



Barcelona
City Hall

BARCELONA HOUSING POLICIES

“Towards Sustainable homes and neighborhoods in the Mediterranean Region: Reflecting on Malta’s potential”

Union for the Mediterranean, 17/09/20

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Barcelona Right to Housing Plan 2016-2025

STRATEGIC GOALS

A. PREVENT AND ADDRESS HOUSING EMERGENCY AND RESIDENTIAL EXCLUSION

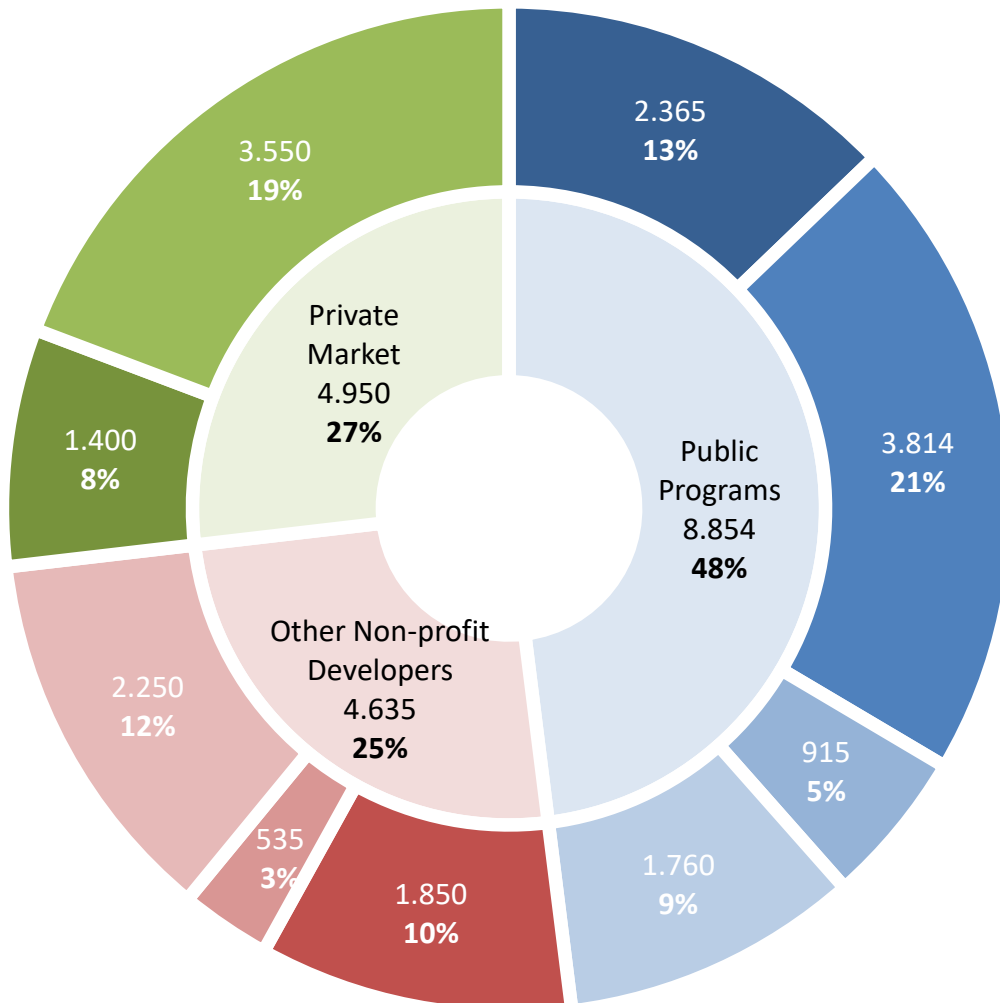
B. GUARANTEE THE (constitutional) SOCIAL FUNCTION OF (all) HOUSING

C. INCREASE THE SOCIAL / AFFORDABLE HOUSING STOCK

D- MAINTAIN, REHABILITATE AND IMPROVE THE CURRENT STOCK



Increasing the public housing stock and fostering several ppps



18.439 NEW SOCIAL & AFFORDABLE UNITS

- Social Rental - LLOGUER SOCIAL
- Affordable Rental – LLOGUER ASSEQUIBLE
- Relocations (leasehold/rental) – AFECTATS URBANISTICS
- Leaseholds (75 years) – DRET SUPERFICIE
- Private housing developers (leasehold and rental)
- Cooperatives (Cohousing) - COHABITATGE
- Housing Associations - HMB
- Affordable rental units acquired in the market
- Affordable rental units mobilized from vacant private stock – BORSA DE LLOGUER / HABITAT3



RENT ALLOWANCES (AJUTS AL LLOGUER)

From 5.000 allowances and 10M€ Budget in 2014 to more than **9.000 allowances and 25M€ in 2018**, due mainly to the new municipal rent allowance.

The monthly average aid received for each family unit was €208.62

Work has been carried out to launch a **single call for applications** (City and Catalan Government) **open throughout the year**

THE NEW UNIT AGAINST RESIDENTIAL EXCLUSION (UCER)

GOAL: Prevent evictions and fight residential exclusion.

	Unitats de convivència ateses ¹		Solucions definitives		
	UC	% variació	Nombre	% variació	% resolució
2014	679				
2015	1.020	51%	592		
2016	1.574	54%	769	97%	49%
2017	2.351	49%	1.362	77%	58%
2018	2.270	-3%	2.088	53%	92%



Rehabilitation allowances

GOAL: promoting a **proactive renovation** that improves the functioning and accessibility of dwellings, makes them energy efficient, creates jobs and is conditional on avoiding speculative uses.

- Conditions for avoiding increased rental prices (**ANTIGENTRIFICATION & ANTIESPECULATIVE MEASURES**).



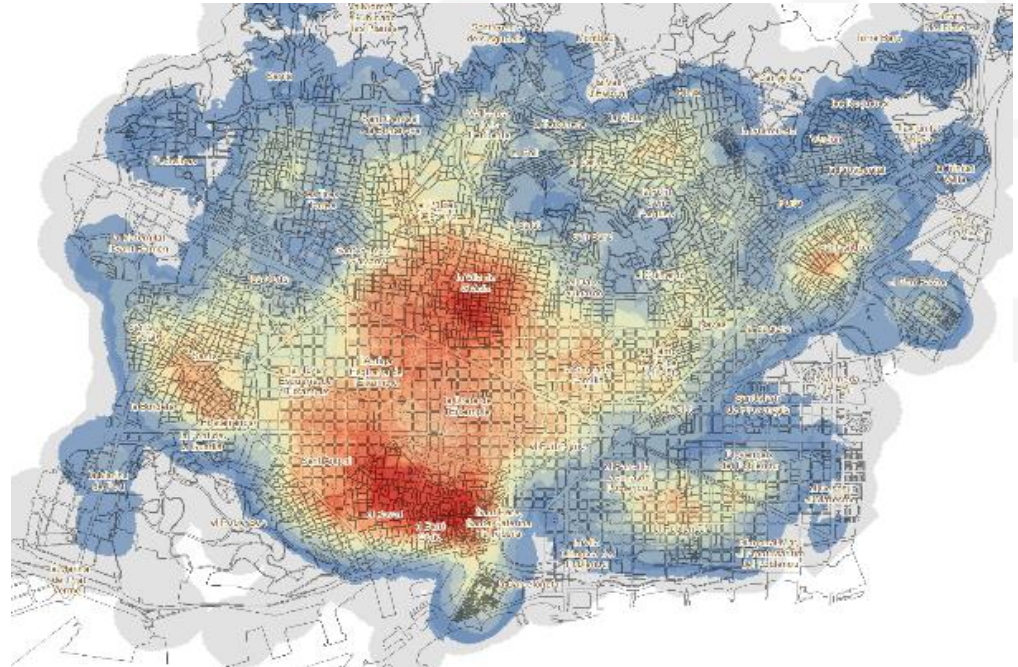


Urbanistic Policies

INCLUSIONARY HOUSING (MPGM 30%)

- Obligation to include 30% affordable housing units (VPO) in comprehensive housing rehabilitations or reconstruction **within the existing city** (other legal obligations – 30% VPO in Catalonia; 75% and 40% in Basque Country- were binding for decades for non consolidated areas).
- Applied across the City in all multi-family buildings, in **developments bigger than 600m2 of buildable area**, with the some exceptions.

- **We are expecting that 334 affordable units can be created every year in very central locations.**
- **And in any case it's a game changer measure.**





THE RIGHT TO PREFERENTIAL PUBLIC PURCHASE

- The **right of first refusal** has been declared by the City Hall in the whole area of Barcelona for land plots and complete buildings sales.
- The right of first refusal can be used to increase the public housing stock.
- There are different challenges here:
 - To create a municipal code (detailed legal framework and legal certainty).
 - To create a criteria of what kind of units we want to buy.
 - To create an economic mechanism (PPP) to buy these units without compromising the municipal budget.



Discipline In Housing: Vacant housing (CENS D'HABITATGE BUIT)

Barcelona:
10 districts
825,677 homes

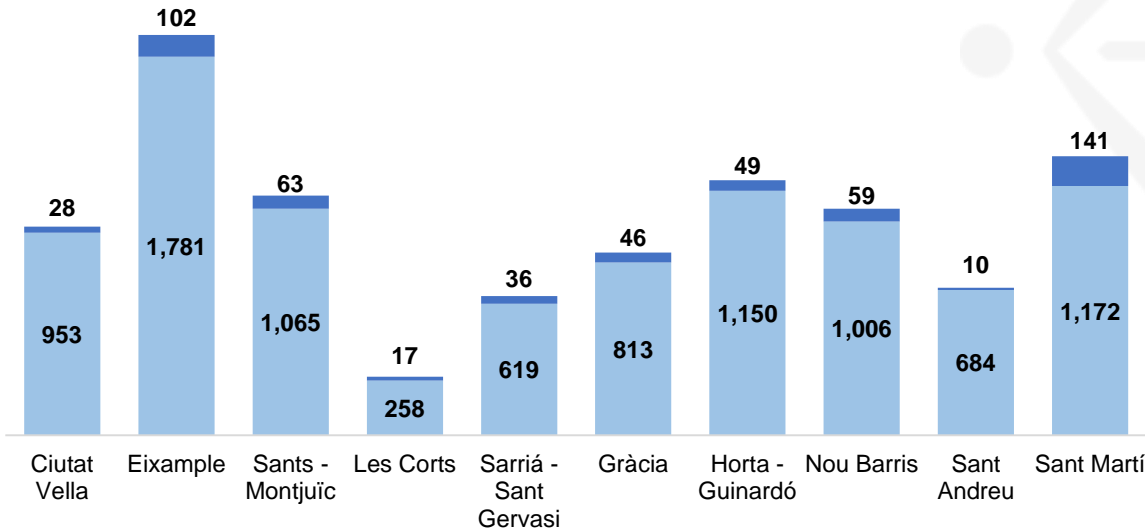
Indications of being vacant:

- Low or zero water consumption
- No one on the city-residents' register
- Field work

103,864
dwellings visited
(Potentially empty)



A total of 10,052 vacant dwellings were detected in the city as a whole, representing 1.22% of the total number of dwellings in Barcelona





Conclusions.

THE TEMPTATION OF MAGICAL THINKINGS

1. ONLY WITH PUBLIC HOUSING COMPANIES ... (public managers)
2. ONLY WITH MARKET SOLUTIONS ... (business men and women)
3. ONLY WITH FAST+ABUNDANT LAND SUPPLY HOUSING PRICES WILL FALL ... (town planners, politicians and other “supply believers”)
4. ONLY WITH PUNITIVE MEASURES ON BIG FUNDS ... (housing activists)
5. ONLY WITH TAX BREAKS ... (politicians)

WE NEED A BIT OF EVERYTHING – NO SILVER BULLET: public, private and ppp providers (of new and rehabilitated dwellings), land supply, public budgets, tax breaks and soft financing and some punitive rules to erase dysfunctional market behaviours.