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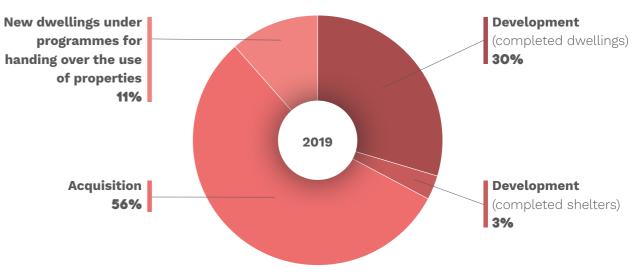
Barcelona Right to Housing Plan 2016-2025 Housing

# FILE 1 **EXPANSION OF AFFORDABLE-HOUSING STOCK**

Expanding the city's affordable-housing stock is key to meeting the needs of the city's residents, which is why Barcelona City Council has been working with all the tools it has at its disposal: new housing developments, dwelling acquisitions and incorporating private dwellings into the affordable housing stock.

In 2019 the city's affordable housing stock, administered by the IMHAB, was increased by 384 dwellings.

### Mechanisms for expanding the affordable-housing stock



# **NEW HOUSING DEVELOPMENTS**

The developments plan in progress has enabled all the city's operators, whether public, private or social, to raise their production of affordable housing, with a key difference: a big increase in developments intended for rented housing and other more stable models such as co-housing, with the municipal authority retaining title to the land. That has enabled a significant change in the model for developing affordable housing in the city.

- total of 114 dwellings.
- to accommodation for some 11,000 individuals.



» In 2019, the IMHAB completed two housing developments with a

» By the end of 2019, there were 65 housing developments in progress which would enable the construction of a total of 4,369 dwellings distributed throughout the city, in addition to the 766 already delivered since 2015. These new developments would lead C1.3

C4.4

- » The developments plan provided for at the end of 2019 had an estimated cost of €646.19 million, of which €421.14 million would go to developments to be carried out by the IMHAB and €225.06 million to developments expected to be carried out by other operators on municipal land.
- » 2019 saw the announcement of the first invitation to tender for leasing for profit or non-profit private entities, which would enable a rounding-off of the diversification of mechanisms for creating affordable rented housing (we are talking about a rent of 402 euros/month per 60 m2 dwelling). It would enable 54 dwellings to be created in the Sant Martí district. In this case, the successful tenderer would pay to have land with a 75-year building lease at their disposal, for the price of 1,250,000 euros.
- » There were also new invitations to tender for co-housing (three new land plots in Nou Barris, Sant Andreu and Sants, which would allow 105 dwellings to be built and to accommodate over 260 people).

Incasòl completed four developments in the city during this period (three in Nou Barris and one in Les Corts), resulting in 137 new dwellings with some 340 residents. Incasòl currently has two active developments (one in Carmel and the other in the Polymer neighbourhood), which will enable 31 new dwellings to be built, although work has not yet started in either of these.

## HOUSING ACQUISITIONS

Purchasing properties makes it possible for the city's affordable and social housing stock to be expanded and distributed throughout the city and for affordable housing to be created on the scale of free-market housing.

- » In 2019, Barcelona City Council acquired 198 dwellings through direct purchases and pre-emption rights, for a total of 12,483,958 euros. That meant 638 dwellings had been acquired since 2015, for a total of €64.86 million.
- The assigned use of 18 dwellings was obtained by Sareb and Buildingcenter, for 144,150 euros (8,008 euros/dwelling). The assigned use of 181 dwellings had been obtained since 2015.

There was continued investment in the purchasing plan, which helped to quicken the pace of the expansion of the affordable and social housing stock



0

2015

2016

2017

Cost

Use-

Rental

assignment programme

Housing Pool

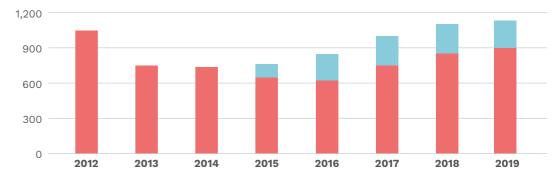
€10.77 million. It also obtained the assigned use of 214 bank-owned dwellings.

# ATTRACTING PRIVATE HOUSING OVER TO THE **AFFORDABLE RENTAL HOUSING MARKET**

Attracting private housing helps to bring about a faster and more widely distributed expansion of affordable and social housing, while encouraging small-property owners to join the initiative and rent out their dwellings at below-market prices, in exchange for financial aid for improving those dwellings and administrative support in their rental management.

- attract properties.

# 2012-2019



For its part, the Housing Agency of Catalonia acquired 162 dwellings in the city between 2015 and 2019, through pre-emption rights, for

C4.1

C1.3

C3.4



C3.2

### » 2019 saw a continued rise in the number of dwellings managed by the affordable Social Rental Housing Pool, which reached 920, and enabled accommodation to be provided to some 2,300 people.

» The use-assignment programme had practically succeeded in keepings its overall number of managed dwellings (235), despite the fact the contracts for many of the ones handed over under the programme had come to an end and extra effort was required to



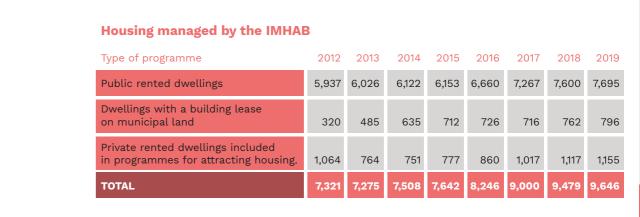
# **TEMPORARY SHELTER DEVELOPMENTS**

- » 2019 saw the completed construction of the first local temporary shelters (APROP), in the Gòtic neighbourhood, including 12 shelters: 4 with two bedrooms and 8 with one bedroom.
- » An invitation to tender was announced at the start of 2020 for a second project in the Parc i la Llacuna del Poblenou neighbourhood, for 42 shelters (35 with two bedrooms and 7 with one bedroom), which would also have a shared laundry area, facilities for the neighbourhood, an urban allotment and a green roof.
- » At the same time a further seventy or so shelters were being built or designed, divided up between a further four developments, linked to social dwellings.

## AFFORDABLE HOUSING STOCK MANAGED BY THE IMHAB

These new dwellings had entered or were going to enter the affordable housing stock managed by the IMHAB. By the end of 2019, the IMHAB had been managing a housing stock made up of 9,646 dwellings, providing accommodation for over 24,000 people.

<b>&gt;&gt;</b>	Public rented dwellings	7,695 res. (79.8%)
»	Dwellings with building leases on municipal land	796 res. (8.2%)
»	Private rented dwellings included in programmes for attracting housing	1,155 res. (12.0%)



The efforts made in developing, acquiring and attracting housing helped to raise by 26.4% the number of dwellings managed by the IMHAB between 2015 and 2019.



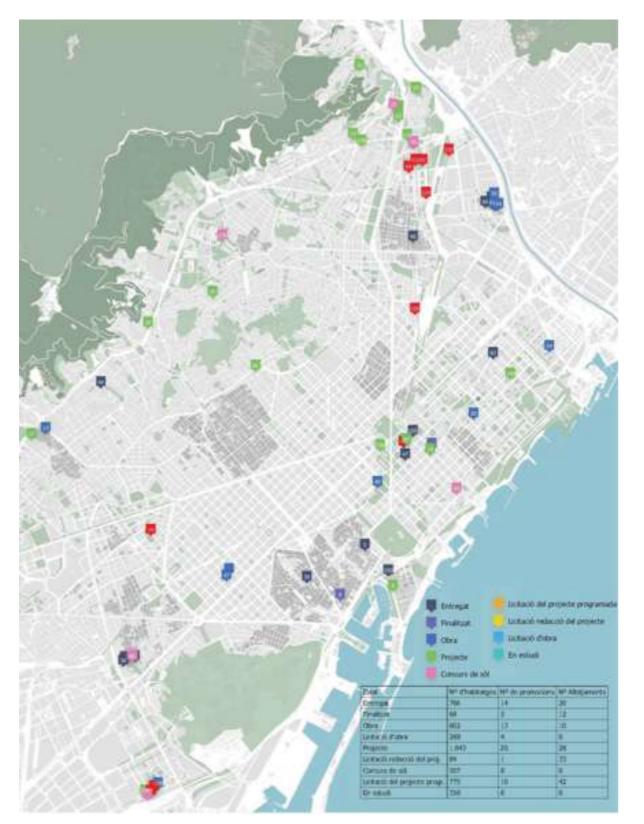


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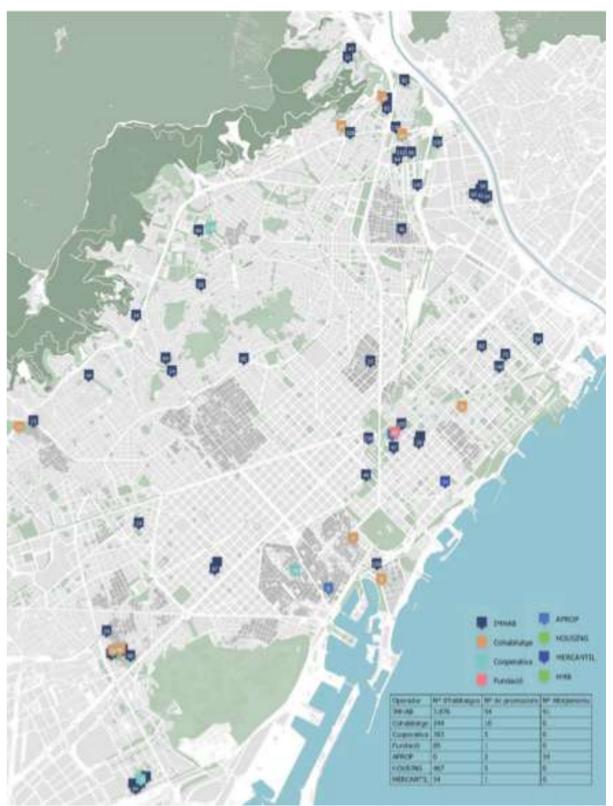
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# New social housing developments on municipal land. Status of the development. 2019

# New social housing developments on municipal land. **Operator of dwellings. 2019**

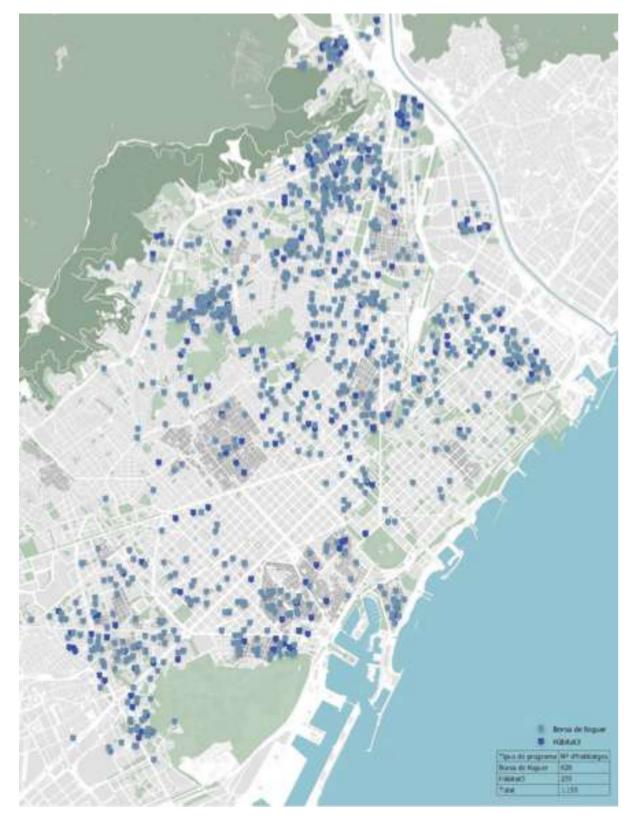


Source: Municipal Institute of Housing and Renovation. December 2019.



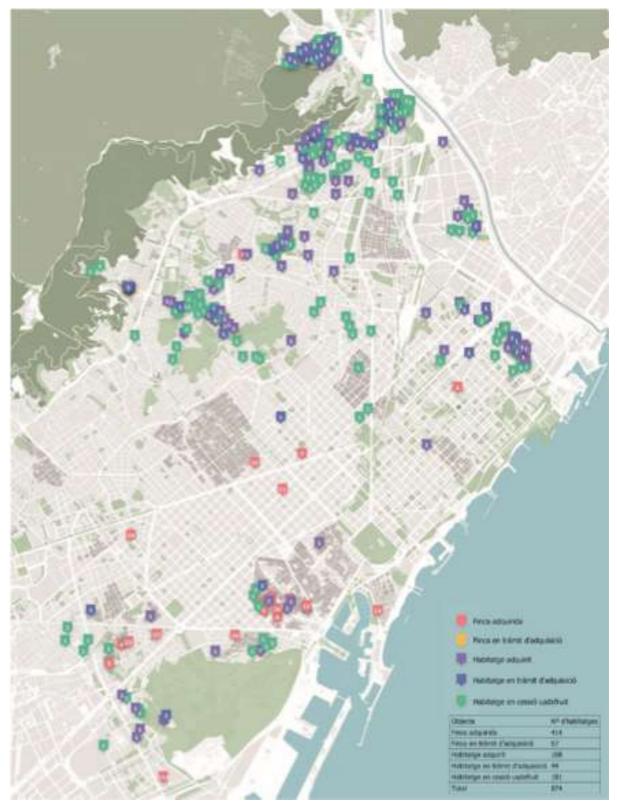
Source: Municipal Institute of Housing and Renovation. December 2019.

# Private stock mobilised with valid contract. Type of programme. 2019



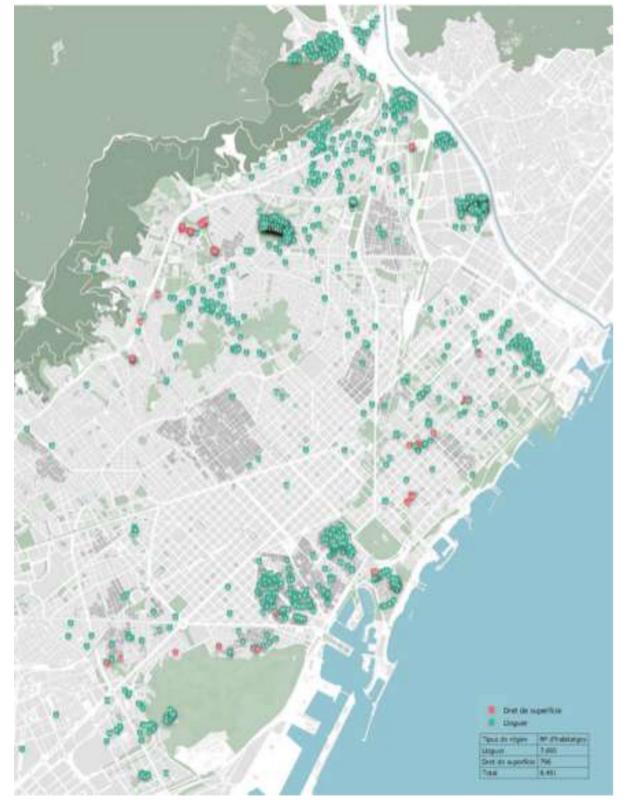
Source: Rental Housing Pool: Municipal Institute of Housing and Renovation. December 2019 / Habitat3 Foundation. December 2019.

# Acquisitions of buildings and dwellings. Target of acquisition. 2019

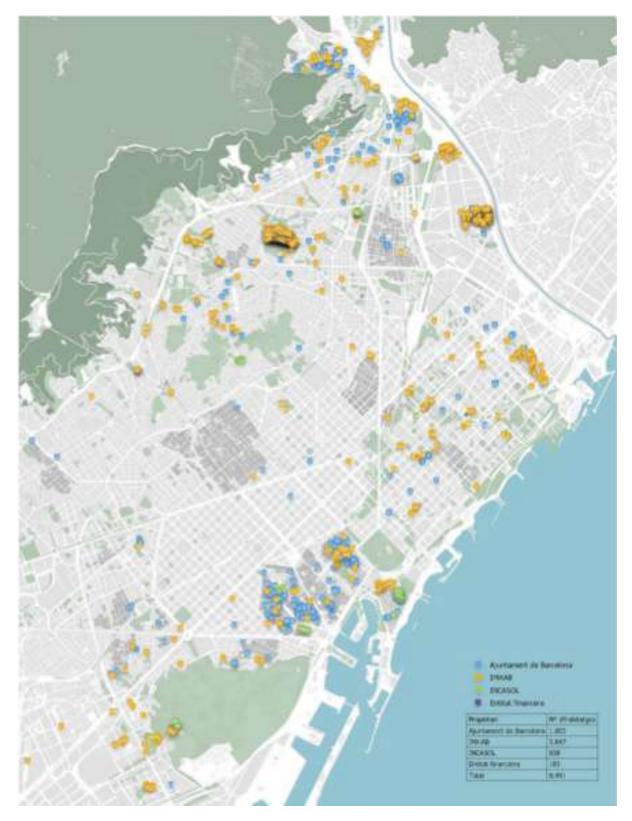


Source: Municipal Institute of Housing and Renovation. December 2019.

Municipally managed public housing stock. Type of housing. 2019.



Municipally managed public housing stock. Housing owners. 2019.



Source: Municipal Institute of Housing and Renovation. December 2019.

Source: Municipal Institute of Housing and Renovation. December 2019.



## SPECIFIC FILE 1

## **DIVERSIFYING PLAYERS TO INCREASE THE AFFORDABLE-HOUSING STOCK**

Every mechanism available to the city must be used so that the affordable housing needed by the city can be developed at the proper pace, hence the work carried out to enable the various types of operators to develop affordable and social housing on municipal soil.

#### **CRITERIA**

- » The land's public ownership must always be maintained.
- » Two thirds of the development on municipal soil must be directly carried out by the IMHAB.
- » Promotion of the delegated development based on public-private and public-community collaboration.
- » Every type of housing must be developed: rented, building-lease and co-housing.
- » The financial consideration that developers must provide will vary according to the type of dwellings developed (rented, buildinglease or co-housing) and the type of operator (profit or non-profit) involved.

The process was completed in 2019 for defining how the various types of operators could develop affordable housing in the city:

- » Building leases on municipal land for other operators to develop and manage. Use of the land would be assigned under a 75-year building lease (extendible to 90 years).
- Metropolitan Public Housing Operator, to enable the creation of » a joint venture company that would complement the initiatives taken by Barcelona City Council and the Barcelona Metropolitan Area (AMB).
- » Joint invitation to tender for project and work, to reduce the development's terms, in developments that the IMHAB would develop.
- » Social collective shelters (APROP), to facilitate the speedy construction of temporary shelters based on industrialised modules.

#### **BUILDING LEASE ON MUNICIPAL LAND**

A delegated development was launched through several public-private and public-community collaboration mechanisms.

### Building lease in non-profit organisations

- IMHAB, which would allocate them to rented housing.
- some 660 people.

#### Rent in non-profit organisations

- This is aimed at foundations and other non-profit organisations dwellings' rent.
- of being awarded.

#### Rent in private or non-profit organisations

- The price of the land's valuation must be paid, at least, as consideration.
- will be positively assessed.

#### Cooperative housing under an assigned-use system (co-housing).

- use cooperative.
- the general social rent system.
- which would enable the creation of 105 dwellings.

• As consideration, use of the dwellings would be assigned to the • An assessment would be made of extending the assigned-use dwellings and reducing the sales price of the building leases. • In 2019 an invitation to tender was announced for land for three developments with a total of 264 dwellings, 36 of which would be allocated to affordable housing. They would provide housing for

regarded as social developers, with a capacity for managing the

• The IMHAB offers a subsidy of 250 euros for every m<sup>2</sup> of a dwelling's net floor area. There is a token ground rent (600 euros/year). • There was no invitation to tender for land under this model in 2019. A plot of land for constructing 85 dwellings is in the process

• Payment of a higher price for the land and a reduction in the rent

An invitation to tender was announced in 2019 for the first plot of land under this model, for the construction of 54 dwellings. The rent would be 6.7 euros/m<sup>2</sup> (equivalent to 402 euros/month for a 60-m<sup>2</sup> dwelling). The price of the land was set at 1,250,000 euros.

• This is aimed at cooperatives regarded as social developers and other organisations with a commitment to setting up an assigned-

• The maximum building-lease price will be the one established for

• An invitation was announced in 2019 for three new plots of land,



(C41

## **SPECIFIC FILE 2**

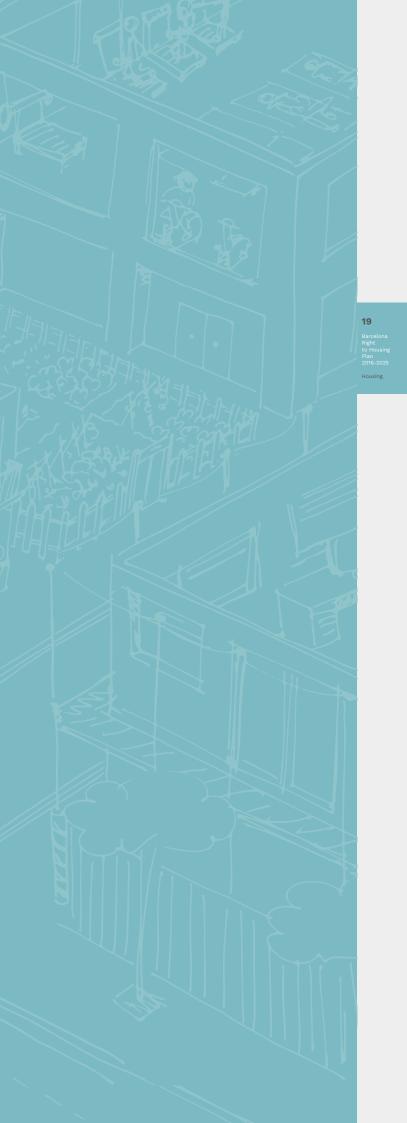
# **TEMPORARY LOCAL SHELTERS (APROP)**

A3.7

APROPs offer an innovative formula for building shelters which is faster and more sustainable than the one used with traditional alternatives and is aimed at relieving the pressure of the city's housing emergency.

- 2019 saw the completed construction of the first APROP in Carrer Nou de Sant Francesc 8-10, in the Gòtic neighbourhood, including 12 shelters: 4 with two bedrooms (60 m<sup>2</sup>) and 8 with one bedroom (30 m<sup>2</sup>). The ground floor would house the Gòtic neighbourhood's extended Primary Heath-Care Centre (CAP).
- The building work was carried out in four months, during which stairs, a lift, a new façade and roof were installed, all for the purpose of ensuring maximum comfort. The total cost was 940,000 euros.
- The building was built with sea containers adapted in size and delivered to the work already converted into shelters. Being modular and industrialised buildings, APROPs reduce waste by 58%, while the re-use of sea containers helps to reduce CO<sub>2</sub> emissions by 32%.
- » APROPs have AA energy certification, which is why their energy consumption is between four and six times lower than that used by conventional building with the same features.
- » Residents had already moved in there by the start of 2020.
- An invitation to tender was launched in March 2020 for a second plot of land, in the Parc i la Llacuna del Poblenou neighbourhood, in the **Sant Martí** district. This second project would have **42 shelters** (35 with two bedrooms and 7 with one bedroom), a shared laundry area, facilities for the neighbourhood, an urban allotment and a green roof.

# FILE 2 HOUSING DISCIPLINE



The launch of a housing discipline unit is a new cornerstone in the city's housing policies, regarded as a public service aimed at putting the right to housing at the centre of policies and reversing bad practices such as property mobbing, the existence of vacant flats, abuses of social dwellings and poor states of repair of dwellings.

- » Barcelona City Council has created an Anti-Mobbing and Housing Discipline Unit, within the framework of a changing legislation, and despite the difficulties arising from the suspension of part of the legislation providing it with support and the legislative changes experienced.
- » This is the first attempt in Catalonia to set up a technical team that will comprehensively approach disciplinary procedures linked to the right to housing.
- » We must not forget the crucial role played throughout the process by social and residents' movements with their perseverance in safeguarding the right to housing.
- » The cost of running the Anti-Mobbing and Housing Discipline Office in 2019 came to 983,581 euros.

# **INITIATIVES LINKED TO THE SAFEGUARDING OF RIGHTS AND REVERSING IMPROPER USES**

- and the municipal services themselves.

#### **Types of initiatives**

### Mobilising vacant dwellings

Linked to disciplinary proceedings Census of vacant dwellings

#### Halting property mobbing

Ensuring the proper use of social housing

Improving the state of repair of dwellings

Offering social rent

#### **Detecting illegal tourist lets**

Total (not including census of vacant dwellings)

\* Includes cases at all stages of the proceedings: preliminary, in progress, dismissed and concluded.

» Housing discipline is a tool available to local residents whose right to decent housing is being violated, enabling them to report and resolve their situations and thereby improve their quality of life.

» Inspection plans are implemented relating to vacant dwellings, improper use of social housing and tourist lets, to strengthen actions based on complaints made not just by the individuals whose rights are being violated but also by social organisations



# 15,293 inspections had been made, enabling work on 9,975 cases affecting 10,106 dwellings.

## **RESULTS OBTAINED AT THE END OF 2019**

For further information, see the Anti-Mobbing and Housing Discipline Unit's Activity Report which you will find in the documents section of the www.habitatge.barcelona web page.

- Housing discipline is an innovative line of action, carried out **>>** with the aim of restoring a dwelling's social function as soon as possible. It therefore prioritises mediation and agreement between the parties and issues fines only as a last resort.
- Actions taken at the end of 2019 by the Anti-Mobbing and Housing Discipline Unit had helped to bring five dwellings into the Rental Housing Pool, acquire the use of 181 dwellings and the expropriation of a further two. These results would enable some 470 people to find accommodation in affordable housing.
- » Rent had been reduced in 28 dwellings to put it in line with social housing prices.
- » Property mobbing had been stopped in 10 dwellings.
- » Sixty fines had been issued with a total value of **1,750,612 euros. The entire amount** would have to be allocated to housing policy, so it would have a twofold effect on safeguarding the right to housing and the establishment of prevention and support mechanisms.

Most of the fines issued are to do with permanent vacancies and are aimed at large property holders

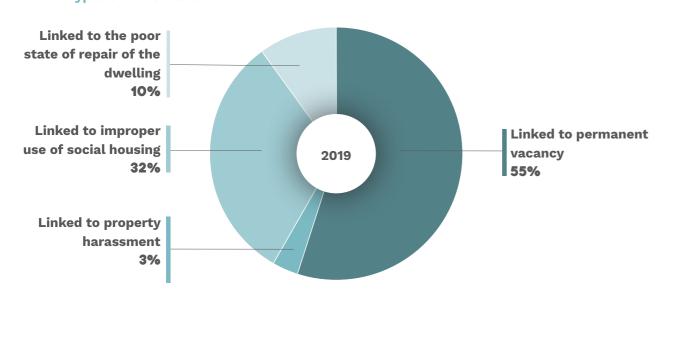
**Of the 795** proceedings launched, 94.5% were against large property holders

Large property

holders

82%

#### Types of fines issued

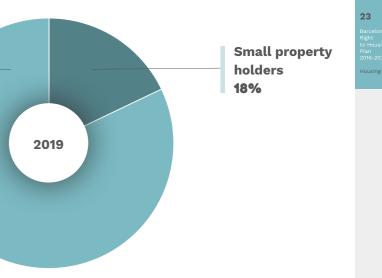


# THE IMPORTANCE OF LARGE PROPERTY HOLDERS

focused on large property holders.

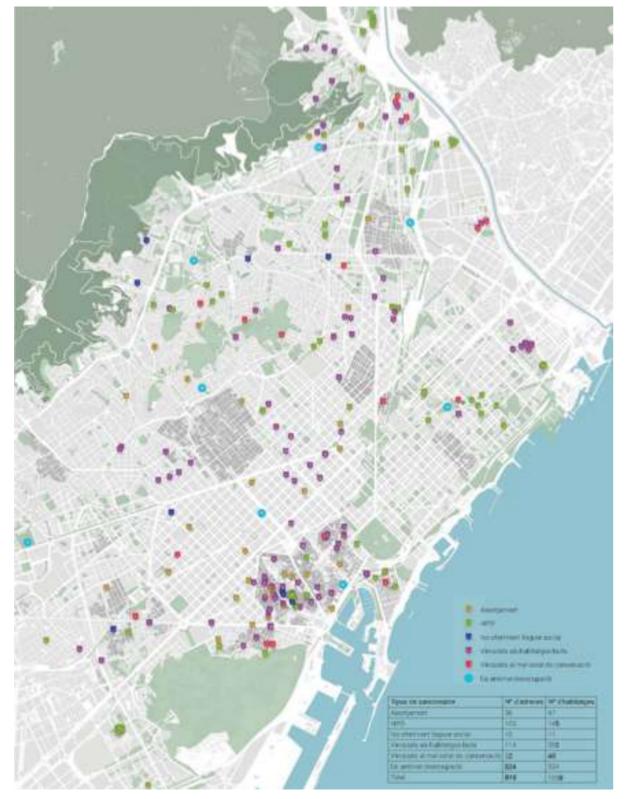
#### Types of property holders

» Many of the disciplinary proceedings launched were aimed at large property holders, although only the proceedings brought for vacant dwellings and failure to offer social rent were exclusively





# Location of the disciplinary proceedings by type. February 2020



\* Cases linked to vacant dwellings include the following: disciplinary proceedings for permanent vacancies, temporary expropriation and failure to register with the RHBO property register. \*\* Cases linked to the poor state of repair of the dwellings include: proceedings for substandard housing,

disciplinary proceedings relating to Article 3 of Executive Order 1/2015 and state-of-repair orders relating to Article 4 of Executive Order 1/2015.

Source: Municipal Institute of Housing and Renovation. February 2020

## **SPECIFIC FILE 1**

# **DISCIPLINE FOR IMPROPER USE OF SOCIAL** HOUSING

### What does proper use of social housing mean?

- residence dwellings.
- government.
- provide accommodation for vulnerable people).

### Social dwellings for sale in Barcelona

- » / It currently has some 13,500 social dwellings for sale, which become free-market dwellings.
- inspected to ensure its proper use.
- in social housing.

» Social housing must be allocated to usual- and permanent-

»/ If a social dwelling is rented out, it must be at an established affordable price and with prior authorisation from the Catalan

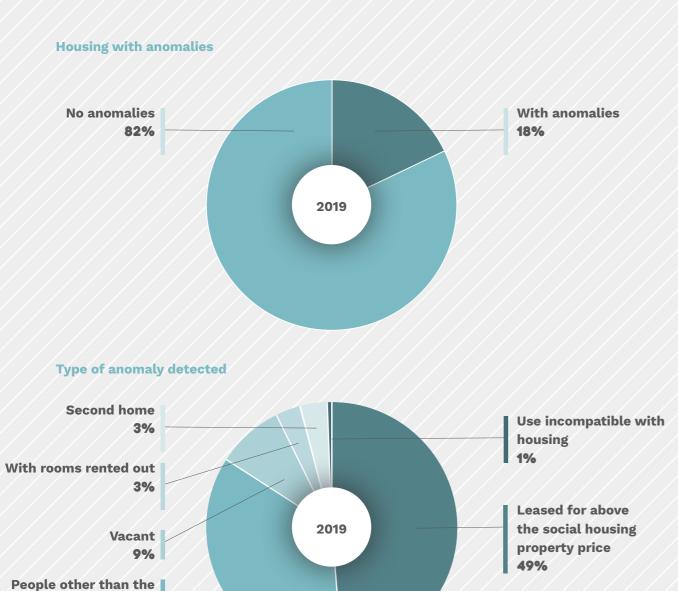
» Dwellings cannot be sublet or partially rented out (unless they are owned by the authority or non-profit organisations working to

» Barcelona has been regularly developing social public and private dwellings for some time, but allocated mainly to be sold.

will be declassed; in other words, dwellings that developers and purchasers have received financial aid and public subsidies for will

» Disciplinary proceedings were introduced in 2018 for improper uses of social housing. The public housing stock had previously been

»/ 82% of the dwellings inspected were found to be properly used. The main anomalies detected were rent above the social housing price (49%) and residence of people other than the owners (35%) because they fail to comply with the conditions required for living



This led to the disciplinary action taken for improper use of social housing (SHP)

» 145 proceedings had been opened, 36 of which were concluded: Use of five dwellings was assigned to the Rental Housing Pool, in 28 cases the rental price was lowered in accordance with social housing prices, one of which was sold, and in 20 cases fines totalling 160,700 euros were issued, always combined with the recovery of the assigned use. These measures enabled 90 people to be provided with affordable housing.

# **SPECIFIC FILE 2**

### What is property mobbing?

[...] any action or omission constituting an abuse of a right whose aim is to disturb the harassed person's peaceful enjoyment of their home and to create a hostile environment, whether materially, personally or socially, whose ultimate goal is to force them to adopt an undesired decision over the right that protects them in occupying the dwelling.

### **PREVENTING PROPERTY MOBBING**

There has been a proliferation of property mobbing, in its two approaches, harassment and discrimination, over the last few years, especially by large property holders such as investment funds. The rapid return on investments that guides certain actions by these companies clashes with the rights of tenants, especially when they have leases with a mandatory entitlement to renewal or they are entitled to re-housing and to return to properties undergoing major renovation work.

The following measures have been taken to prevent mobbing:

- them).
- » An agreement was established with the Barcelona Lawyers' purchases of building by large investment funds.

owners reside in them

35%

# **PROPERTY MOBBING AND GENTRIFICATION**

» The Byelaw regulating building work (ORPIMO) has been amended, so that when building work is carried out in properties with residents, the owners must prepare a re-housing plan or issue a declaration of compliance which certifies that no re-housing is necessary. Failure to meet this obligation or issuing a false statement may lead to the building permit's refusal or revocation.

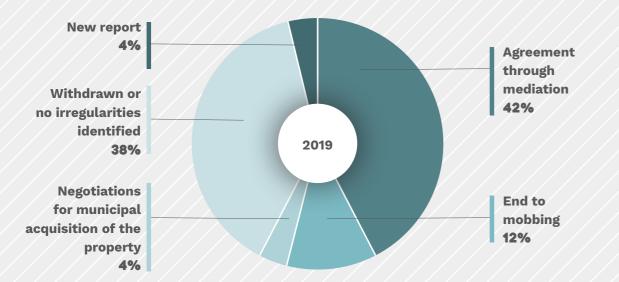
» / 2019 saw the submission of 494 rehousing plans, of which 82.6% were favourable (24.5% of which, after introducing amendments to

Association (ICAB) for free legal guidance and support to be offered for users, residents' associations and other organisations on the matter of mobbing, excessive increases in rental prices and

#### **DISCIPLINARY INITATIVES**

Barcelona is the first Catalan City Council to commence legal proceedings as a means to put a direct halt to mobbing situations. **Municipal initiatives have been aimed at enabling residents to remain in their dwelling and at preventing the use of pressure to force them into abandoning their it.** 

- Actions taken by the Anti-Mobbing and Housing Discipline Unit have been taken in coordination with residents' associations and associations for safeguarding the right to housing, especially in situations that affect a whole group of people.
- » Work has been carried out in 45 dwellings, especially those located in Ciutat Vella (30%), Eixample (38%), and Sarrià - Sant Gervasi and Gràcia (9% each).
- An agreement was established in 14 dwellings through mediation to put an end to mobbing and compensate the individuals affected (in three cases, before the proceedings had ended).



# FILE 3 HOUSING MAINTENANCE



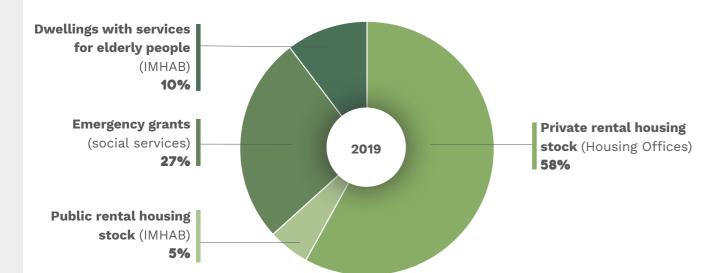
Prevention is the key to avoiding emergency situations relating to loss of housing. To ensure such prevention, Barcelona City Council has created a pioneering team, the Anti-Evictions Unit (SIPHO), which, thanks to its proactive work, has managed to deal with most of the city's vulnerable household units at risk of losing their dwelling, especially those that are made up of children and elderly people.

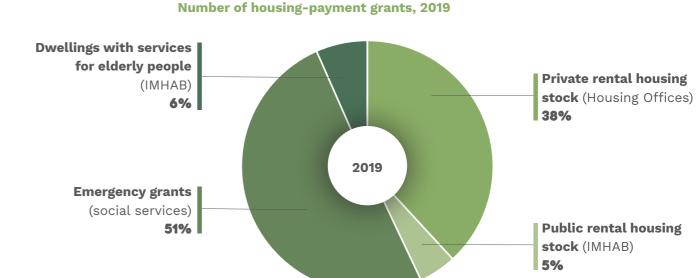
### Mediation mechanisms have been strengthened and housing-payment grants boosted to facilitate housing-maintenance agreements. In addition, work has also continued so solutions can be offered, such as the emergencies board, in the event of a housing eviction.

# **GRANTS FOR HOUSING PAYMENTS**

Barcelona has several types of grants for facilitating housing payments for vulnerable household units, whether they live in the public or private stock of dwellings or whether they need one-off or regular grants.

#### Amount of grants for housing payments, 2019



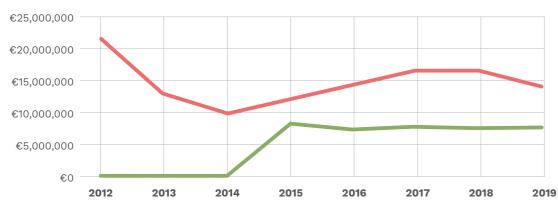


In 2019, 21,388 housingpayment grants, totalling €36.34 million, were awarded by the various services, assisting over 53,000 people

- by the Spanish State and by the Catalan government.

## » In 2019, 8,160 rent-payment grants for the private housing stock, totalling €21.06 million, were awarded through Barcelona's housing offices, enabling over 20,000 to keep their dwellings.

» While the number of municipal grants was maintained, amounting to €7.4 million, there was a drop in the number of grants awarded



Funding of the housing-payment grants for the private housing stock, 2019

 Rent-payment grants funded by the Catalan government and the Spanish State Housing-maintenance grants funded by Barcelona City Council

- » In 2019, 10,800 grants totalling €9.69 million were awarded through social services to provide shelter for the most vulnerable household units. These grants enabled some 27,000 people to access a dwelling and pay for its lease, sublease or mortgage, to take on evictions, to access old people's homes or receive temporary shelter in a guest house.
- » In 2019, 1,044 rent-payment grants for public housing were awarded, totalling €1.85 million, to ensure that household units with less income pay only what they are able to pay for their housing. They would benefit 3,000 people.
- » 1,384 grants for paying for housing with services for elderly people were awarded, totalling €3.74 million, assisting some 3,000 people.
- » In all, housing-payment grants worth a total of €36.34 million were awarded through the various municipal services.



# **ASSISTANCE TO PEOPLE AT RISK OF LOSING THEIR HOUSING**

Support and mediation work is being carried out, in addition to the provision of payment grants, to protect vulnerable groups from losing their housing.

- associations (1,079 cases).
- - evictions carried out were dropping.

  - taken into account.
  - and small property owners (44%).
  - 16.2% of the cases).
  - €594,161 million.

A1.1

» The Housing Office's legal advice service attended to 11,400 household units in 2019, representing over 28,000 people. This service provided information on renting (10,222 cases of assistance) and purchasing (99 cases) and property owners'

» In 2019, proactive work carried out by the Anti-Evictions Unit (SIPHO) provided assistance to 4,355 household units at risk of losing their housing and resulted in 2,000 definitive solutions, enabling some 4,500 people to keep their housing. Support had already begun in the previous year in 48% of the cases.

» Thanks to proactive work, the number of household units assisted year on year were rising, although the number of

» These solutions included: access to the Emergencies Board, awarding grants after a mediation process, access to a social rent, access to a residential resource, access to dwellings from the Mediation Housing Stock and the Re-Housing Stock, and support in finding a solution from the household unit itself.

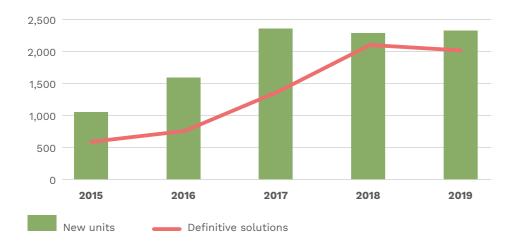
» These situations had been occurring in all the city's districts, although with higher incidence in the districts of Ciutat Vella (14.34% of the cases), Sants-Montjuïc (15.25%), Horta-Guinardó (17.31%) and Sant Andreu (10.26%), if the population is also

» Ownership of dwellings whose occupants are at risk of losing them was fairly balanced between large property owners (49%)

» Most of the difficulties had arisen among people living in rented properties owned by individuals (1,077 situations, 47.1%), followed by people occupying dwellings owned by banks (527 situations, 23%), though also private dwellings (371 situations,

» The cost of running the Anti-Evictions Unit in 2019 came to

#### A1.2



Assistance from the Anti-Evictions Unit (SIPHO) to household units at risk of losing their dwelling, 2015-2019

- » The Housing Office's mediation service managed to **reach** agreements in 274 mediations over rent-payment difficulties, enabling some 700 people to keep their housing.
- » The Ofideute service worked in 120 situations where people had difficulties paying their mortgage.

# ACCESS TO A NEW DWELLING

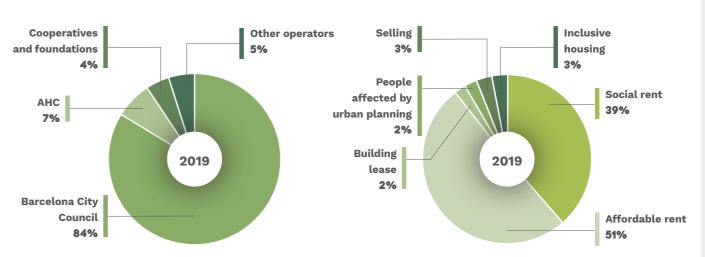
Should anyone find it necessary to access a new dwelling, whether because they are unable to keep their current dwelling, because they fail to meet the necessary conditions for residents or because they wish to improve their conditions, which is not possible through the market, they can access Barcelona's Social Housing Applicants Register (RSHPOB) or the Barcelona Housing Consortium's Emergencies Board.

+1+-1+ đ 

- grow in 2019, rising to 44,598 household units.
- » The Emergencies Board awarded 192 dwellings.

  - year.
  - Foundation).
- programmes for attracting housing.
  - and social and private operators provided 9.2%.
  - allocated to inclusive housing.

### **Operators that signed the contracts, 2019**



A2.1

» The number of people registered with the RSHPOB continued to

» In 2019, the number of new applications submitted dropped for the first time (by 10.6%), down to 486, compared to 614 in 2018.

» Even so, the number of household units waiting to be awarded a dwelling continued to grow, reaching 599 by the end of the

### » Barcelona City Council provided 70.3% of the dwellings,

whereas the Catalan Housing Agency contributed 28.6% (the remaining 1.1% was provided by the Foment de l'Habitatge Social

» In 2019 706 new contracts were for access to affordable dwellings through social housing land, the emergencies board and municipal

» 83.9% of these new dwellings were provided by Barcelona City **Council**, whereas the Catalan Housing Agency contributed 6.9%

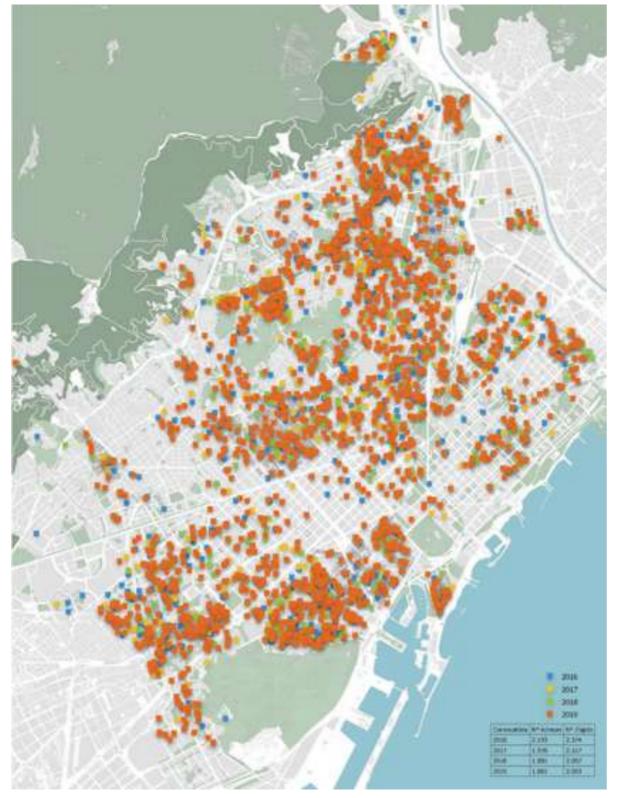
» 89.4% of the new contracts were rental and 3.2% were

## Housing-tenure system contracts signed, 2019





# Rent subsidies awarded by Barcelona City Council. Calls from 2016 to 2019



Source: Municipal Institute of Housing and Renovation. 2016, 2017, 2018 and 2019.

# **SPECIFIC FILE 1 HOUSING OFFICES**

Run by the Barcelona Housing Consortium, Barcelona's Housing Offices are places citizens can go to when they wish to sort out their housing issues. They have technical teams that specialise in offering personalised assistance. It is a network of offices run by the Barcelona Housing Consortium, which is made up by the Catalan government and Barcelona City Council. Each of the city's districts has its own Housing Office. The following assistance and advice were provided throughout 2019:

- offices, helping 56,346 people in a large range of issues.
- associations.
- »/ 12,079 people were also assisted at energy advice points.

The cost of running the Housing Offices in 2019 came to €5.1 million.

### Housing office coordination with technical, regional and citizen spaces

Housing offices are involved in the various coordination and citizen spaces on the city's housing. This enables them to convey information and requests from citizens and facilitate coordinated municipal action. In 2019, they were involved in the following spaces:

- » / Disciplinary Boards of Ciutat Vella, Eixample, Sants-Montjuïc, Gràcia, Sant Andreu and Sant Martí.
- » Evictions Boards of Ciutat Vella, Sants-Montjuïc, Gràcia and Nou Barris.
- Nou Barris, Sant Andreu and Sant Martí.
- » Mental Health Board Housing Commissions of Ciutat Vella, les Corts, Horta-Guinardó, Sant Andreu and Sant Martí.



» There were 236,752 cases of assistance provided at housing

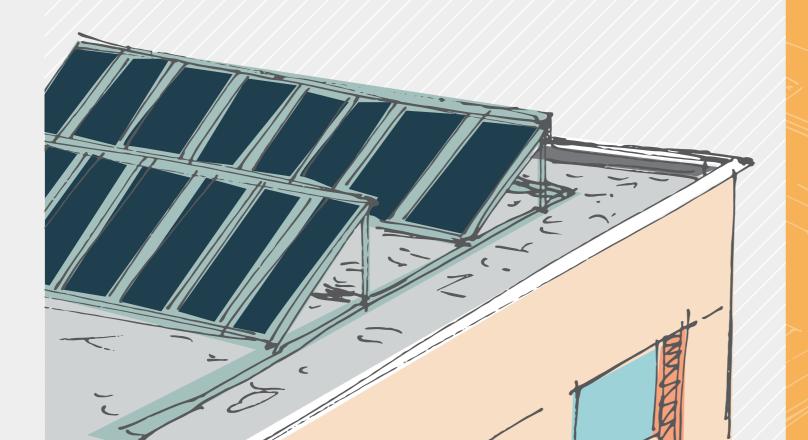
» There were **11,400 cases of legal advice** provided, dealing with requests on renting and purchasing and property owners'

» Highly Complex Property Renovation Boards of Horta-Guinardó,

- » General coordination tables around housing: Ciutat Vella Gentrification Board, housing boards of Eixample, les Corts, Sarrià-Sant Gervasi, Horta-Guinardó, Sant Andreu and Sant Martí; Housing and Community Life Board of Sants-Montjuïc and Nou Barris Housing Work Group.
- » Citizen boards of several districts: Ciutat Vella Sectoral Housing Council (which includes a work group for detecting housing problems) and Nou Barris; Sant Andreu District's Associations Board, Sant Martí Housing Board.
- » Specific spaces: Can Batlló Re-Housing Board in Sants-Montjuïc, Trinitat Nord Participatory Process Promotional Group; Sant Martí Settlements Board, El Besòs i el Maresme Neighbourhood Plan, and La Verneda i la Pau Neighbourhood Plan, in the Sant Martí district too.

#### Energy advice points

Energy advice points were created in 2016 to safeguard citizens' energy rights and reduce the number of residents at risk of energy poverty. The service has since attended to 42,042 people, intervened in 4,015 home cases and managed 806 utility cuts.



# FILE 4 RENOVATION



Renovation is the key to improving people's quality of life and health. The city's renovation policy has had to be reformulated to achieve this goal, by proactively targeting the most vulnerable groups and areas.

The process included: the creation of a Neighbourhood Plan and establishment of a highly complex property programme, which acted proactively and supported communities in improving their buildings; promoting grants for improving the interiors of dwellings for incorporation into the Rental Housing Pool; and the creation of the **urban regeneration programme**, intended for intervening in urban complexes requiring specific support.

This investment was made as a priority by Barcelona City Council, which had contributed 75% of the budget, whereas the Catalan government provided 25% and the Spanish State nothing.

Barcelona **City Council's** contribution represented 75% of the funds provided for renovations in the city.

# regeneration elements 2% 48% 2019 Grants for improving dwelling interiors **Highly complex** 11% properties 39%

Grants totalling €21.05 million were awarded for renovations.

These grants would help to improve the buildings or dwellings of over 20,000 people and generate 1,179 jobs.

# **NEIGHBOURHOOD PLAN - HIGHLY COMPLEX** PROPERTIES

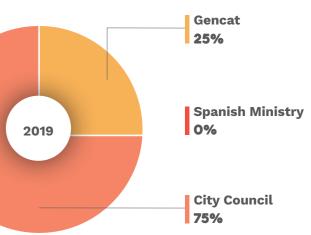
The highly complex properties programme (FACs) is aimed at properties whose social and economic complexity usually exclude them from calls for renovation grant applications.

- million since the start of the programme.
- project drafting and implementation stage.

Grants for highly complex properties were consolidated, and in 2019 they enabled improvement work to start on buildings where 1,000 household units resided.



Common





» In 2019, support was given to 36 properties in requesting grants, which would benefit some 1,000 household units. The total subsidy awarded in 2019 came to €8.26 million, reaching €14.33

It consists of two stages (linked to two agreements): the first being a community advice and work stage and the second a

#### D2.4 **URBAN REGENERATION PROGRAMME**

Under the urban regeneration programme, interventions were defined in several urban complexes requiring specific support and a more comprehensive intervention than the one associated with highly complex properties.

» In 2019 programme-related physical interventions were started, with the first building in a complex in El Besòs i el Maresme.

## **GRANTS FOR IMPROVING DWELLING** INTERIORS

Grants for improvements to interiors were linked in 2019 to attracting dwellings for the Rental Housing Pool.

- » In 2019, renovation work was facilitated for 136 dwellings that were to be incorporated into the Rental Housing Pool; subsidies awarded came to €2.3 million.
- » Grants of up to 20,000 euros per dwelling could be awarded, linked to 5-year incorporations of dwellings into the Rental Housing Pool.

C3.2

### **GRANTS FOR BUILDINGS' COMMON ELEMENTS**

C

Calls for grant applications for buildings' common elements were maintained to facilitate energy, structural and accessibility improvements in all the city's dwellings.

» In 2019 these grants enabled interventions in some 450 properties, which would benefit the residents in 7,114 dwellings. The allocated budget was €10.18 million.

To be eligible for these grants, dwellings had to meet the following requirements:

- » Not being a tourist let.
- **Rented Housing Pool for 5 years.**
- the criteria.

# **COHESION GRANTS**

These are complementary grants that can reach up to 100% of the cost of the intervention and which are awarded to household units that are unable to deal with the renovation of their properties, despite the general subsidies offered to the community.

- 378, with a budget of €2.6 million.
- environments with more deficiencies in the city.

A reorientation of renovation grants to the most vulnerable groups led to the award of 378 cohesion grants, compared to 18 in 2018

» If they were rented, having a minimum 5-year lease starting from the completion of the work; with a rental price below the maximum provided for by the reference index for rent prices.

» If they were empty, they would have to be included in the Social

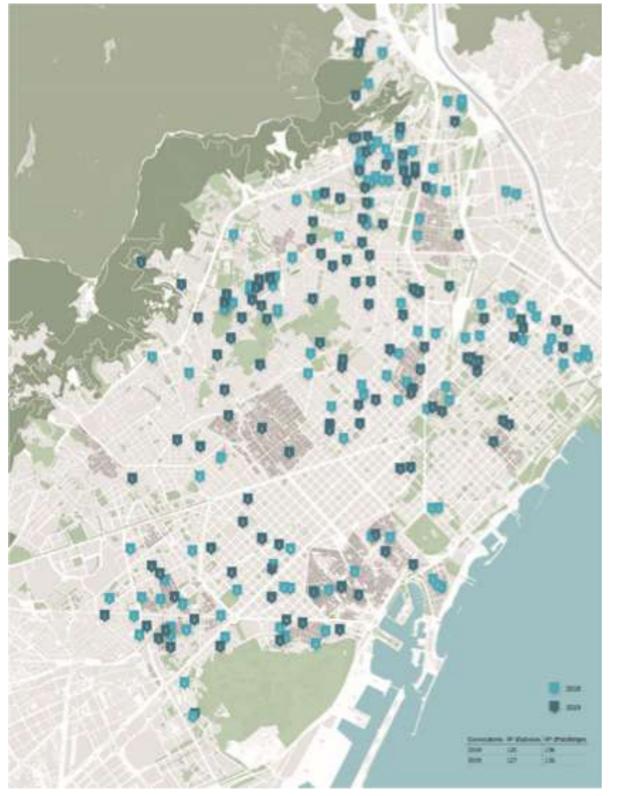
» A vertical property could not be subsidised if all the dwellings met

# » 2019 saw the number of cohesion grants multiply, rising by 18 to

» These grants were centred on the areas of the Neighbourhood Plan, linked to the highly complex property programme and therefore facilitated improvements to the most vulnerable

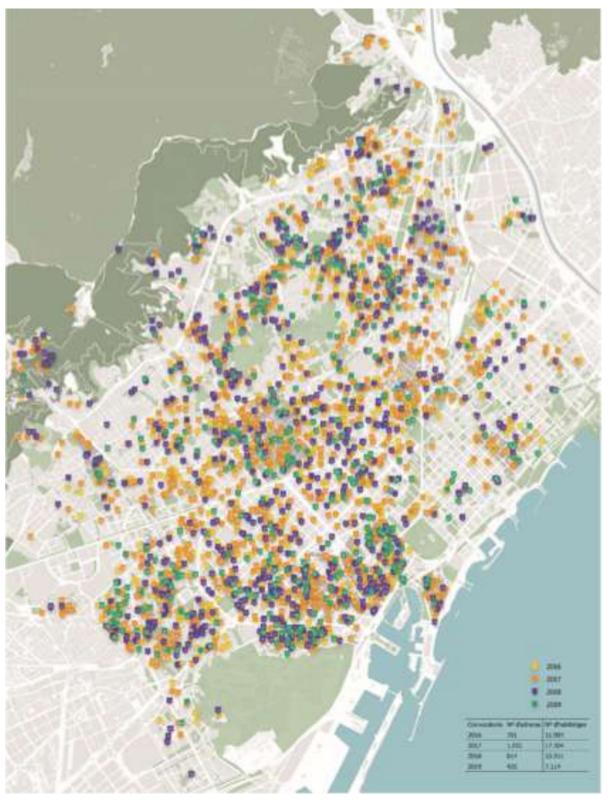


# Renovation grants. Dwelling interiors – Pool. Calls from 2016 to 2019



Source: Municipal Institute of Housing and Renovation. 2018 and 2019.

# Renovation grants. Communal elements. Calls from 2016 to 2019



Source: Municipal Institute of Housing and Renovation. 2016, 2017, 2018 and 2019.

## SPECIFIC FILE 1



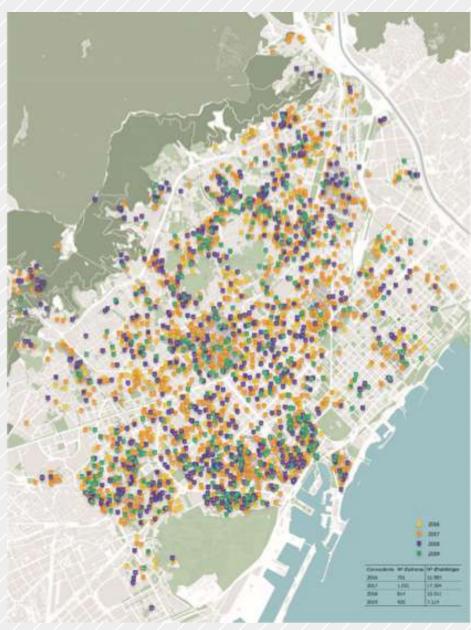
# INTERVENTION IN HIGHLY COMPLEX PROPERTIES

The renovation programme for highly complex properties is enshrined in the Neighbourhood Plan, a municipal shock plan which, in collaboration with local residents and provided with an extraordinary budget, launches social, economic and urban initiatives to improve the neighbourhoods most in need and reverse the inequalities that have arisen between the city's neighbourhoods.

- » The renovation programme for highly complex properties assists communities whose complexity excludes them from ordinary calls for public grant applications. The goal is to respond to the structural causes affecting the lack of renovation and maintenance.
- Work was carried out within the framework of the programme with 116 local residents' associations. Of these, 86 had already signed agreements for work to start and 67 had applied for grants for renovating their dwellings. The improvements in progress would benefit 1,454 dwellings, representing over 3,600 people from the city's most vulnerable neighbourhoods.
- Over €21 million had been allocated by the end of 2019 to housing renovation projects and advice and support for vulnerable groups in safeguarding the right to decent housing. Of these resources, €14.3 were allocated to subsidies for improving dwellings.
- » The highly complex property programme was accompanied by other projects linked to housing within the scope of the Neighbourhood Plan:
  - Creation of a new housing branch in the Zona Nord, in the Nou Barris district. This included a housing office, a citizen help and information office and an energy advice point.
  - Renovation programme for windows and doors to improve the energy efficiency of dwellings in the Raval and Gòtic neighbourhoods.
  - Counselling for people in residential emergency situations in the Zona Nord.
  - Support for local residents in the process of rehousing in Bon Pastor and in Trinitat Nova.
  - Collaboration with social organisations for job placements and access to housing for people at risk of social emergencies, under the 'Teixim barri' project, with the renovation of three dwellings in the Gòtic sud neighbourhood.

2019 saw the start of the urban generation programme's interventions, linked to the declaration of a renovation and conservation area, which would enable proactive interventions to be made in improving urban areas requiring intensive public support and seeking to improve buildings and public spaces.

# (FACs). Agreements in 2019



» In 2019 the first renovation of a building with 12 dwellings was carried out, in the south-west of El Besòs, where structural flaws are expected to be repaired and external lifts installed.

**Renovation grants. Highly complex properties** 

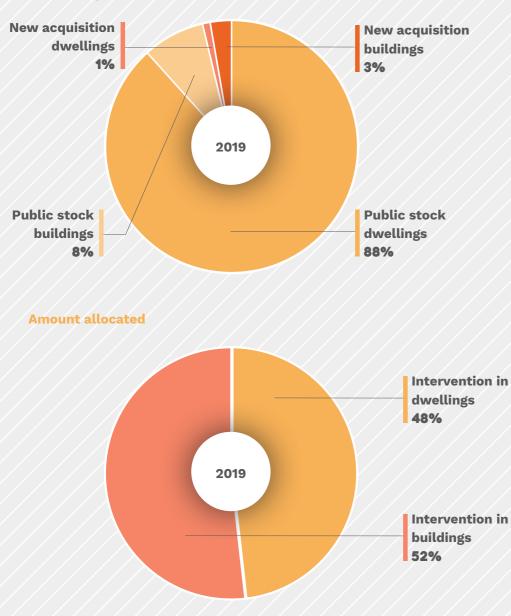
Source: Municipal Institute of Housing and Renovation. December 2019.

# **SPECIFIC FILE 2**

# **PUBLIC HOUSING-STOCK IMPROVEMENTS**

Support for improving the city's private housing stock is complemented with huge efforts in continuously adapting and improving the public housing stock managed by Barcelona's Municipal Institute of Housing and Renovation (IMHAB). This intervention become especially important when it was linked to the adaptation and improvement of dwellings and properties acquired requiring such interventions to being able to meet the need for expanding the affordable public and social housing stock.

### INTERVENTIONS IN THE PUBLIC HOUSING STOCK'S DWELLINGS AND BUILDINGS 2019



**Beneficiary flats** 

Interventions in the public stock enabled work to be carried out on 30 properties that would benefit 600 dwellings. At the same time, 45 acquired dwellings were adapted and 5,495 instances of maintenance work and improvements were carried out in dwellings already included in the stock being managed (in addition to several interventions in the same dwelling).

- integrated into public management.
- public housing stock and containing 443 dwellings.
  - were undergoing renovation work.
  - of 2019.
  - planning stage.
  - of 198 dwellings.
- dwellings.



» 45 acquired dwellings were adapted individually, so they could be

» Improvement work was carried out in 18 properties making up the

» Interventions were completed in four buildings, two of which

» Interventions in two properties were in progress by the end

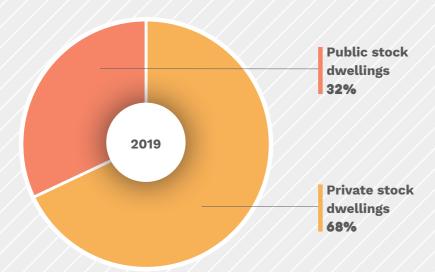
» Interventions in the 12 other properties were still at the

» To speed up the process, interventions were carried out directly by the IMHAB under agreements with other authorities, with these properties receiving grants through calls for renovation-grant applications. These types of intervention agreed to throughout 2019 benefited 11 properties, with a total

The total cost for such interventions came to €9.6 million, of which €4.6 million were allocated to housing adaptations and €5 million to interventions in entire properties (this only includes the cost of the intervention in properties with work either completed or in progress).

If we add investments in the public stock to those arising from grants to the private stock, public interventions in improving the city's housing stock came to €30.3.

Public money allocated to improving the residential housing stock, 2019



In 2019, the total public expenditure on improving the residential housing stock came to €30.3 million. At the same time, it enabled the creation of 1,697 jobs

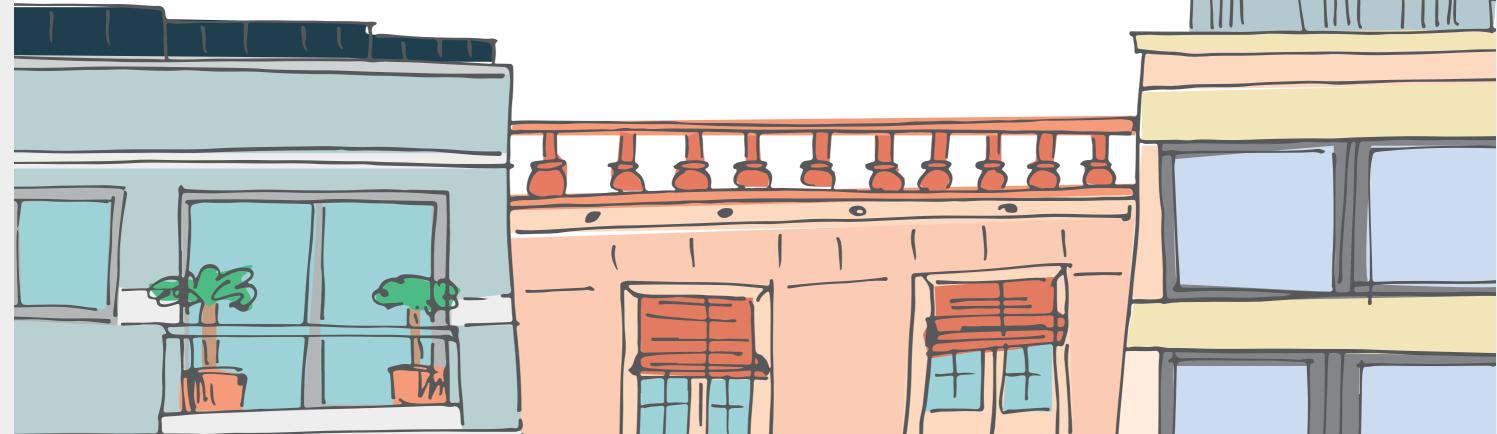
# DEGREE OF FULFILMENT OF THE RIGHT TO HOUSING TO HOUSING 2016 - 2019

51 Barcelona Right to Housing Plan 2016-2025 Housing

# A. PREVENTING AND ADDRESSING THE HOUSING EMERGENCY AND RESIDENTIAL EXCLUSION

Quantitative goals	2015	2016-2020 (Year average)	2016	
Financial help for rent payments and arrears from the Social Rental Housing $Fund^{(1)}$	€1,628,580	€2,426,000	€1,781,506.59	
Dwellings for homeless people. "Housing First"	50	30	50 (+15 RAIS Foundation)	(+
Creation of an experimental public programme for renting rooms	No	Year 2017	-	
Completed shelters	25	20	0	
Introduction of e-processing	No	Year 2018	-	
Creation of the housing website	No	Year 2016	2016: achieved	

<sup>(1)</sup>Does not include housing-payment grants for dwellings with services for elderly people, which had risen to €3.74 million in 2019.







# **B. ENSURING THE PROPER USE OF DWELLINGS**

Quantitative Goals		2015	2016-2020 (Year average)	2016
Neighbourhoods with a vacant housing census		0	14.6	6 nrhds
Creation of the Barcelona Housing Observatory		No	Year 2016	2016: achieved
Publication of benchmark average rent prices in the o	city	No	Year 2017	2017: achieved
% of awards in new building work	Social rent (2)	19%	50%	3%
according to type of housing with public protection (1)	Affordable rent (3)	27%	31%	36%
	Building lease	7%	19%	61%
	Total rent	46%	81%	39%
	Selling	46%	-	-
% of awards in housing reallocations	Social rent (2)	75%	62%	83%
social and dwellings from the rental, purchase and assigned-use housing pool, according to	Affordable rent (3)	25%	38%	17%
type of public social housing. (1)	Building lease	0%	-	-
	Total rent	100%	100%	100%
	Selling	-	-	-
Creation of an integrated housing support service		No	Year 2017	-

(1) The data on the contract awards correspond to the contracts signed by the IMHAB. Persons affected by urban planning not included as they could be renters or buyers.

(2) Dwellings where users receive rent-payment subsidies (including dwellings for elderly and vulnerable people, but not for young people). Includes inclusive housing assigned by the IMHAB.

(3) This includes housing for young people. At least 30% will be allocated to people below the age of 35 and 10% to women and single-mother families.



2017	2018	2019
17 nrhds	41 nrhds (1)	73 nrhds
89%	78%	17%
3%	3%	68%
9%	19%	15%
91%	81%	85%
-	0%	0%
58%	54%	52%
41%	45%	48%
1%	1%	1%
99%	99%	99%
-	-	
2017: achieved		

#### 55 Barcelor Right

Housing

# C. INCREASING THE STOCK OF AFFORDABLE HOUSING

Quantitative Goals	2015	2016-2020 (Year average)	2016	2017	2018	2019
Social (SHP), specific-needs and free-market dwellings awarded by City Council under approved planning	581	1,200	869	2,823	58	849
Social (SHP), specific-needs and free-market dwellings awarded by City Council in approved reparcellings	1,351	800	34	1,238	804	163
Acquisition of new dwellings	69	192	157 dwellings	289 dwellings	68 dwellings	163 dwellings
Private dwellings brought over to affordable rented housing	777	2,050 (year 2020)	883	1017	1111	1141
Rent-payment grants	9,117	13,500	9,468	9,692	9,511	8,294
Investment in rent grants	€19,972,953 (1)	€32,400,000	€21,362,360	€24,140,295	€23,689,095	€21,283,022
Dwellings completed by the IMHAB	0	708	150 (2)	407 dwellings, 7 developments	91 dwellings 2 developments	114 dwellings, 2 developments
Building-lease SHPs completed by social developers	0	250	-	-	39 dwellings, 1 development	-
SHPs completed by assigned-for-use cooperatives and urban masoverias	0	31	-	-	33 dwellings, 2 developments	-
SHPs and specific-needs dwellings completed by the Affordable Rent Operator	0	150	-	-	-	-

1 Includes the new municipal rent grant, which came into operation in the third quarter of 2015, with a budget, that year, of €8.1 million.

2 In 2016 the keys were handed over to 150 dwellings completed in 2015.



#### 57 Barcelona Right to Housing Plan 2016-2025 Housing

# D. MAINTAINING, RENOVATING AND IMPROVING THE CURRENT HOUSING STOCK

Quantitative Goals	2015	2016-2020 (Year average)	2016
Buildings with renovation grants (does not include interiors)	619	777	745
Flats benefiting from renovation grants (does not include interiors)	10,085	9,328	12,292
Total resources mobilised in grants for renovation (does not include interiors)	€58,218,228	€58,303,000	€71,593,749
Public subsidy in renovation grants (does not include interiors)	€27,344,845	€23,321,200	€25,097,833
Dwellings benefiting from grants for improving interiors (1)	15	45	226
Total resources mobilised in grants for improving dwelling interiors (1)	€398,421	€3,178,800	€411,088
Public subsidies in grants for IMPROVING DWELLING INTERIORS (1)	€139,499	€3,178,800	€333,250
Buildings with accessibility grants (included in the previous sections)	144	255	142
Dwellings with accessibility grants (included in the previous sections)	1,865	3,167	1,780
Public subsidy for accessibility (included in the previous sections) (2)	€5,319,891	€9,000,000	€5,642,028.12
Buildings included in renovation agreements: Highly complex properties (FACs)+urban regeneration		73	
Dwellings included in renovation agreements (FAC + regeneration)		875	
Total resources mobilised in renovation agreements (FAC + regeneration)		€5,833,333	
Public subsidy for dwellings included in agreements (FAC + regeneration)		€3,500,000	
TOTAL resources mobilised	€58,616,649	€67,315,133	€72,004,837
TOTAL public subsidy	€27,484,344 (3)	€30,000,000	€25,431,084
Implementation of renovation employment plans by Barcelona Activa	-	2017	-

1 Includes grants for incorporating dwellings into the Rental Housing Pool, not grants for vulnerable people still unresolved on the closing date for this document.

2 These correspond to all subsidies allocated to accessibility improvements, whether for lift installations or removal of architectural barriers in communities.

3 Municipal spending in 2015 was much higher than the average for the 2012-2015 period, when it was €18,656,979.

2017	2018	2019
1.095	878	440
18,066	13,627	7,114
€88,001,596	€77,423,507	€38,884,142
€28,589,423	€23,980,752	€10,187,618
136	136	136
€3,298,810	€2,861,226	€2,669,290
€2,835,615	€2,290,974	€2,290,974
196	199	121
2,530	2,430	1,613
€8,949,466	€8,099,839	€4,159,641
	33	37
	454	1,012
	€9,289,716	€9,764,979
	€6,067,231	€8,559,959
€91,300,406	€89,574,449	€51,318,412
€31,425,039	€32,338,957	€21,047,048
-	-	-

59 Barcelona Right to Housing Plan 2016-2025 Housing

# **CONTENTS OF** THE INITIATIVES **PROVIDED FOR UNDER THE PDHB** 2016 - 2025

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- A1.2 Strengthening the role of Housing Offices
- A1.3 Helping with energy poverty
- Measures relating to the ageing population A1.4
- Measures for receiving refugees A1.5

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- A2.2 Eviction follow-up and support mechanisms

#### ASSISTING PEOPLE WHO CANNOT GET ACCESS TO DECENT HOUSING A3.

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- A3.2 Attending to homeless people
- A3.3 Intervening in occupations without security of tenure
- A3.4 Action in cases of substandard housing
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- A3.6 Extending programmes for sharing dwellings
- A3.7 Increasing the availability of shelters

# **ENSURING THE PROPER USE OF DWELLINGS**

#### **MOBILISING VACANT DWELLINGS B1.**

B1.1 Drawing up lists of vacant dwellings Fines for vacant dwellings B1.2

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- B2.1 Detecting and disciplining cases of property mobbing B2.2 Amending planning regulations to prevent the replacement of
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- B3.1 Inspecting, correcting and disciplining improper uses of the rented public housing stock
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- B3.3 Awarding public housing to the various applicant groups
- B3.5 Providing the Board for Accessing Inclusive Public Housing with dwellings B3.6 Co-responsibility for social housing fund tenants
- B3.7 Extending the actions of the Prevention, Intervention and Mediation
- Service in Public Dwellings B3.8 Implementing a tool for managing the demand for
- affordable housing

Social grants relating to shelter, provided by Social Services

A2.3 Fines for large property owners that do not offer social rented housing

B3.4 Broadening the scope of the Social Emergencies Committee

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- C1.4 Purchasing dwellings and buildings for allocation to rented public housing
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- C2.1 Rent-payment grants for housing maintenance
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- C3.1 Registering empty land sites and promoting affordable housing on vacant sites
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- C4.4 Affordable rental housing developments by social organisations

# D. MAINTAINING, RENOVATING AND IMPROVING THE CURRENT HOUSING STOCK

### D1. INCREASING OUR KNOWLEDGE OF THE STATE OF THE PRIVATE HOUSING STOCK

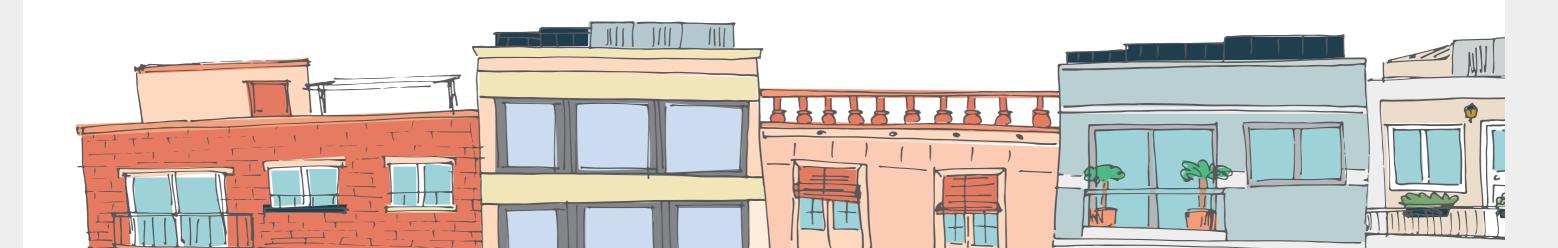
- D1.1 Systematising information on the state of the housing stock
- D1.2 Map of housing conditions
- D1.3 Identifying substandard housing in medium- and high-income areas
- (OBRA)
- D1.5 Assessing and monitoring renovations carried out with public funding

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- D2.1 Promoting a culture of housing maintenance and renovation
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D1.4 Virtual open data space on the state of the residential housing stock

# Institut Municipal de l'Habitatge i Rehabilitació

# ASSESSMENT FOR 2019 BARCELONA RIGHT TO HOUSING PLAN 2016-2025

For further information: www.habitatge.barcelona



Ajuntament de Barcelona