



Ajuntament
de Barcelona

Barcelona Housing Policies

2017



DESCRIPTION OF BCN'S HOUSING DEMAND

CITY 1,6 M / METROPOLITAN AREA 3,2 M / GDP 68.000 M€/ 11% UNEMPLOYMENT
/500.000 commuters each working day / 20 M night hotel stays / in top25 world cities for
Real State investment (Saskia Sassen)

- ▶ Usual residences 684.000 ↓
- ▶ Rental stock 280.000 ↑
- ▶ Rental contracts per year 40.000
- ▶ AirBnB apartments in BCN 23.000 (September 2016). Legal 9.500
- ▶ Social or affordable rental stock 11.000 (1,5 %)
- ▶ Social Housing Demand 66.901 (34.081 households)
23.376 (economic vulnerability) ↑
- ▶ Executed evictions 2015 3.098 ↑ (>90 % rental apartments)
- ▶ Homeless 1.000 (+ 2000 in shelters)
- ▶ Settlements 500



MAIN PROBLEMS WE HAVE TO FACE

- 1- Emergency situation – evictions**
- 2- Gentrification, Speculation, Tourism, increase of the prices**
- 3- Lack of Public Housing Stock**
- 4- Aeging of Population**
- 5- Vacant and underutilized housing**



N

1- EMERGENCY SITUATION – EVICTIONS



Neighborhood community

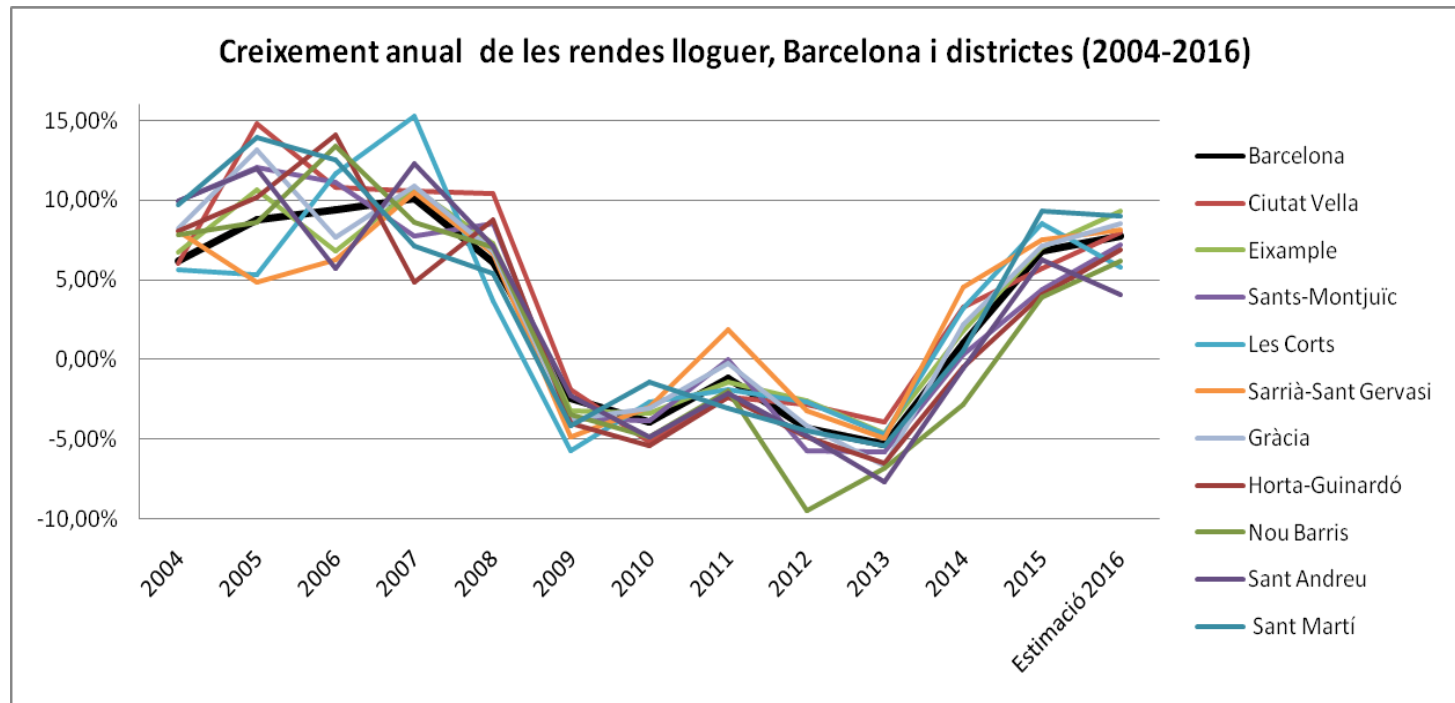
According to data from Barcelona's Dean Court, in 2016:

- 2.691 evictions were executed
- Out of the 3.957 received petitions of evictions resolutions, 2.049 were finally executed (2015- 2016)
- 85% of evictions resolutions of Barcelona were consequence of the implementation of the LAU (state law on rental), beyond the State average of 54%
- **Annually, 7% of evictions carried out at State level are done in BCN city.**

B C



2- GENTRIFICATION TOURISM FINANCIAL SPECULATION INCREASE OF RENTAL PRICES



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



Homelessness. Alarming trends in Europe

- **Austria:** increase of 28%, between 2008 and 2014 (in 6 years)
- **Belgium:** increase of 34%, between 2010 and 2014 (in 4 years)
- **France:** increase of 50% between 2001 and 2012 (in 11 years)
- **Germany:** increased 35% between 2012 and 2014 (in 2 years)
- **Luxemburg:** increase of 61% between 2012 and 2016 (in 4 years)
- **Sweden:** increase of 29% between 2012 and 2015 (in 3 years)
- **Ireland:** increase of 10% only last year
- **United Kingdom:** increase of 7% only last year
- **Barcelona:** increase of 56% between 2008 and 2016 (at the same time we attended 1.190 persons in 2008 and 1.954 persons in 2016 – that is an increasing of 64%)



3- SITUATION OF THE PUBLIC HOUSING STOCK

Date 30/06/2017	Social Rental Housing	Private Housing		Total social Rental Allowances
		Cession Program	Agreement/Purchases FFEE	
Special Contingents <i>Ageing Population</i>	1.500 (1.210)			3.095
Social Emergency	1.247	247	101	
Rest of social rental	7.863	Implicit Allowances		
TOTAL Housing Rental Stock	10.610	Express and Implicit Allowances		
Total Housing Rental Stock + affordable	11.634			

- The total number is 1,5% of the total housing stock of the city.
- Does not include HPO sales (ownership protected housing), still under qualification, since the Municipality has no control over them.



4- AGEING POPULATION



- Barcelona now has 21% of the population over 65 years (350.000)
- It is expected that this percentage increases to >27 % by 2040.
- Neither the market nor the State have solid/sustainable answers to address this phenomenon: rehabilitation public aids/grants (...) + adapted dwellings with services (...) + elderly residences (only 14.000). More than 70.000 +65 lives in apartments with > 3 rooms empty



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 own 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.
- The census covering 4 neighborhoods of Besós Axis, Vila de Gràcia and Raval, shows that 1,5% of vacant houses, well below the 5% recommended.
- This data is being confirmed by the municipal work done in 12 more neighborhoods (we will cover the 73 in a couple of years).



HOUSING POLICIES: CENTRAL EXES

Change of mentality

Housing is a Basic Right – not only a market good





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

RENTAL ALLOWANCES

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/RESPOND TO THE EMERGENCY HOUSING AND RESIDENTIAL EXCLUSION

UNIT AGAINST RESIDENTIAL EXCLUSION (UCER)

OBJECTIVE: Preventive action (on & off field) to stop evictions, negotiate with landlords and fight against residential exclusion.

Volum d'actuació	2014	2015	2016
Casos atesos (llars)	679	1.020	50,22%
Ordres de llançaments ateses	-	1.092	-
			1.574
			54,31%
			2.303
			110,90%

	2016	gener	febrer	març	abril	maig	juny	juliol	setem.	octubre	novem.	desem.	TOTAL
Núm.CASOS AJORNATS	91	134	105	161	110	147	136	144	91	172	60	1.351	
Núm.CASOS RESOLTS	75	95	83	72	79	81	96	85	56	112	50	884	
Solució temporal	16	11	10	4	12	14	9	8	5	21	5	115	
Solució definitiva	40	53	47	52	51	51	53	41	29	47	25	489	
- Mesa emergències	21	27	26	27	28	30	29	30	17	27	14	276	
- Lloguer social	1	2	2	2	2	2	0	0	2	4	3	20	
- Mediació ajuts	18	24	19	23	21	19	24	11	10	16	8	193	
Solució pròpia	19	31	26	16	16	16	34	36	22	44	20	280	
Núm. SENSE INFORMACIÓ	13	5	3	5	2	3	0	1	4	1	0	37	
Núm. RECUPERACIÓ CLAUS	0	3	4	2	1	4	5	5	1	4	2	31	
TOTAL DESNONAMENTS	179	237	195	240	192	235	237	235	152	289	112	2.303	



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 €



C- EXPAND AFFORDABLE STOCK

NEW IMPULSE OF SOCIAL & AFFORDABLE HOUSING

OBJECTIVE: to increase the production of social & affordable housing by all operators in the city (public, private and social), to resume and eventually increase the pace of previous years and to reach the number of 14.000 new finished social & affordable households by 2025.

Out of which, 8.800 directly promoted by the PMHB (City Housing Public Company).

- **TENURES MIX: 80% RENT / 20% RIGHT OF SURFACE**
- **OPERATORS MIX: 63% LEADED BY PUBLIC DEVELOPER (PMHB) / 37% BY COOP, FUND, HOUSING ASSOC, ETC.**
- **AIM: A FIRST PUSH FROM 10.000 PUBLIC RENTAL STOCK TO MORE THAN 21.000 PUBLIC AND LIMITED PROFIT RENTAL STOCK.**



C- EXPAND THE AFFORDABLE HOUSING STOCK



UP - DOWN ESTRATEGY

N

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 (HPO).

- ✓ Company owned by the City Council of Barcelona (25%), The Met Authority (25%) and private equity (50%). We search for managerial, financial, social capacities. **PUB Equity 50 mill (land & cash) + PRIV 50 mill (cash).**
- ✓ 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, due to social causes. **Guarantees 3.**
- ✓ Friendly enlargement & exit rules for private equity. **Guarantees 4.**

B C



C- EXPAND AFFORDABLE HOUSING STOCK



BOTTOM – UP STRATEGY

COHOUSING

OBJECTIVE:

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

COHOUSING KEYS:

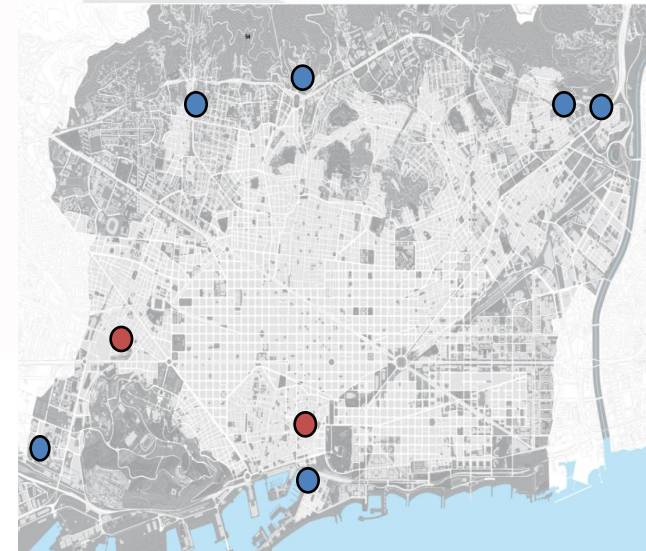
- ▶ Ensuring access to affordable and decent housing.
- ▶ Maintaining public ownership of land, which is in the law of surface.
- ▶ The homes must be qualified for SOCIAL HOUSING
- ▶ **Prevents speculation with the housing.**
- ▶ Guarantee the stability in time of the users
- ▶ Promotes community management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





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.





Cities' empowerment to face the housing emergency

- **Municipalism - we are in the first line**
- **Networking - sharing experiences, learning**
- **Lobby:**
 - **+ Regulatory capacity**
 - **Participate in the design of european policies (Social Pillar)**
 - **Funding – direct support from the European Funds**



Ajuntament
de Barcelona