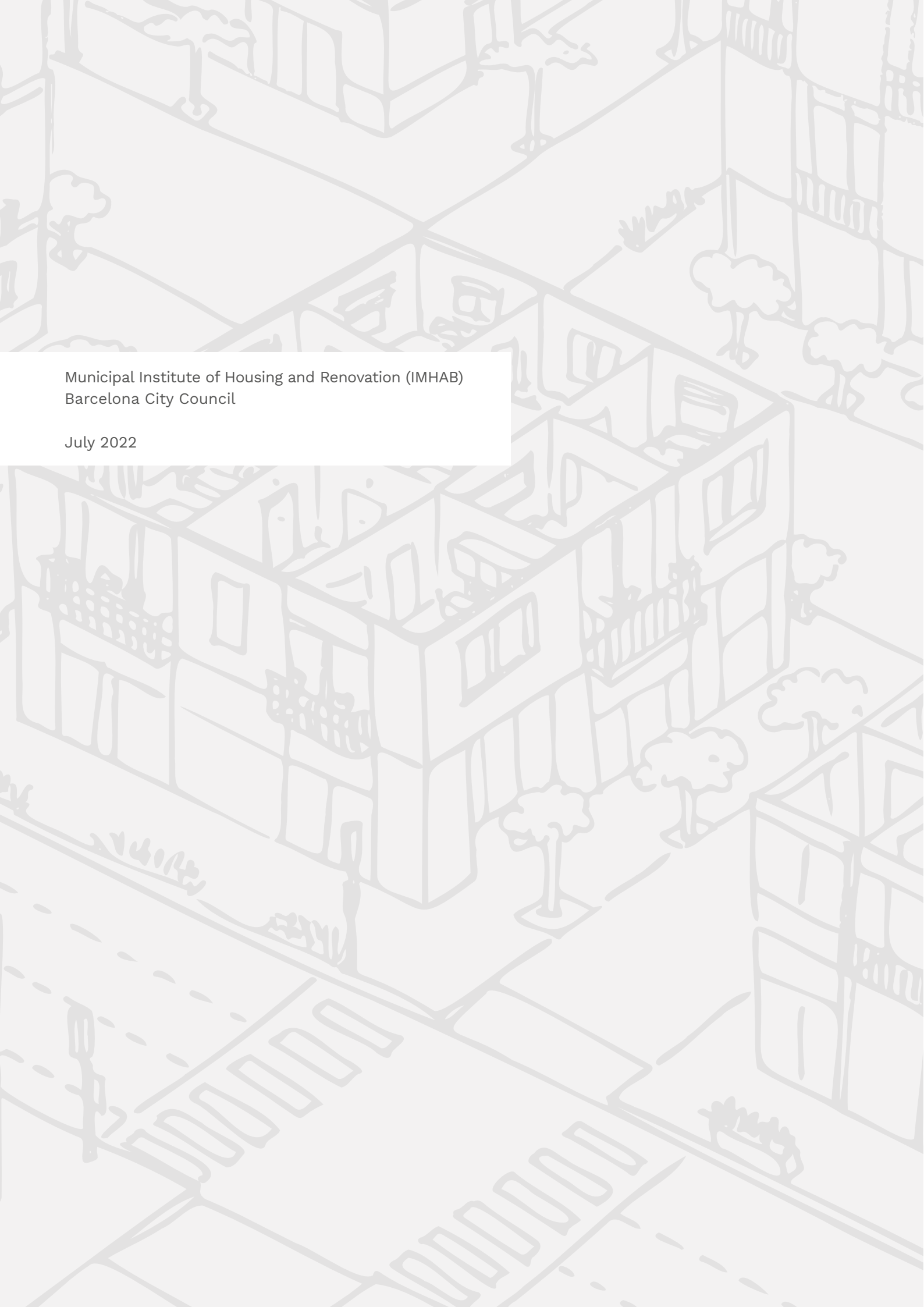




**ASSESSMENT FOR 2021**

**BARCELONA  
RIGHT TO  
HOUSING PLAN**

**2016-2025**



Municipal Institute of Housing and Renovation (IMHAB)  
Barcelona City Council

July 2022

# CONTENTS

<b>1. Presentation</b>	<b>04</b>
<b>2. Right to information and access to data</b>	<b>07</b>
Right to information and access to data	09
Transparency and accessibility	13
<b>3. Home loss prevention and assistance</b>	<b>17</b>
Rent payment grants	20
Emergency prevention and assistance for vulnerable groups	23
<b>4. Renovation</b>	<b>31</b>
Urban renewal and renovation grants	33
<b>5. Proper use of housing</b>	<b>42</b>
Housing discipline and anti-harassment actions	44
<b>6. Expansion of the affordable housing stock</b>	<b>50</b>
Land policy	53
Promoting affordable housing	56
Housing acquisitions	62
Attracting affordable rental housing	65
Management of the public housing stock	68
<b>7. Population targeted by housing access and maintenance policies</b>	<b>73</b>



Guaranteeing the right to housing requires ambitious, consistent public policies. The construction and long-term management of a public, social stock of affordable housing goes beyond terms of office and can only be sustainable if it becomes a city policy with participation from other public authorities and collaboration with the third and private sectors.

- » **The Barcelona Right to Housing Plan 2016–2025** (PDHB in Catalan) lays the foundations for developing a comprehensive housing strategy with a view to building a new social pact around housing that prioritises its value as an asset to be used over its economic and investment value. The Plan therefore constitutes a paradigm shift in comparison with previous housing policies, guaranteeing public ownership of municipal land and assets while making housing affordable permanently.
- » **Assistance in the event of a housing emergency and the prevention of housing loss** represent the first cog in a machine designed to enable all citizens to access housing and keep their homes. Within a context of scarce public residential resources, resulting from decades of speculative housing policies and privatisation of public resources dedicated to social housing, housing maintenance is key if we are to ensure economic, social, and emotional stability for people in vulnerable situations.
- » **Renovation of the current housing stock and proper use of housing** are also initiatives that aim to guarantee the rights of residents and of residents' associations when buildings are not maintained or preserved, when owners harass them or breach their rights, or when housing is used fraudulently.

- » **The expansion of the social and affordable housing stock** represents a future commitment to increasing the city's stock of affordable and social housing, in order to respond to the housing needs of a significant proportion of citizens. With a view to maximising the capacity to generate new housing of the ecosystem of public authorities and social and private entities that intervene in the sphere of affordable housing in Barcelona, the PDHB will implement various programmes for public housing promotion, public–private and public–community collaboration, and acquisition and mobilisation of private housing. Barcelona is on its way to doubling its stock of affordable housing within the time period of the PDHB: between 2016 and 2021, it grew by 4,150 dwellings (3,561 corresponding to Barcelona City Council).
  
- » This **2021 Progress Report** offers a panoramic view of the objectives fulfilled and the action taken over the course of this year, now that we have passed the midpoint of the implementation of the Barcelona Right to Housing Plan 2016–2025.



# RIGHT TO INFORMATION AND ACCESS TO DATA

Knowledge is key to the implementation of policies. **Objective, reliable data is required in order to break down the monopoly surrounding information linked to the housing market and the effects of policies implemented by private agents in our country.** This information should enable us to analyse long periods of time, make comparisons and obtain detailed information so we can adapt our policies to a fast-changing reality.

**The Barcelona Metropolitan Housing Observatory (O-HB) was created in 2016.** The creation of this entity was driven by Barcelona City Council and the Barcelona Metropolitan Area, and its other members include Barcelona Provincial Council and the Government of Catalonia. Thanks to OH-B, we can have a database in the metropolitan area that is available not just to all the public administrations involved but also to the general public.

**The Barcelona Chair in Housing Studies was created in 2021** to bring together academic talent from a variety of housing access-related disciplines, including law, economics, and architecture, among others, and to promote teaching and research in the fields of public housing and renovation policies to meet the main challenges facing us both immediately and for the future. It is a multidisciplinary, interuniversity chair with an international outlook stemming from an agreement between the Government of Catalonia, the Spanish government, and four public universities: the University of Barcelona (UB), the Autonomous University of Barcelona (UAB), the Polytechnic University of Barcelona (UPF), and Pompeu Fabra University (UPF).





## RIGHT TO INFORMATION AND ACCESS TO DATA

### 2016

- » Creation of the Barcelona Metropolitan Housing Observatory (O-HB), driven by Barcelona City Council and the Barcelona Metropolitan Area
- » Study for the detection of areas of vulnerability: Neighbourhood Plan starting point.

### 2017

- » Establishment of a benchmark rental price index.
- » Development of the city's Inclusive Housing Census.
- » First report: Housing in the city of Barcelona, indicator system, OH-B.

### 2019

- » Completion of the vacant dwelling census.

### 2019–2020

- » Development of the Non-Permanent Committee for the Study of Rental Price Regulation in the City of Barcelona.



## 2021

- » **Creation of the Barcelona Chair in Housing Studies** with participation from the city's four public universities: University of Barcelona (UB), Autonomous University of Barcelona (UAB), Polytechnic University of Barcelona (UPC), and Pompeu Fabra University (UPF). It seeks to promote innovation and research in the area of public housing policies.
- » **Strengthening of OHB's renovation work.** It has generated a simulator for citizens to find out about the need for energy renovation and its advantages and what they need to do to benefit from European Next Generation funds.  
<https://www.cmh.cat/web/cmh/ajuts/simulador-energetic>
- » **Collaboration with the media and the third sector to create specialist features** on themes including:
  - The benefits and guarantees offered by the Rental Housing Pool to owners.
  - Agreement to promote affordable housing with foundations and limited-profit organisations.
  - Creation of a mixed-ownership company between the City Council and AMB to promote an affordable housing operator (Metròpolis Habitatge).
- » **Campaigns to promote services** linked to energy rights and renovation grants and provide information on them to all citizens.
- » **Consolidation of the website as a fundamental information tool for citizens.** The year 2021 saw 857,671 visits to the website, almost four times the figure for 2015.
- » **Second edition of the Barcelona Housing and Renovation Forum (FHAR),** which was interrupted by the pandemic in 2020. The 2021 edition focused on public-private partnership to boost housing.

## BARCELONA METROPOLITAN HOUSING OBSERVATORY (O-HB)

The OH-B provides the different public authorities with support by issuing specific reports that provide a picture of the reality of the city and help in the design of policies.

### Regular reports

Every year, the OH-B draws up a series of materials that facilitate knowledge of the housing reality in the metropolitan context and shed light on its evolution. The following reports were published in 2021:

- » **Annual report. Impact of the Covid-19 crisis on the residential system in the Barcelona Metropolitan Area. 2020.** Analysis of the state of housing during 2020, with a focus on the effects of the covid-19 pandemic. The analysis is based on an update to the most relevant housing indicators usually used and the incorporation of new, pandemic-related indicators.  
<https://www.ohb.cat/category/covid/#covid>
- » **Analysis of rental supply and demand.** Quarterly data (periodic research). This report analyses the rental market in Barcelona and the rest of the Metropolitan Area. It focuses on the evolution of the volume and average monthly price of rental housing, in terms of supply and demand.  
[https://www.ohb.cat/wp-content/uploads/2022/04/LAB-Oferta-i-demanda\\_2021\\_4T.pdf](https://www.ohb.cat/wp-content/uploads/2022/04/LAB-Oferta-i-demanda_2021_4T.pdf)



### One-off labs

These labs delve deeper into specific themes that will facilitate the implementation of public policies. In 2021, the OH-B carried out the following labs, with a special focus on the city of Barcelona.

- » **Renovation potential and strategies. Renovation and the urban model. European context.** Study on the current renovation situation and trends in the city of Barcelona. This first instalment, ‘European context’, presents a brief conceptual framework on an international scale (mainly Europe) and a study of cases that combine renovation and housing generation in Europe.  
[https://www.ohb.cat/wp-content/uploads/2021/12/4.1.Lab\\_Rehabilitacio%CC%81\\_1\\_Context-europeu\\_2021.pdf](https://www.ohb.cat/wp-content/uploads/2021/12/4.1.Lab_Rehabilitacio%CC%81_1_Context-europeu_2021.pdf)
- » **Renovation potential and strategies. Generation of new housing through renovation and extension (2008–2019).** Study to find out the volume and characteristics of the housing generated through renovation and extension works during the period 2008–2019 in the city of Barcelona and its districts, based on an analysis of major works licences (remaining buildable area, change of use, or division).

### Survey: ‘Demand for housing’

In 2021, a survey was conducted among users of the property portals Fotocasa and Habitaclia (Adevinta) who were actively looking for housing in the Barcelona Metropolitan Area in June and July 2021. The total number of valid responses was 1,406. The survey deals with their reasons for looking for housing, the characteristics of the homes, changes in the tenure system, the estimated price and available supply, moving property and town/city, and the characteristics of the home they are looking for.

### Conference: ‘Housing in a pandemic’

On 27 and 28 September 2021, the ‘Housing in a pandemic’ conference took place, aiming to spotlight and debate the housing situation during the pandemic, in terms of quality of housing, the lockdown, the effects on the rental market, and the impact on the construction and development sector.

## TRANSPARENCY AND ACCESSIBILITY

### 2016

- » Creation of the [habitatge.barcelona](http://habitatge.barcelona) website.
- » Internalisation of Housing Office staff.
- » Addition of a management expert in each office and four new legal experts.
- » Campaigns:
  - Housing, an essential right.
  - The key is in your hands.

### 2017

- » Increase in the number of staff at housing offices.
- » New housing office in Ciutat Vella, and expansion of the Sant Andreu office.
- » Campaigns:
  - We're putting all our energy into preventing your electricity, water, or gas supplies from being cut off
  - Renovating your home improves your life.

### 2018

- » New satellite office in Zona Nord (Ciutat Meridiana).
- » Campaigns:
  - The key to making Barcelona a fairer city is in your hands
  - If we renovate homes, we gain quality of life.

### 2019–2020

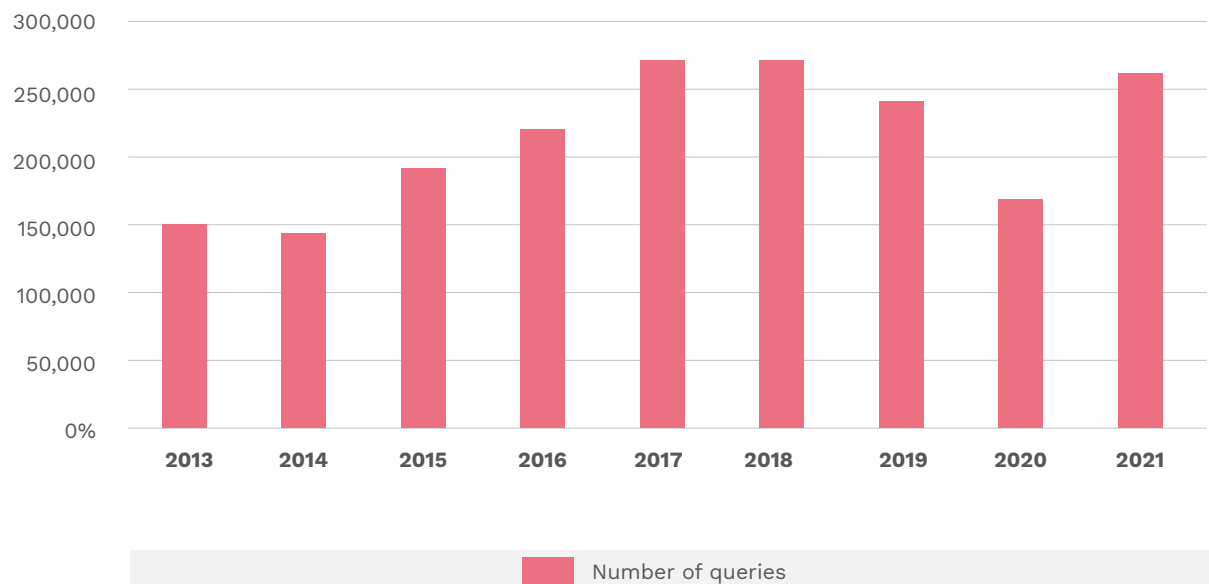
- » Improvements made to the [habitatge.barcelona](http://habitatge.barcelona) website to adapt to the restrictions put in place due to Covid-19.
- » Creation of the 'Housing calls you' service.

**2021**

- » **Expansion of the services offered by the North Zone Housing Office**, with assistance from the Eviction Prevention and Mediation Service (SIPHO).
- » **New Sant Martí Housing Office**, with more space.
- » **Consolidation of the triple assistance model (by telephone, online, and in-person)**, to adapt to users' needs. The specialist telephone service 'Housing calls you' is consolidated, assisting 95,000 people in 2021.
- » Sharp increase in assistance through housing offices and the 'Housing calls you' service, which together handled 265,853 queries: an increase of 43.2% compared to 2020.

**Assistance in the housing offices and from the 'Housing calls you' service**

In 2021, the number of users assisted was back up to pre-pandemic levels, at 265,853.



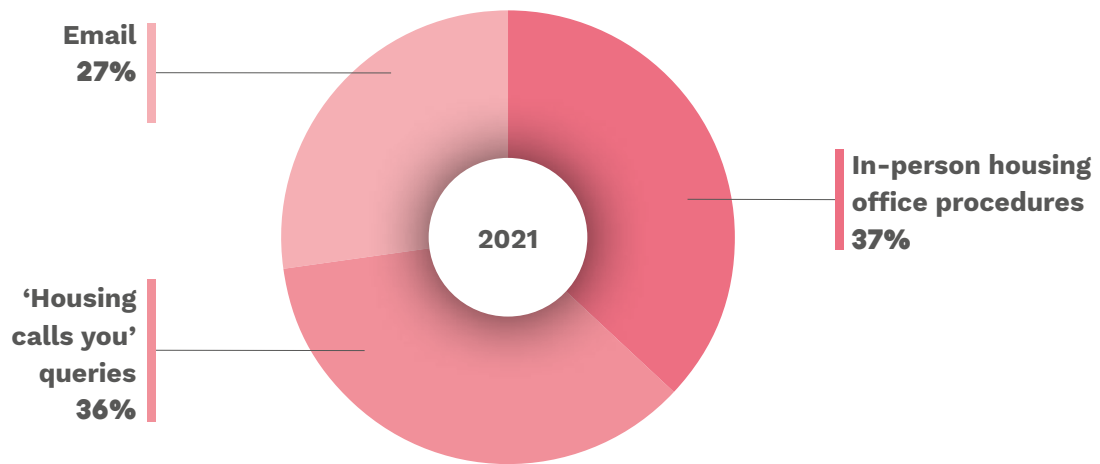


*Eixample Housing Office*



*Sant Andreu Housing Office*

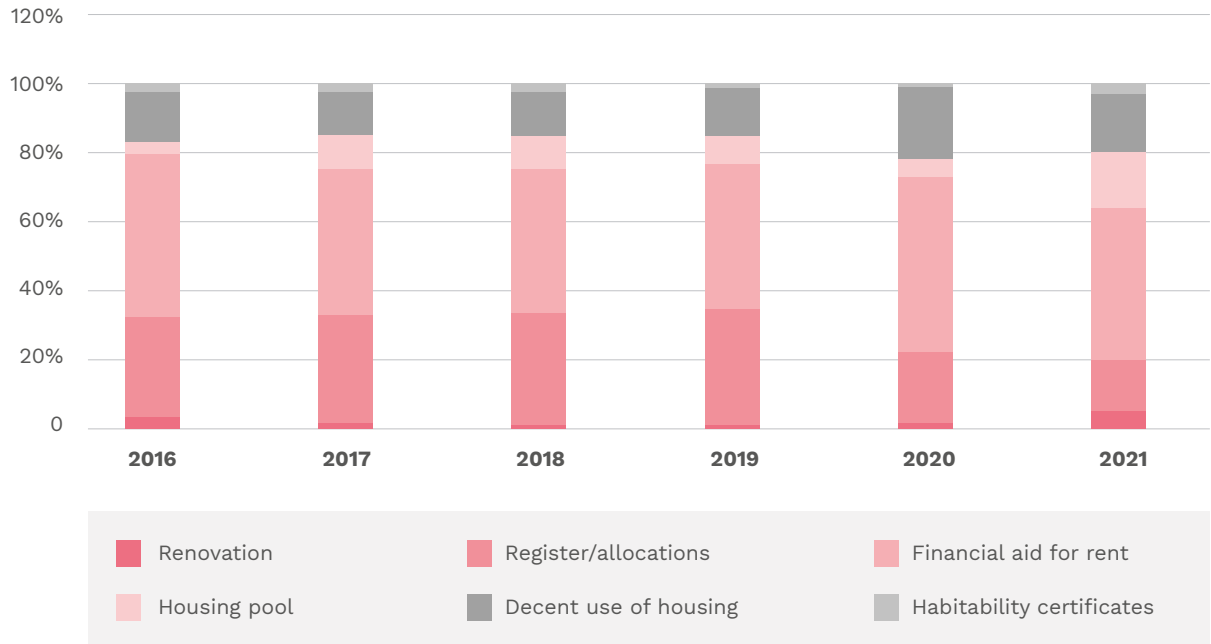
### Diversification of assistance mechanisms



The changes made to assistance from housing offices due to the covid-19 pandemic have transformed a mainly in-person service into one adapted to its users' needs, with a choice of three channels: online, in-person, and by telephone. Access has been spread out very evenly across the three mechanisms, though in-person assistance is slightly more popular, at 38% of the total.

## Subject matter of queries received

**Assistance has focused mainly on rent subsidies, which has been the subject matter of 43.6% of all queries.** The next most common subjects, though far behind the leader, were linked to the proper use of housing (emergency and advice), with 17.7%, and to the register of applicants for social housing (16.4%).





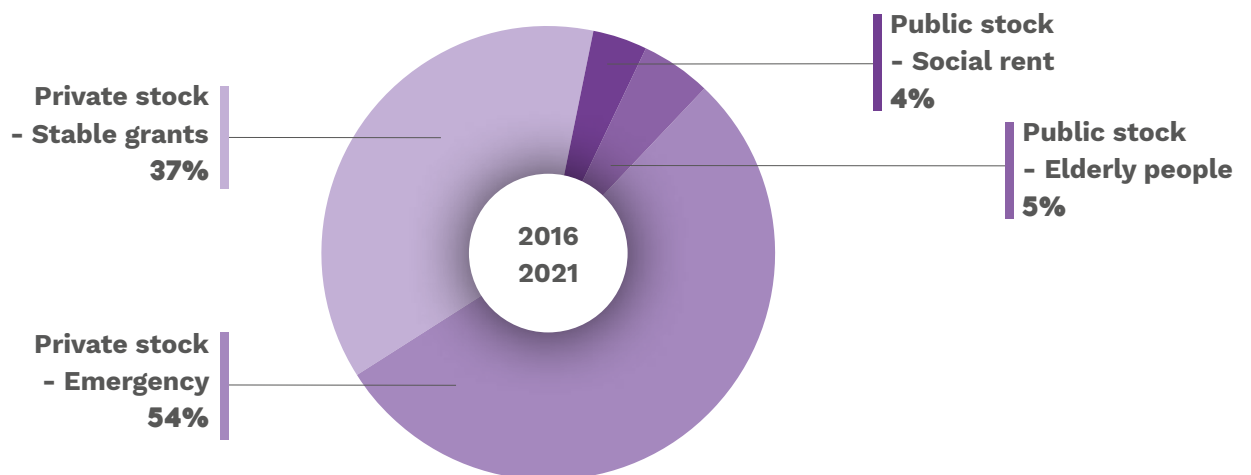


# HOME LOSS PREVENTION AND ASSISTANCE

Prevention is the key to avoiding emergency situations linked to loss of housing. To ensure the prevention of such situations, Barcelona City Council is continuing to promote the **Eviction Prevention and Mediation Service** (SIPHO) which, thanks to its proactive work, managed to attend to most of the city's vulnerable households at risk of losing their home, particularly those including children and elderly people, in 2021.

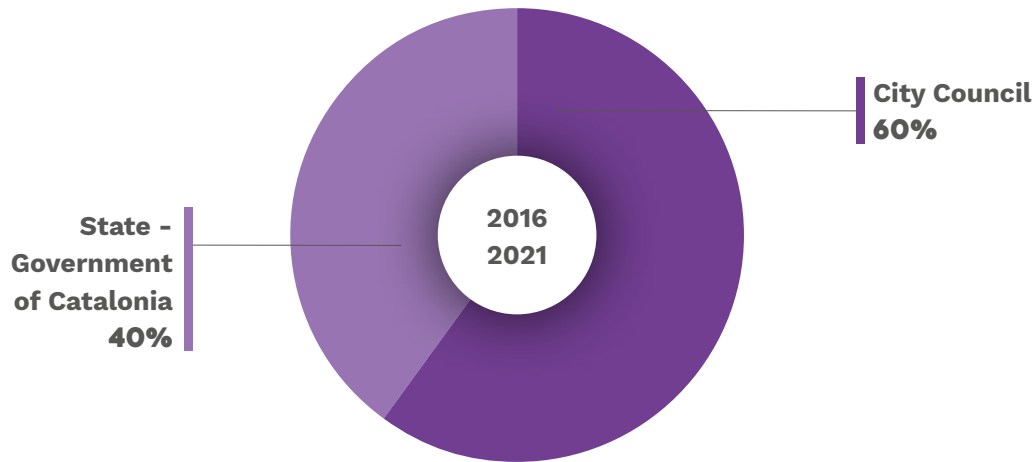
To make this possible, work based on **mediation** and **housing grants** has been carried out to reach an agreement for residents to stay in their home. In addition, the Service has continued to work on providing solutions, such as the **Emergency Board**, in cases of eviction.

#### Types of rent payment grants offered in Barcelona, 2016–2021

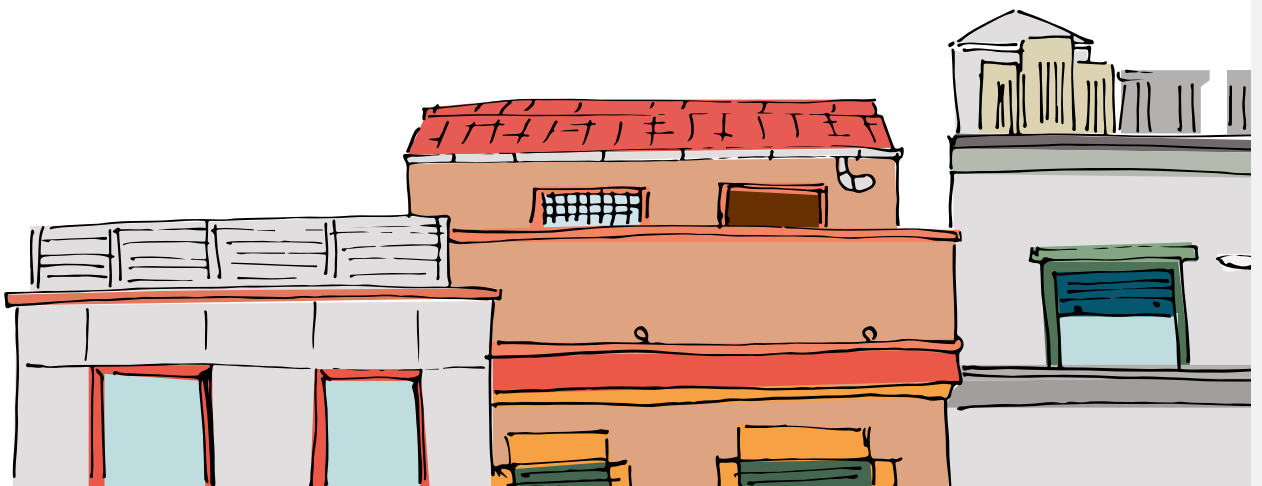


**A total of 151,691 housing grants worth €246.30 million were granted between 2016 and 2021. Around 80,500 people received assistance in 2021.**

## Distribution of housing grants between administrations, 2016–2021



**Between 2016 and 2021, Barcelona City Council provided 60% of the rent payment grants for both the public and private housing stock. Municipal grants totalled €31.39 M in 2021.**



## RENT PAYMENT GRANTS

### 2015

- » Creation of the municipal housing grant

### 2020

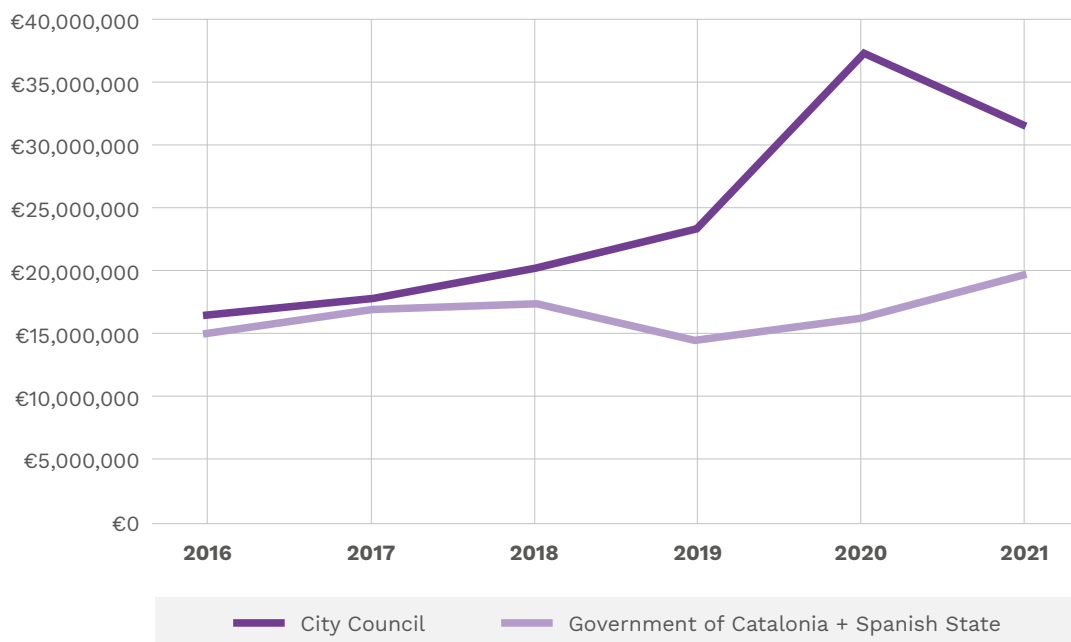
#### COVID-19 MEASURES

- » Automatic moratorium on rent payment for public housing.
- » Rent reviews for residents of public housing and homes assigned under the Habitat3 programme.
- » Launch of the new specific rent payment grant by the AHC.
- » Steep increase in emergency grants awarded by the Social Rights Department, reaching €24.73 M.

### 2021

- » Rent payment grants for both public and private housing, keeping 80,000 people in their homes.
- » An 18.45% increase in stable housing grants, reaching 10,586 grants, which benefit 26,500 people.
- » Sharp increase in the number of households receiving emergency grants to 19,228 (+80%).
- » Significant increase in number of grants for incorporation of dwellings into the Rental Housing Pool, from 96 to 213.
- » Continued increase in number of grants to help with rent payments in situations of mediation between owners and tenants carried out at housing offices. In 2021, 409 rent payment grants were awarded to end mediation processes with an agreement to keep the tenant in the dwelling (378 mediations with an agreement in 2021).

## Evolution of housing grants by administration, 2016–2021



## EXISTING GRANTS FOR MAINTAINING HOMES

### Rent payment grants (private housing stock)

The grants for private rent payment represent 91% of the total grants awarded in the city. In 2021, they ensured that 29,814 households were able to stay in their home. The total cost of this was €45.75 M. They are offered both at housing offices and through basic social services.

- » Stable rent payment grants for private housing stock (37%). These are provided by Barcelona City Council and the Catalan and Spanish governments and are processed by the housing offices.  
In 2021, 10,586 grants were awarded, totalling €27.13 M: 22.5% more than 2020. There was a notable increase in grants for people involved in legal proceedings and with rental debts.
- » Emergency accommodation grants (54%). These are offered by municipal social services.  
In 2021, the number of grants awarded has remained very high, keeping 19,228 household units in their homes (€18.44 M).

**Of the grants awarded, 69.2% were requested by women.  
The number of grants for shared rent and for accommodation in hostels was noteworthy, at almost 6,000 each.**

## Rent payment grants (public housing stock)

These grants represent 9% of the total housing grants awarded in the city in 2021. They enable lower-income households who live in public housing and cannot afford social rent to pay for their home. Thanks to these grants, the **average municipal rent price is €226/month**.

» **General grants for public housing stock – Social rent fund (4%).**

These enable lower-income households to pay for public housing. They are provided by Barcelona City Council and the Government of Catalonia.

**In 2021, these grants benefitted 961 households, with a total of €3.58 M.**

» **Grants for homes with services for the elderly (5%).** These help pay for homes with services for the elderly. **They are offered by the City Council only.**

In 2021, the number of households who benefitted from these grants increased, following the **completion of a housing development with services for elderly people** on Carrer d'Alí Bei, **with 49 dwellings.**

**In 2021, rent payment grants helped some 80,000 people to stay in their home, whether public or private housing.**



## EMERGENCY PREVENTION AND ASSISTANCE FOR VULNERABLE GROUPS

### 2015

- » Creation of the de Eviction Prevention and Mediation Service (SIPHO) with three objectives: to take action against evictions, deal with situations of squatting, and establish a housing discipline system.

### 2016

- » New regulations for the Emergency Board.
- » Creation of the Nausica refugee welcome programme.
- » Start of the implementation of Energy Advice Points.

### 2017

- » Changes to the social housing allocation system to give priority to households from other types of housing in order to provide them with greater stability.
- » European support for the B-Mincome municipal social inclusion programme.
- » Completion of the implementation of 10 Energy Advice Points.

### 2020

- » Municipal drive to start applying the moratorium on evictions established by the Spanish government due to covid-19.
- » Activation of the AHC's 'Reallotgem' programme.



**2021**

- » Thanks to intervention from the Eviction Prevention and Mediation Service and social entities, 90% of eviction orders in the city are not executed and 80% are suspended before the planned day of eviction.
- » The Eviction Prevention and Mediation Service (SIPHO) has helped 2,364 households to find a definitive solution to avoid losing their home.
- » Assistance for people at risk of losing their home from the Eviction Prevention and Mediation Service is offered within 24 hours of contact with housing offices or with the ‘Housing calls you’ service.
- » In 2021, 90% of queries received by the Public Housing Prevention, Intervention and Mediation Service were connected to the housing stock managed by IMHAB, totalling 889 interventions. The cases attended mainly include defaulting on rental payments, but also regularising residents of public housing.
- » Energy Advice Points have managed cases and stopped 23,297 household’ utilities from being cut off.
- » The impact of the price of electricity and the withdrawal of many decrees that protected the population during the state of alert have increased demand for the service to prevent utilities from being cut off (from 2% to 4% between 2020 and 2021).
- » Housing has been given to 268 household units through the board: 209 through allocation of a home and 59 in tourist-use flats, whilst they wait for a permanent home.

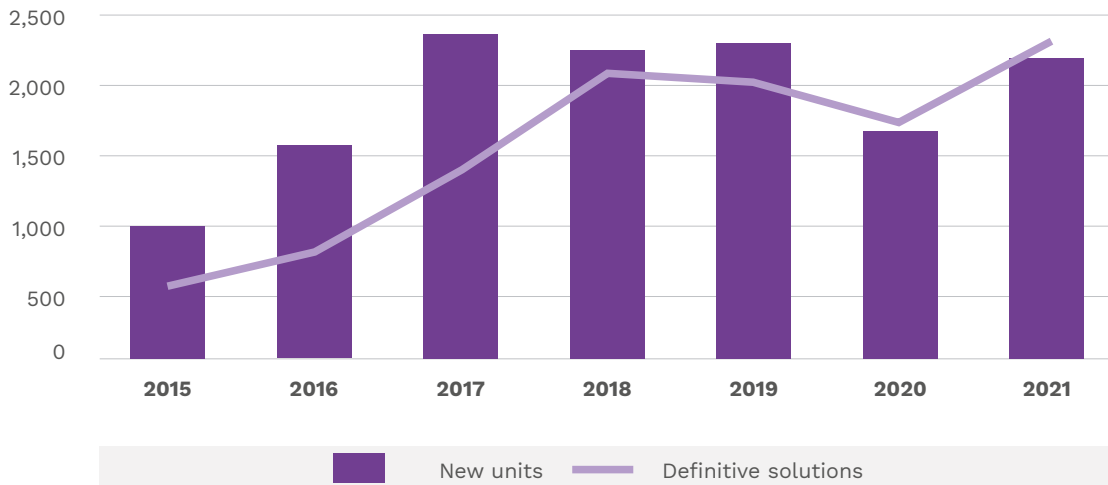


## PROMOTION OF MEDIATION

Support and mediation work is being carried out, in addition to the provision of housing grants, to protect vulnerable groups from losing their homes. Various legal advice and mediation services are provided in Barcelona.

- » **Legal advice service provided by the housing offices.** This service provides legal advice in matters relating to renting, mortgages and home owners' associations.  
**In 2021, legal advice was provided on 7,604 occasions.** The vast majority of this advice was linked to rent (98%), while the rest was relating to conflicts in residents' associations.
  
- » **Eviction Prevention and Mediation Service (SIPHO).** This entity intervenes in situations where there is a risk of eviction in order to prevent the eviction or find alternative housing.  
**In 2021, 2,267 new households were assisted, and 2,364 definitive solutions were provided** (including both new households and households assisted in previous years that had not yet found a solution). The main characteristics of the new households assisted in 2021 are as follows:
  - In terms of composition of the assisted households, 49% of residents are women and 51% are men. The total number of children living there is 1,981: 33.4% of the total.
  
  - In terms of type of ownership, 47% of households lived in dwellings owned by large owners and 40% in dwellings owned by small owners, while the ownership of the rest was unknown.
  
  - In terms of tenure system, 58% of households lived in rented housing (mostly private, including large and small owners, but only 5% owned by financial entities); 29% of households were in a situation of squatting; and just 4% of households owned their home; leaving 9% for which the tenure system was unknown.

## Eviction Prevention and Mediation Service (SIPHO) cases, 2015–2021



**In 2021, the Eviction Prevention and Mediation Service (SIPHO) provided a response for 2,364 households, which protected some 6,200 people.**

» **Mediation service provided by housing offices.**

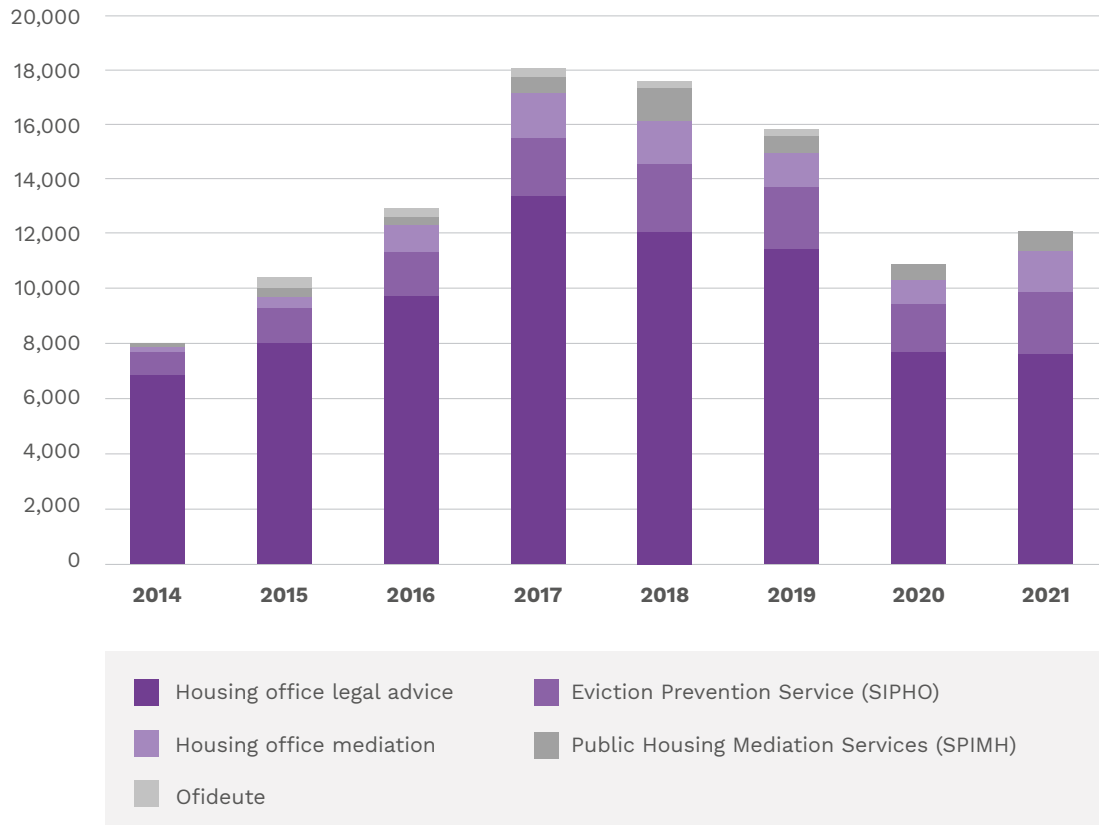
**In 2021, 1,245 cases were dealt with, 50% of which have been completed.** In 378 cases, an agreement was reached that allowed the household to stay in their home.

» **Public Housing Protection, Intervention and Mediation Service.** This is a mediation and support service for residents of public housing to help with community living issues and help address payment difficulties.

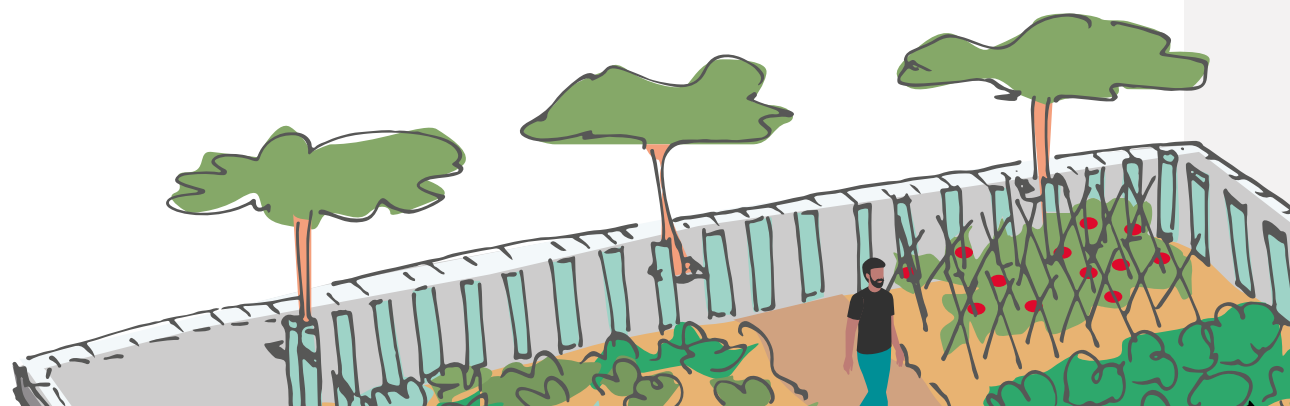
**In 2021, the Service worked on 985 new cases,** 60.6% of which were due to default on rent payment and 26% to regularise the situation of the people living in the housing.

» **Ofideute service.** Thanks to changes in the laws on mortgage foreclosures, the number of cases dealt with dropped from 413 new cases in 2015 to 38 in 2020. **In 2021, the number of cases opened rose to 53 household units.** Nonetheless, the legislation in place prevents this number from reaching anywhere near the 2015 figure (413).

## Mediation service cases, 2014–2021



**In 2021, the different mediation and legal advice services attended to 12,154 cases. These services deal with people struggling with payments and conflict in public and private housing.**

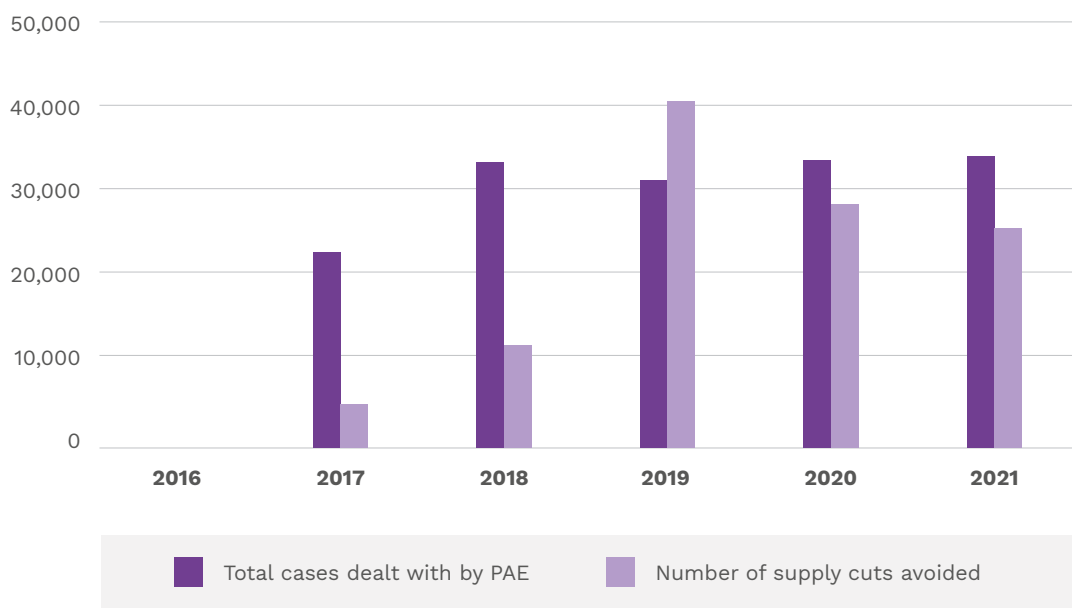


## ASSISTANCE FOR ENERGY POVERTY

The 12 Energy Advice Points (PAE) offer people the help, information and any intervention they need so that they can exercise their energy rights and utility companies cannot deny them access to basic utility supplies.

Almost 70% of people who sought help from the PAE in 2021 were referred by other municipal services, including housing offices. Nonetheless, in 2021, the proportion of people using the PAE on recommendation from another person or a non-municipal entity rose from 16% to 21%, which represents around 7,000 people.

### Assistance provided by Energy Advice Points, 2017–2021



**The Energy Advice Points assisted 155,475 households and prevented 108,590 supply cuts between 2017 and 2021.**

In terms of profile, 65% of users of the Energy Advice Points in 2021 were women, and the average age was 53. Their origins were outside of the Spanish State in 49% of cases, while 33% were born in Catalonia and 13% in the rest of Spain.

Users were mothers in single-parent households in 13% of cases (62% of whom were born outside the Spanish State), and 45% of users were single women, with an average age of 66. These data provide a snapshot of poverty in the city, which is still a very feminised phenomenon.

### ASSISTANCE PROVIDED BY THE EMERGENCY BOARD

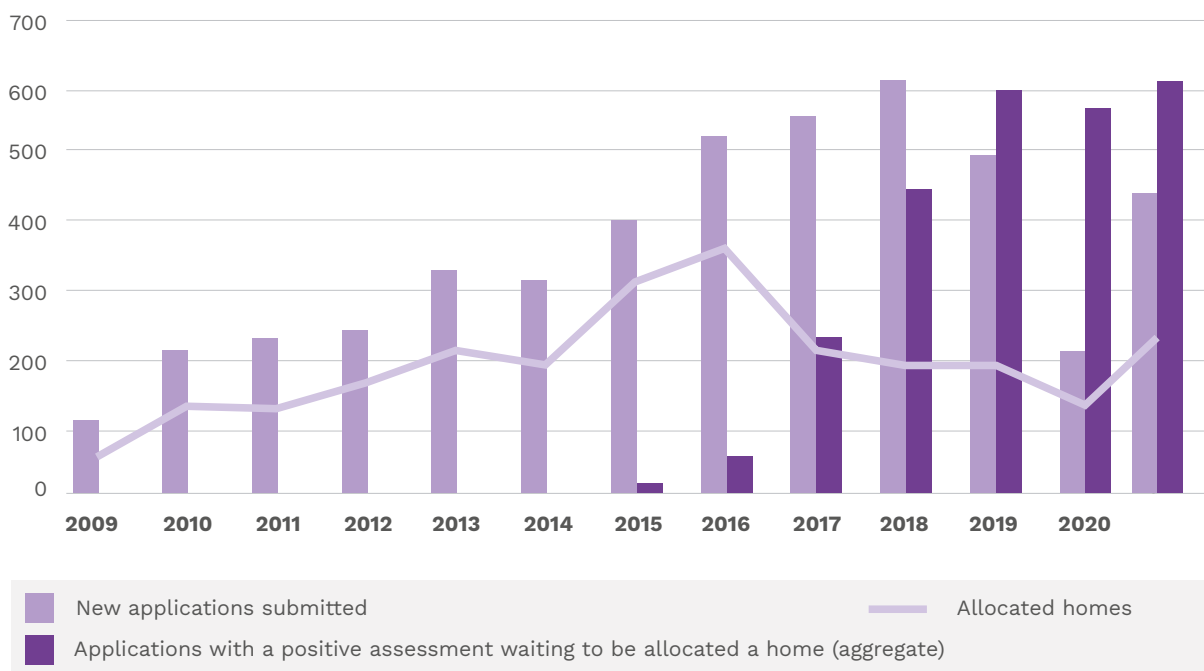
The Social Emergency Board is a service provided by a consortium formed by Barcelona City Council and the Government of Catalonia whose job is to assess situations of vulnerability and provide housing to households that have lost their homes.

#### The Emergency Board allocated 1,317 homes between 2016 and 2021.

There are currently 669 households waiting to be allocated housing. As well as allocating homes, the Emergency Board offers alternative mechanisms to fulfil the residential needs of people seeking to be allocated housing.

**In 2021, housing was provided to 268 household units through the Emergency Board:** 209 through allocation of a home and 59 in tourist-use flats, whilst they wait for a permanent home.

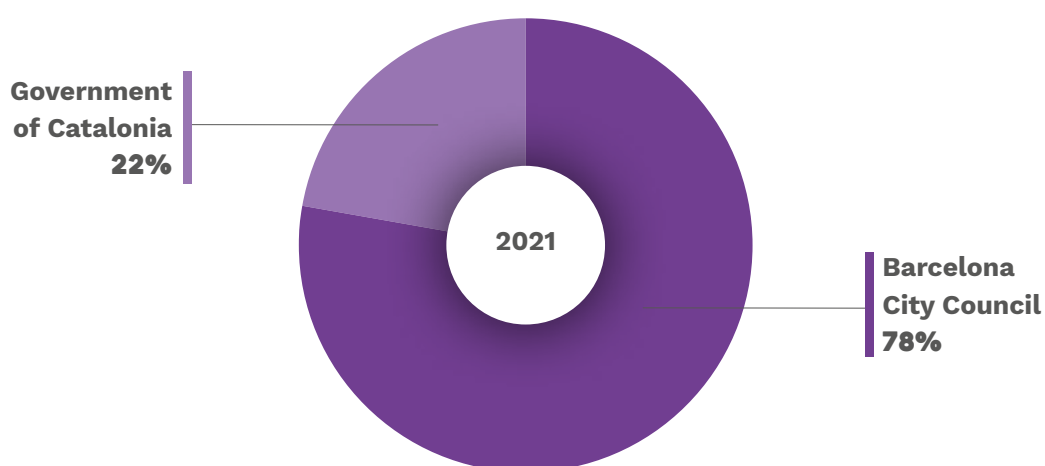
### Emergency Board actions, 2009–2021



Barcelona City Council and the Government of Catalonia do not provide equal amounts of housing to the Emergency Board.

In 2021, Barcelona City Council provided 71.8% of the homes allocated by the Emergency Board and 100% of tourist-use flats, which represents 78% of the total, while the Housing Agency of Catalonia (AHC) contributed the other 22%.

### Contribution of homes and tourist-use flats to the Emergency Board by administration, 2021



**Barcelona City Council provided 78% of the total number of homes allocated by the Emergency Board in 2021.**

The **Reallotgem** programme, launched in 2021 and driven by the Government of Catalonia, is supposed to provide a response to this situation. In 2021, it obtained 3 dwellings.

### ASSISTANCE FOR REFUGEES

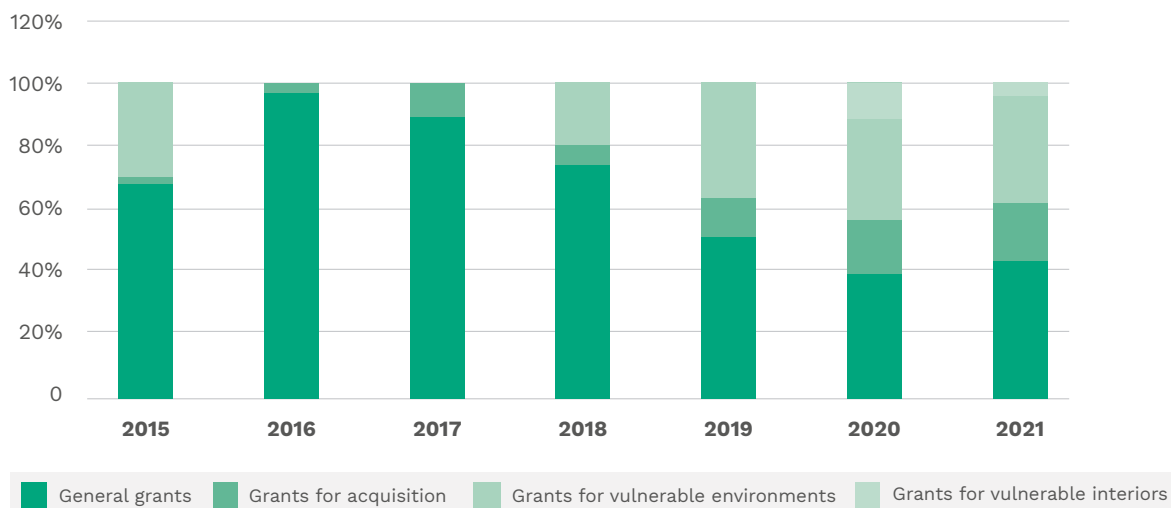
The year 2016 saw the creation of the Nausica programme, **a municipal service that provides accommodation for and covers the basic needs of asylum seekers who are not eligible for help from the central government.** The programme also serves as a platform for the improvement of social and employment integration and autonomy processes. The service is intended to complement the State assistance programme.



# RENOVATION POLICY

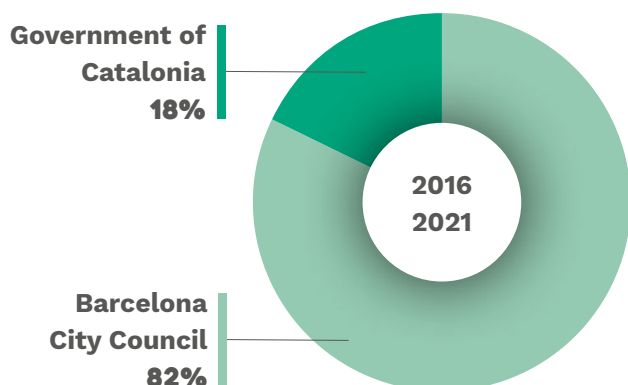
Home renovation is key to improving people’s health and quality of life. Work on reformulating the city’s renovation policy by proactively targeting the most vulnerable groups and areas thus started in 2015.

### Evolution of the use of renovation grants by aim, 2015–2021



**Renovation grants underwent significant changes between 2016 and 2020, with more grants for vulnerable people and buildings and for attracting housing.**

### Renovation of the city’s private residential housing stock by agent, 2016–2021



**Barcelona City Council’s contribution accounted for 82% of the funds provided for the renovation of the city’s private housing stock.**



## URBAN RENEWAL AND RENOVATION GRANTS

### 2015

- » Re-launch of renovations, with a 543.4% rise in allocated funds.
- » Launch of the Neighbourhood Plan, providing for action in the city's 10 most vulnerable areas.

### 2016

- » Deployment of home interior renovation grants.
- » Drawing up of the document 'Study and Detection of Areas of Residential Vulnerability in the City of Barcelona', in collaboration with the Polytechnic University of Catalonia. The document has helped to generate a system of indicators, based on general statistical data and municipal data, that sheds light on the socio-demographic and socio-economic characteristics of the urban and residential space, thus signalling the most vulnerable areas.

### 2017

- » Creation of the action programme for high-complexity properties (linked to the Neighbourhood Plan).

### 2018

- » Drawing up of the city's urban renewal implementation strategy.

### 2019

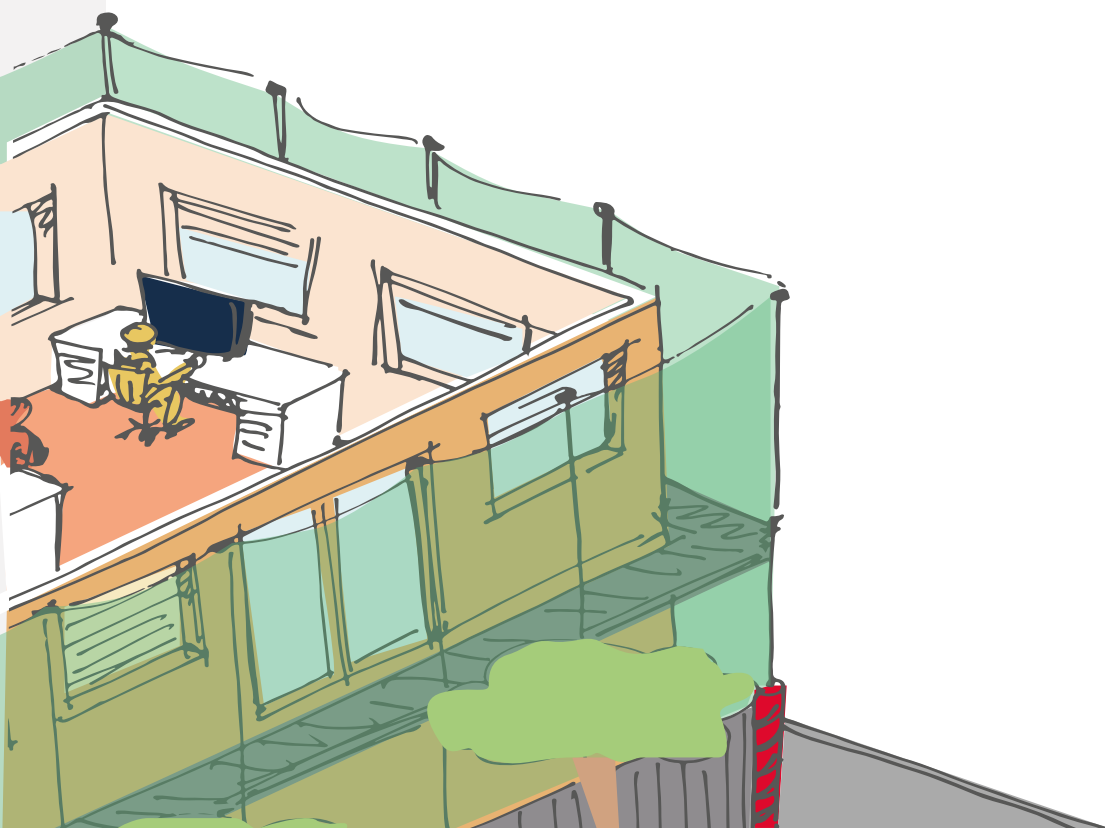
- » Start of the deployment of renovation grants linked to neighbourhood renewal projects, under which improvements can be made to homes in vulnerable areas based on actions on residential complexes (not buildings).

### 2020

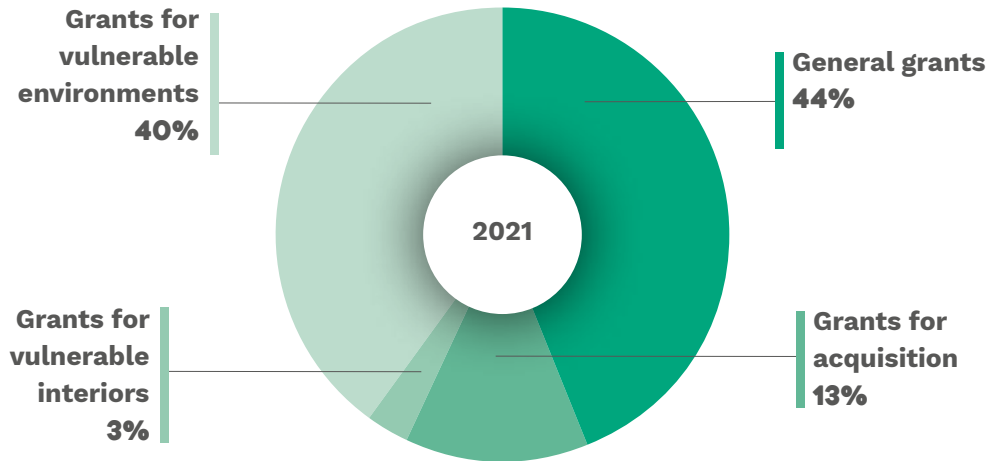
- » Start of the deployment of home interior renovation grants for vulnerable people.
- » Launch by Barcelona City Council of the 'Barcelona, making plans for the future' plan, and development of projects eligible for funding from the EU's Recovery and Resilience Plan.
- » Resolution by Barcelona City Council to create the Sustainable Energy Mechanism (MES Barcelona).

**2021**

- » Creation by the Spanish State government of a Recovery, Transformation, and Resilience Plan, which should provide access to European Next Generation funds.
- » Of the renovation grants awarded in the city, 66% were for improving vulnerable environments and homes and for attracting dwellings for the Rental Housing Pool.
- » Thanks to renovation grants, 134 lifts have been installed, making 1,747 dwellings accessible and benefitting some 4,400 people.
- » Renovation grants have improved 206 homes of people who are either vulnerable or require support from the Rental Housing Pool to access housing.
- » Grants for renovation of private housing generated 1,830 direct and indirect jobs, while intervention on the public housing stock created 396 jobs. In total, 2,226 jobs were created by the municipal renovation drive.



### Distribution of the budget by type of private housing renovation grant awarded in 2021



**In 2021, Barcelona City Council and the Government of Catalonia granted renovation grants worth €19 million, leading to improvements to the buildings or homes of around 12,500 people.**

#### Transformation of grants to improve the most vulnerable homes and environments

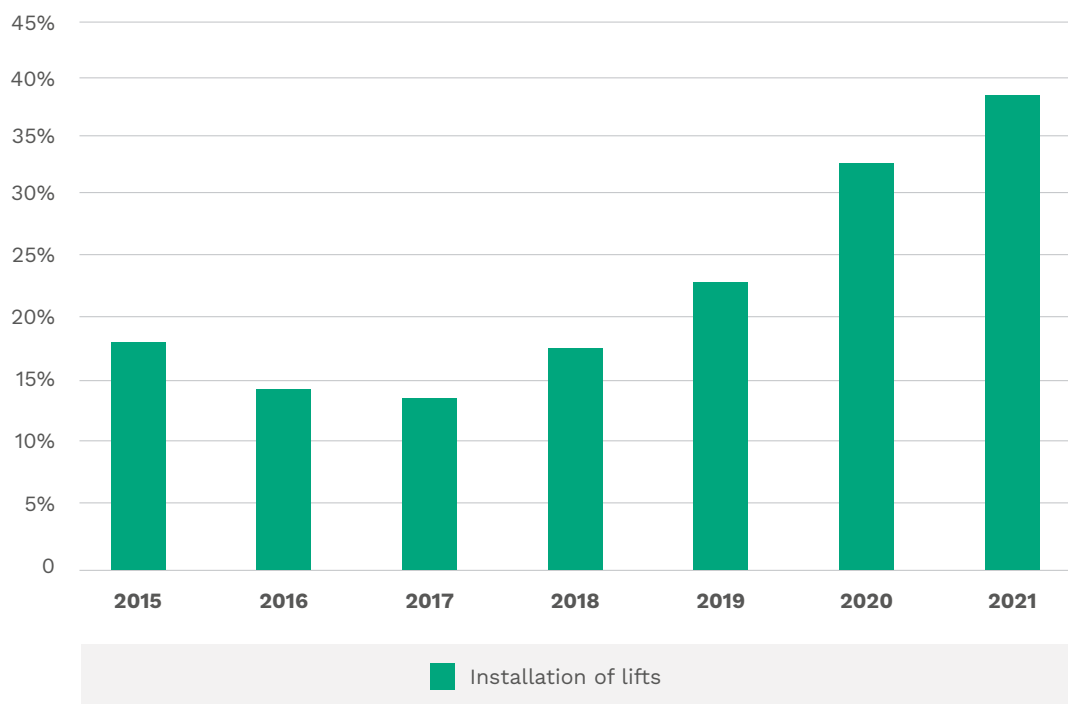
- » **Communal element renovation grants.** These grants have been maintained despite a gradual reduction in the dedicated funds.

In 2021, €8.3 M were dedicated to general renovation grants (call for grant applications for communal elements), which **have improved 325 buildings containing 4,539 dwellings.**

- » **Improvements to accessibility.** The grants for communal elements include grants to improve properties' accessibility (lift installation and elimination of architectural barriers in entrance halls).

In 2021, 134 lifts were installed thanks to renovation grants, ensuring access to 1,747 dwellings in which 4,400 people live. Support was also provided to 75 properties to solve accessibility problems linked to the presence of steps or other architectural barriers in entrance halls.

### Percentage of homes that have benefitted from the installation of lifts as a proportion of the total, 2015–2021



**Between 2016 and 2021, the proportion of grants dedicated to accessibility improvements has increased (57.6% of grants awarded in 2021).**

» **Creation of grants for high-complexity properties.** These are awarded in areas covered by the Neighbourhood Plan (2016–2021): Nou Barris (Trinitat Nova, Ciutat Meridiana, Les Roquetes, Turó de la Peira and Can Peguera), Sant Andreu (Baró de Viver, Trinitat Vella, Bon Pastor), Horta-Guinardó (la Teixonera, Sant Genís dels Agudells), Sants-Montjuïc (Marina del Prat Vermell and Marina de Port), Ciutat Vella (Raval sud and Gòtic sud), Sant Martí (Verneda i la Pau, Besòs i el Maresme).

### Action on high-complexity properties, 2021

New buildings with renovation agreements	9 cases
<b>New dwellings affected</b>	<b>77 dwellings</b>
<b>Public subsidy</b>	<b>€3,627,957</b>
Resources mobilised	€4,635,538



Vallcivera renovation, Ciutat Meridiana



Fortuna renovation, La Marina

- » **Neighbourhood renewal.** Under this programme, global improvements can be made in the most vulnerable areas, as it goes beyond building-based actions and works on urban complexes as a whole. This programme was implemented in the neighbourhood in the south-west of Besòs before spreading to other neighbourhoods, including Canyelles, in 2021.

#### Actions in urban renewal areas, 2021

Buildings with renovation agreements	5 cases
<b>Dwellings affected</b>	<b>186 dwellings</b>
<b>Public subsidy</b>	<b>€4,010,316</b>
Resources mobilised	€4,684,842

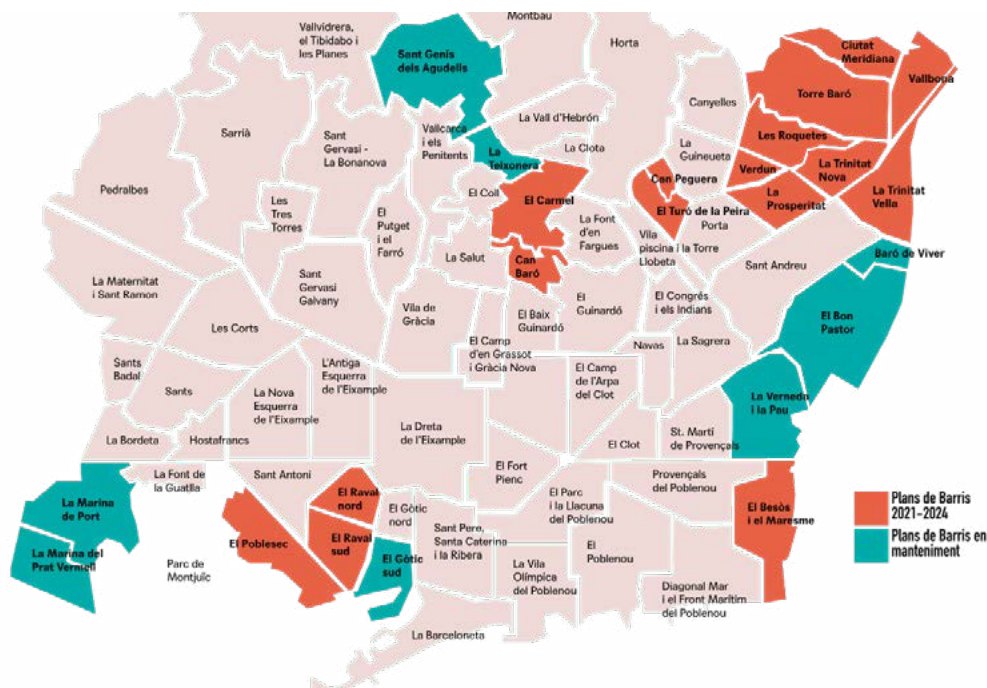
- » **Increased cohesion grants.** These are awarded to people who cannot afford the work being carried out in their building. They are given a higher grant by the Administration to make them possible. These grants can amount to 100% of the cost of the action.

**The changes made to the renovation policy have resulted in cohesion grants reaching €4.89 M between 2016 and 2021.**

» **Implementation of the Neighbourhood Plan.** In addition to the grants for high-complexity properties described above, other actions to improve the residential conditions of the residents of neighbourhoods covered by the Neighbourhood Plan include:

- Providing support to people being relocated from the Bon Pastor neighbourhood's 'Cases Barates' [Cheap Houses] homes (currently in progress).
- Creation of a network of residents' association chairpersons with responsibility for remodelling in the Trinitat Nova neighbourhood.
- Habitability improvement studies in the Raval and El Gòtic neighbourhoods: changes of use of municipal offices to residential use, the Tactical Inclusive Repopulation Accommodation (ATRI) study, and the study on hostels housing vulnerable people.
- 'Baixem al carrer' [Come Outside] programme for elderly people in the Besòs i el Maresme and Trinitat Vella neighbourhoods.
- Psychological support service for vulnerably housed people (currently in progress) in Zona Nord (Ciutat Meridiana, Vallbona, and Torre Baró).
- Creation of the Can Peguera Social Observatory.
- Habita Carmel pilot project to improve the interior of dwellings that do not fulfil the minimum decent living requirements and offer technical, social, and legal guidance and free support to properties that wish to join the programme. At the same time, owners can apply for subsidies of between 75% and 100% to carry out these improvements.

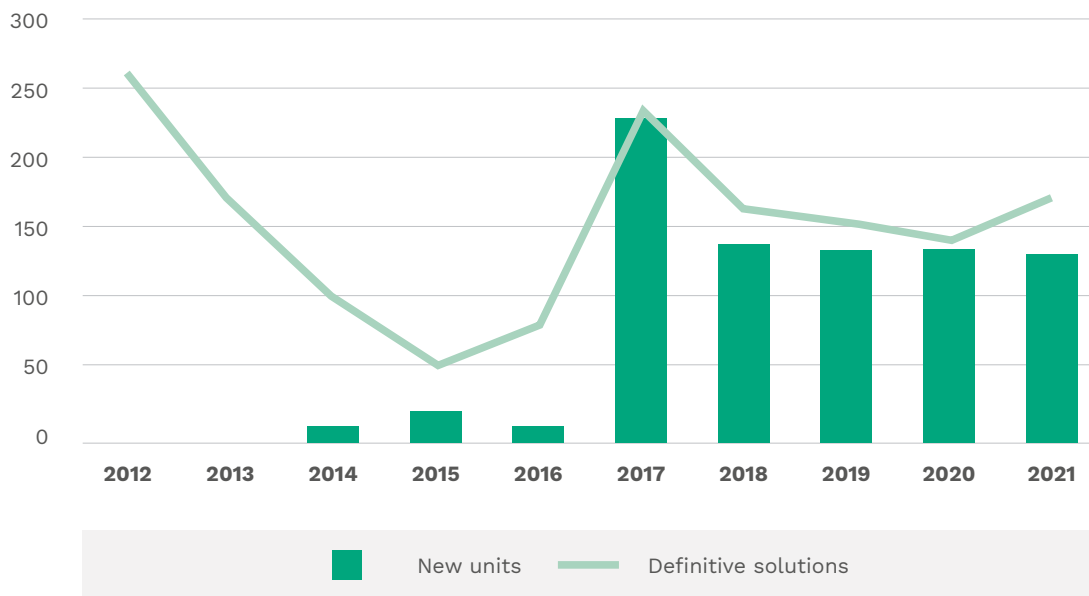
### Areas included in the Neighbourhood Plan



- » **Boost to the renovation grants to attract more affordable housing.** The increase in renovation grants for the incorporation of dwellings into the Rental Housing Pool to €20,000 continues to play a key role in attracting homes for the Pool.

**In 2021, 135 renovation subsidies linked to the incorporation of dwellings into the Rental Housing Pool were awarded.**

### Rental Housing Pool. No. of dwellings attracted and relationship with renovation grants, 2012–2021



**Since 2017, practically all dwellings incorporated into the Rental Housing Pool have received renovation grants to be adapted and improved.**



- » **Home interior renovation grants for vulnerable people.** These grants enable people without the financial resources to ensure their home is in good condition to improve its accessibility and living conditions.

In 2021, 71 homes were improved with this grant, for an investment of €0.61 M.



*Transformation of an interior for better accessibility*

## NEW PROJECTS IN PROGRESS

- » **Sustainable Energy Mechanism (MES Barcelona).** The programme aims to attract private funds for the joint allocation of over €166 million to energy renovation projects and the installation of solar panels.
- » **‘Barcelona, making plans for the future’ plan.** This is a municipal strategy based on the City Council’s own actions and on initiatives by public, social, cooperative, and private partnerships in response to the new challenges resulting from the pandemic and those set by the Barcelona Right to Housing Plan itself. It covers the Barcelona Renewable 2030 strategy, which pursues the following objectives:
  - To help make the city carbon-neutral by means of an **energy renovation, urban renewal, and renewable energy production plan.**
  - To shift the focus of the construction industry to make it a driver of the economy dedicated to producing affordable and sustainable housing.
  - To consolidate a business network based on the production and consumption of sustainable energy.
  - To improve people’s living conditions and reduce urban inequality.

# PROPER USE OF HOUSING

The background of the page is a light orange color with a white line-art illustration of a city street. The illustration shows a perspective view of a street with buildings on both sides, trees, and a road with lane markings. The buildings have windows and balconies, and the trees are stylized with rounded canopies.

42

Barcelona  
Right to  
Housing Plan  
2016-2025  
housing

## PROPER USE OF HOUSING

The Right to Housing Plan 2016–2025 started a line of work specifically linked to the private housing stock that had not been previously implemented in the city. Its aim is to ensure that private owners, who own 98% of the city’s residential stock, ensure the fulfilment of the social function of property and that citizens’ right to housing can be guaranteed.

### » Political influence

Many legislative changes to support the right to housing have taken place in the last few years, and they have all involved proposals driven by Barcelona City Council to guarantee the right to housing. The following laws have thus been developed and promoted:

- Act 17/2019 on urgent measures for the improvement of access to housing. **This law extends the application of measures to vulnerable households in cases of loss of housing** by extending both the groups assisted and the guarantees provided, as well as expanding the responsibilities of large owners.
- Act 11/2020 on emergency measures for capping rental prices in housing leases. **This is Spain’s first rent regulation law.**
- Work is under way to **enact a Spanish housing law that can make rent regulation ironclad and establish a set of regulations by the central government under which matters that cannot be guaranteed under Catalan legislation can be changed.** Work is also being carried out to include aspects that are already part of Catalan legislation, such as reservations for social rental housing.
- Recovery of the laws suspended by the Spanish Constitutional Court, such as Act 24/2015 on urgent measures to address the housing and energy poverty emergency, and Act 4/2016 on measures for the protection of the right to housing of people at risk of residential exclusion. Thanks to these laws, **people in foreclosure proceedings and suffering from energy poverty now have legal guarantees and tools to act and** put pressure on the administrations.

### » **Housing discipline and anti-harassment policy**

Housing discipline has become a new cornerstone in the city's housing policy, regarded as a public service. It aims to put the right to housing at the centre of policies and reverse bad practices such as property mobbing, the existence of vacant flats, abuses of social dwellings, and dwellings' poor state of repair.

The aim of this housing discipline in the city is to supplement the urban planning discipline system that has been in place in Barcelona and in Catalonia's various municipalities for years while drawing inspiration from the experience of cities such as New York, London, Vienna, and Lisbon. In Barcelona, it is implemented through **the Housing Discipline and Anti-Harassment Unit, which is the first instance of a housing discipline system being comprehensively promoted in Catalonia.**

The Anti-Harassment Unit seeks to eradicate infringements of the right to decent housing. Reporting and highlighting these cases increases public awareness of anti-social practices and acts as a deterrent, the first step in restoring the proper use of housing in the city.

*Report of the Housing Discipline and Anti-Harassment Unit, July 2020.*

## **HOUSING DISCIPLINE AND ANTI-HARASSMENT ACTIONS**

### **2015**

- » Creation of the Housing Discipline and Anti-Harassment Unit (December 2015).

### **2016**

- » Implementation of the housing discipline system, action to tackle empty housing.
- » Approval of the Special Tourist Accommodation Plan (PEUAT).
- » Launch of the Plan for Inspecting and Penalising Illegal Tourist Dwellings.

### **2017**

- » Amendment to the Refurbishment Byelaw (ORPIMO) to guarantee residents' rights in building and home refurbishments.

### **2018**

- » Systematic plan to ensure the proper use of social housing.
- » Creation of discipline coordination boards in every district.
- » Agreement with the Barcelona Bar Association (ICAB) to increase the legal advice provided at the Ciutat Vella Housing Office.

- » First municipal claims for property mobbing filed by social entities for administrative remedies.

## 2020

- » Approval of Law 11/2020, of 18 September, on emergency measures for capping rental prices in housing leases.

## 2021

- » **Barcelona declared a tense market area** to allow for regulation of rent in accordance with the Catalan law to cap rental prices, for 5 years. At the same time, the declaration reduced the reference price by 5% in accordance with the Government of Catalonia's price index and allowed for the inclusion of dwellings with more than 150 cm<sup>2</sup> of useful floor area.
- » **Opening of disciplinary proceedings linked to the rental price cap law.** Two types of proceedings were initiated:
  - Breach of rent cap regulation, with rent prices higher than permitted.
  - Breach of regulation requiring the rental prices established by the reference index for the rental property to be advertised.
- » **Systematic work for the establishment of agreements that turn housing discipline into a cornerstone to ensure the proper use of housing.**
- » **The reduction in disciplinary action linked to illegal tourist lets has continued**, despite the recovery of tourism, thanks to work carried out since 2015. The total number of activity cessations in 2021 is 265: practically a tenth of the total recorded in 2017. Disciplinary proceedings have also continued to fall in number, at 374 in 2021.
- » The recovery of construction activity has led to an **increase in reports to ensure that, in renovation processes that affect residents, these residents are guaranteed to be temporarily relocated and to return to their home.** In 2021, 192 favourable reports and 31 unfavourable ones were issued (+ 11 cancelled).

### Inspections carried out to ensure the proper use of housing

Systematic inspections relating to vacant homes, illegal tourist lets, and social housing have been carried out to ensure that the social function of property is being fulfilled.

Types of action	Inspections
<b>Making vacant homes available for use linked to disciplinary proceedings</b>	<b>1,606</b>
Vacant dwellings census	103,864
<b>Ensuring the proper use of social housing</b>	<b>4,625</b>
<b>Identifying illegal tourist lets</b>	<b>11,097</b>
<b>TOTAL (excluding the vacant dwelling census)</b>	<b>17,593</b>
Total including the vacant dwelling census	121,457

*\*Data from the 2019 vacant dwelling census and in relation to tourist lets at the end of 2020. All other data: as of June 2021.*

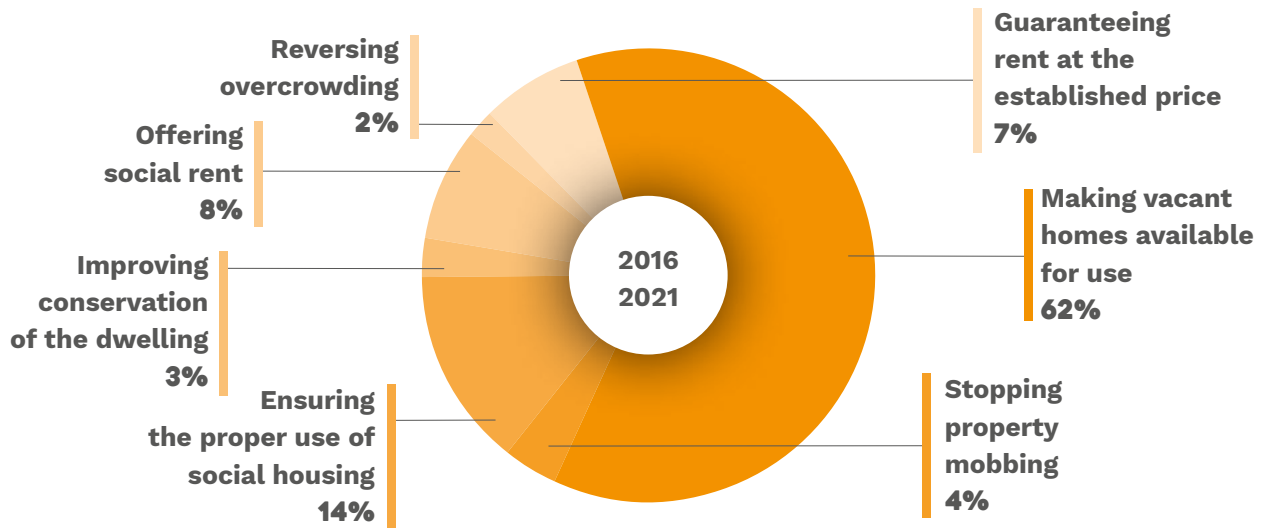
**Over 17,500 inspections to ensure the proper use of housing (over 121,000 including the vacant dwelling census) had been carried out by the end of 2021, leading to 17,768 proceedings affecting 17,915 homes.**

## Disciplinary proceedings started between 2016 and 2021\*

Type of action	Proceedings	Homes
<b>Proceedings for permanently unoccupied dwellings</b>	<b>654</b>	<b>766</b>
Proceedings for anomalous declaration (not done any more)	524	524
Proceedings for permanently vacant dwellings	101	213
Proceedings for non-inclusion on the Vacant and Occupied Dwellings Register	7	7
Compulsory acquisition proceedings for vacant homes (Law 4/2016)	22	22
<b>Property mobbing proceedings</b>	<b>48</b>	<b>60</b>
<b>Proceedings for misuse of social housing</b>	<b>148</b>	<b>148</b>
<b>Proceedings for poor state of repair</b>	<b>44</b>	<b>62</b>
Conservation orders	22	22
Proceedings for substandard housing	22	40
<b>Proceedings for not offering a social rent by large property owners</b>	<b>81</b>	<b>86</b>
<b>Proceedings for overcrowding</b>	<b>19</b>	<b>19</b>
<b>Proceedings for illegal tourist lets</b>	<b>16,704</b>	<b>16,704</b>
Cessations of activity	7,506	7,506
Disciplinary proceedings	9,198	9,198
<b>Proceedings to guarantee rent at the established price</b>	<b>70</b>	<b>70</b>
Breach of rental price cap	22	22
Failure to advertise rental prices	48	48
<b>TOTAL</b>	<b>17,768</b>	<b>17,915</b>

\*Includes proceedings at all stages: pending, preliminary proceedings, shelved, and concluded.

## Types of disciplinary proceedings initiated, 2016–2021



*Note: Proceedings for illegal tourist lets have not been included due to the large number of such proceedings in proportion to all other types, which would make the distribution of other proceedings impossible to identify.*

**Most of the fines handed out were for permanently vacant homes (62%), were given to large owners, or were related to the misuse of social housing (14%).**



## Results obtained

<b>Fines and penalties imposed</b>	<b>87</b> <b>€2.87 M</b>
<b>Fines and penalties paid</b>	<b>73</b> <b>€1.82 M</b>
<b>Preliminary housing reports drawn up to guarantee residents' right to be rehoused</b>	<b>864 reports</b> (643 favourable, 152 unfavourable, and 69 withdrawn)
<b>Regularisation of social housing rental</b>	<b>24 social housing regularisations and 4 dwellings added to the Rental Housing Pool</b>
<b>Penalties for failure to advertise a dwelling's rental price</b>	<b>7 penalties imposed</b>

**At the end of 2021, 73 fines had been paid for a total amount of €1.82 M.**



# EXPANSION OF THE AFFORDABLE HOUSING STOCK

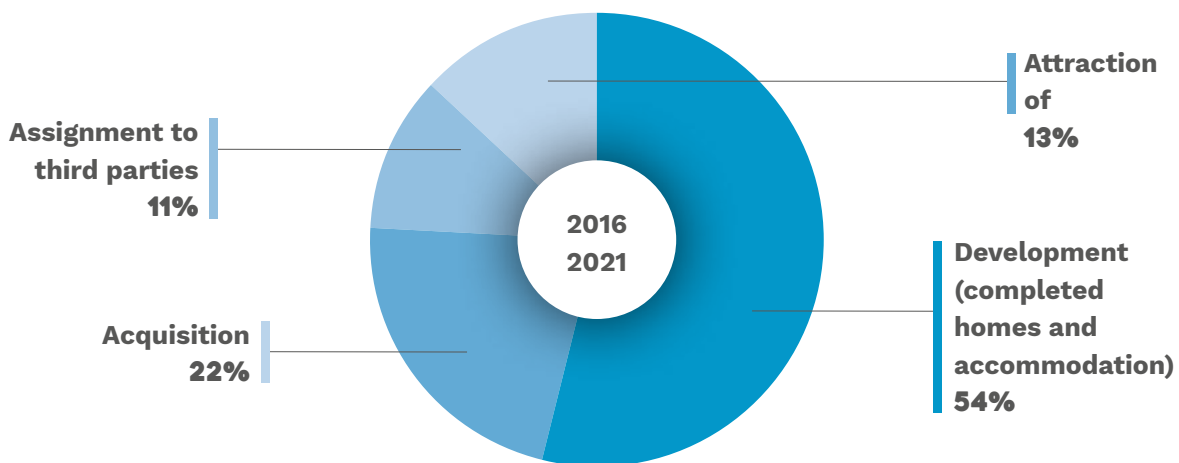
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Barcelona  
Right to  
Housing Plan  
2016–2025  
housing

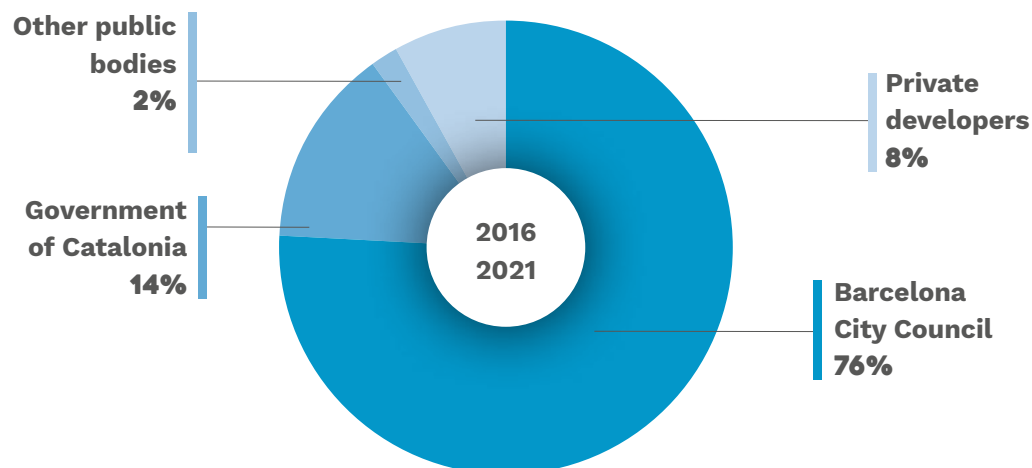
## EXPANSION OF THE AFFORDABLE HOUSING STOCK

Increasing the city's affordable housing stock is key if we want to meet the needs of the population. In order to achieve this, we are using all available tools – development, acquisition, attraction of private housing for use as affordable rental housing, and offering rent payment grants to enable people to access and maintain a home. The work involved in increasing the housing stock is carried out by both Barcelona City Council and other public bodies, such as the Government of Catalonia, and by social entities and private developers.

### Mechanisms for expanding the affordable housing stock, 2016–2021

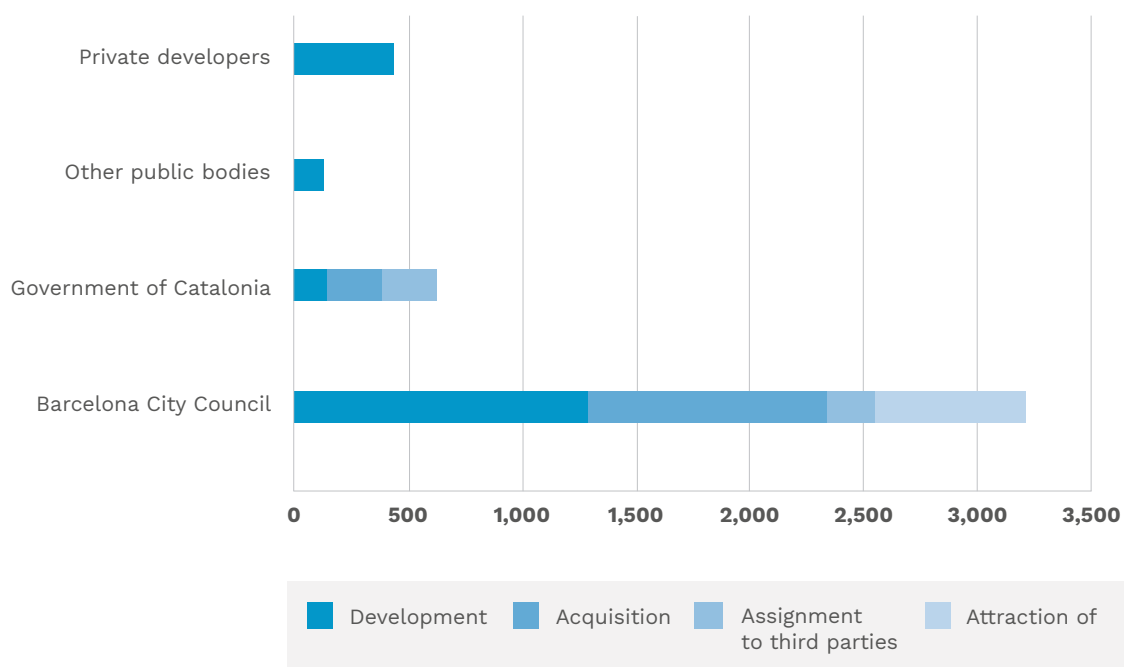


### Expansion of the affordable housing stock by agent 2016–2021



**Between 2016 and 2021, 76% of the affordable housing stock growth was generated by Barcelona City Council.**

**Expansion of the affordable housing stock in the city, 2016–2021 (homes)**



**Between 2016 and 2021, the number of public dwellings (or dwellings included in public programmes) rose by 4,314 in the city, thus housing 10,800 more people**

## LAND POLICY

### 2018

- » Urban Development Plan (PGM) amendment to allocate 30% of new-build or major-renovation residential property to social housing.
- » Amendments to the PGM to set construction deadlines.

### 2016–2021

- » Definitive approval of urban planning approaches for the provision of new affordable homes (social housing and accommodation).

### 2021

- » Potential new, municipally owned housing developments at the end of 2021 represented **26,021 affordable homes**.
- » The **amendments to the PGM in the 22@ area in Poblenou** (which includes 12,000 affordable homes) and in the **neighbourhoods of Gràcia** (1,700 social housing flats) will expand affordable housing reserves in the most central areas of the city. They are expected to receive final approval in 2022.

## THE ESSENTIAL LAND TRANSFORMATION PROCESS FOR GENERATING AFFORDABLE HOUSING

Before work on a housing development begins, a long urban development and management process must take place to transform the land and create a plot on which housing can be built.

This process is made up of various phases:

- » **Planning.** The planning stage is when the purposes the land will serve for the city are defined. They may include social housing or temporary accommodation.

Every new planning process is composed of at least three stages: initial, provisional, and definitive, and they must guarantee transparency, citizen participation, concerned parties' knowledge of the development, and their ability to make representations.

In the case of a consolidated city like Barcelona, in many cases, PGM modifications need to be made, which may require a prior planning phase and the drafting of new, smaller planning proposals that develop what has been provided for (urban improvement plans). Therefore, there will be two consecutive planning processes.

- » **Replotting.** This is the process of defining the ownership of land to be used for planning. Approval of replotting is therefore essential so that land dedicated to affordable housing can be publicly owned. Though this procedure is simpler than the planning procedure, it also requires a double-approval process and a public scrutiny period.
- » **Transfer of land to the IMHAB.** Once the land is made municipal property, it is transferred to the IMHAB, which is the organisation that starts up all the processes that make development possible.
- » **Land preparation.** Before the development can begin, any obsolete constructions must be demolished and any utilities or supply networks that hinder the development must be removed from the land. In the case of a city like Barcelona, where the majority of the land has undergone urban transformation, this process can be long and complex.

**Planning → Replotting → Transfer to IMHAB → Land preparation → Development can begin**

## Main urban planning transformations in the city



### Land management, dwellings included in approved planning and replotting proposals, 2021

Dwellings in planning proposals with final approval <sup>1</sup>	770 dwellings
Dwellings in replotting proposals with final approval	356 dwellings

<sup>1</sup>Includes MPGM modifications and derived final planning approval.

## AFFORDABLE HOUSING DEVELOPMENTS

### 2016

- » Tender for the allocation of 7 plots of land for co-housing.

### 2017

- » Funding obtained from the EIB and the ECB to finance over 95% of affordable housing developments with municipal resources.
- » Tenders for the allocation of 4 plots of land to cooperatives and foundations.

### 2018

- » First tender for the joint award of a design and construction contract.

### 2019

- » Completion of the first temporary local accommodation developments (APROP).
- » Tenders for the allocation of 3 plots of land for co-housing and 3 to non-profit organisations.

### 2020

- » Agreement with entities representing the affordable housing development sector for the assignment to third parties of 17 plots of land for the development of properties for rent and co-housing.
- » Tender for the allocation of 4 plots of land for use as industrialised housing in order to reduce construction times and environmental impact.

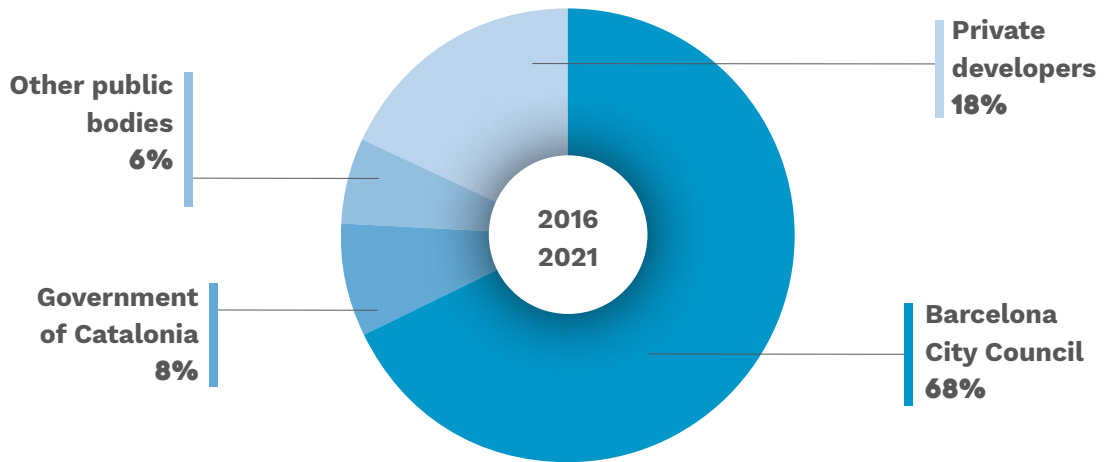




## 2021

- » The IMHAB has allocated €53.7 M to the direct development of new social housing.
- » As part of the work done to launch Habitatge Metròpolis Barcelona (public-private rent operator in the city) activity, the following action has been taken.
  - Incorporation of private partners into Habitatge Metròpolis Barcelona (HMB), so that its activity can begin: CEVASA and NEINOR HOMES, SA, two private companies with vast experience in both developing and managing property.
  - Capital increase for the company with the first contribution made by private partners.
- » Within the framework of the Agreement to provide dwellings for affordable rent and assignment of right of use (co-housing), through the constitution of a leasehold estate for social, non-profit entities corresponding to plots and properties owned by Barcelona City Council from municipal land and housing assets, signed in 2020 with the social entities that represent the social housing development sector, which aims to assign land for the construction of 1,000 dwellings, the following action was taken:
  - Allocation of 11 plots to various cooperatives and foundations to build or renovate 363 dwellings.
  - Provision of 3 new buildings to entities to reach 14 developments with a total of 555 homes.
- » A total of 215 homes on municipal land were completed. In addition, at the end of the year, 1,720 dwellings were under construction and 640 at the planning stage.
- » At the end of 2021, there were 114 co-housing properties in the city, 8 under construction, 124 at the planning stage, and 17 at the tender stage.

## Homes completed in the city



### by social housing development agents, 2016–2021:

- » **Barcelona City Council (68%)**, through the IMHAB and social developers on municipal land.
- » **Government of Catalonia (8%)**.
- » **Other public bodies (6%)**.
- » **Private developers (18%)**, on their own land.

**Between 2016 and 2021, 68% of the new social housing in the city was developed by the City Council, at a cost of €152.6 million.**

Co-housing developments completed in 2021



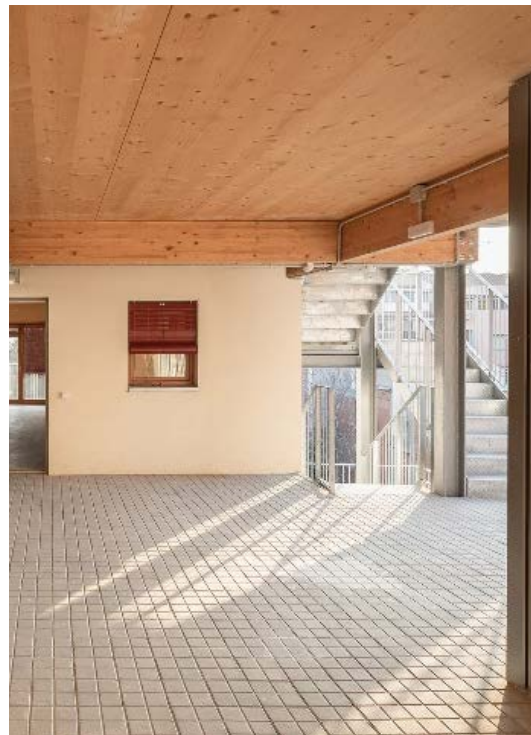
*La Chalmeta, Marina del Prat Vermell*



*La Balma, El Poblenou*



*Cirerers, Les Roquetes*



## Dwellings completed by the IMHAB

**During 2021, 6 developments were completed on municipal land, containing a total of 215 dwellings: 134 by the IMHAB and 81 by cooperatives, to which usage rights had been assigned.**

These developments are part of the municipal development plan for the 2019–2023 term of office. At the end of 2021, the IMHAB had 80 developments at different stages of pre-completion, in addition to 26 developments completed or delivered, for a total of 106 developments that will give the city 6,200 new homes between 2016 and 2025.

During 2021, the Government of Catalonia has not completed any developments and has 1 development under construction in the city, which will contain 16 new homes.

## The current Municipal Development plan costs €838 M

### Development of housing with services for elderly people



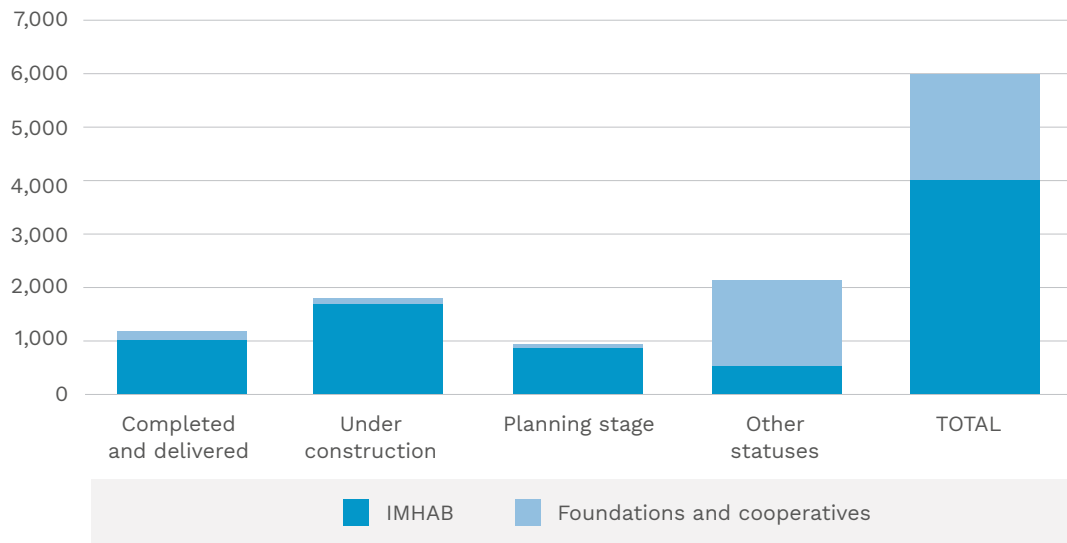
*Alí Bei*



*Carrer de Granada, neighbourhood centre, and housing with services for elderly people*

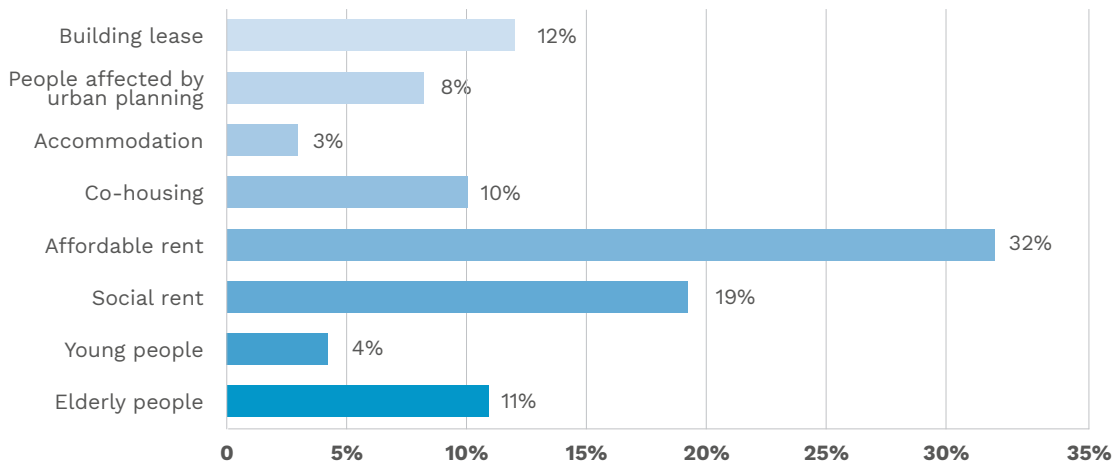


### Status of developments on municipal land at the end of 2021 (2016-2021)



### Development tenure system

Of these new homes, 88% will be rented, while 12% will be leasehold.



APROP in Glòries,  
under construction

**The shift in the type of dwellings developed has been consolidated, with 88% being rented or assigned to third parties for use, compared with just 12% under leasehold, in the total developments carried out on municipal land.**

## HOUSING ACQUISITIONS

### 2015

- » Agreements with various financial institutions for the assignment of housing held in usufruct.

### 2016

- » Promotion of the municipal purchasing programme aimed at financial institutions.
- » Establishment of purchasing guidelines to set an indicative price for the acquisition of buildings and housing.

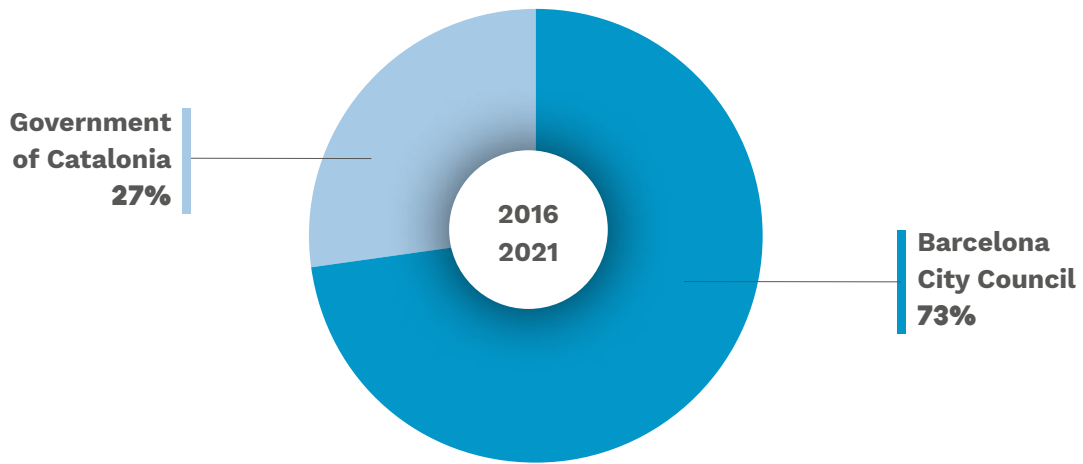
### 2018

- » Amendments to the Urban Development Plan to designate the whole of Barcelona city as a right-of-first-refusal area. This has sped up the purchase process and removed the need for new acquisition mechanisms in the city.

### 2021

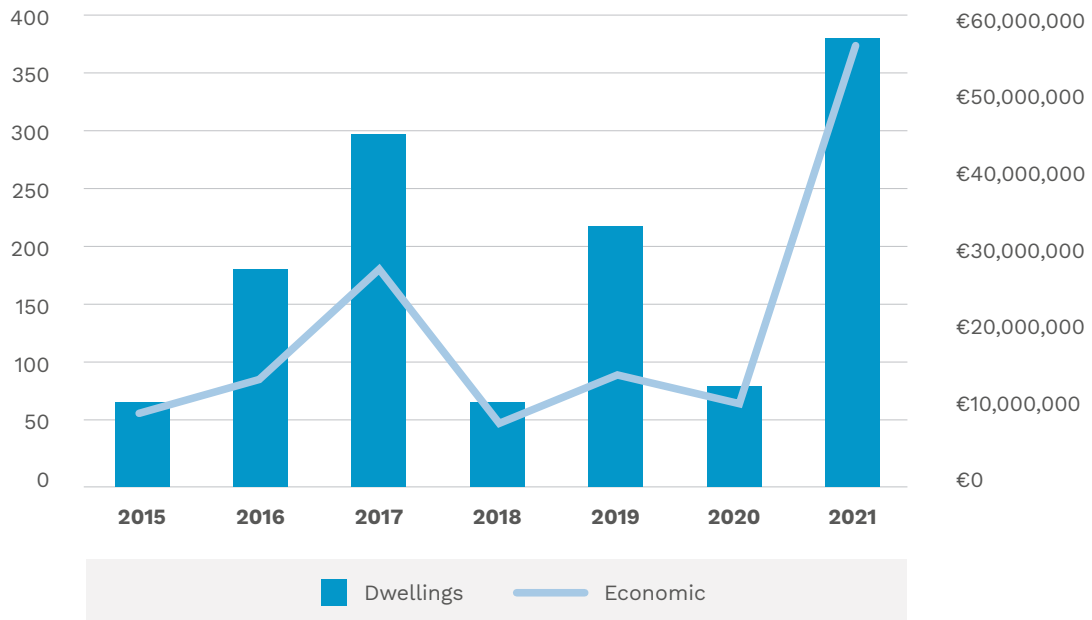
- » Barcelona City Council acquired 377 dwellings, all purchased, for a total of €55.4 M. In 95% of cases, the dwellings are part of entire buildings that have been purchased, which makes it easier for comprehensive improvements to be made.
- » The Government of Catalonia acquired 93 dwellings, but only 14 were purchased, while the other 79 dwellings were assigned by BBVA.
- » The purchase price of properties acquired through right of first refusal is an average of 34.5% below market price.
- » A total of 12 entire properties were acquired: 5 in Eixample, 4 in Torre Baró, and the others in Gràcia, Horta-Guinardó, and Sants-Montjuïc.
- » Of the total number of dwellings acquired between 2015 and 2021, at the end of 2021, 25% of them were allocated and 42% were subrogated or regularised. Only 29% were awaiting allocation or regularisation, as improvement works are not yet finished. The final 4% were under dispute.
- » The cost of renovating the dwellings acquired is 22.7% of the cost of acquiring the property, which means that acquiring dwellings for social housing also improves the city's housing stock.

### Housing acquired in the city by agent, 2016–2021



**Between 2016 and 2021, Barcelona City Council acquired 1,213 dwellings, which is 73% of the total dwellings acquired by public bodies, compared to the Government of Catalonia's 27%.**

### Dwellings acquired by Barcelona City Council (purchase and assignment) 2016–2021



**The budget allocated to acquisition by the City Council reached €123.4 M between 2016 and 2021 (€118,738/dwelling).**



*Building acquired and renovated on Carrer del Torrent de les Flors*



## **ATTRACTING HOUSING FOR AFFORDABLE RENT**

### **2015**

- » Agreement with the Habitat3 Foundation to attract and manage 250 homes.

### **2016 and 2017**

- » Launch of 'You have the key' programme to attract flats for the Rental Housing Pool.

### **2018**

- » Agreements with the Official Association of Estate Agents (COAPI) of Barcelona to attract 200 flats for the Rental Housing Pool.

### **2019**

- » New agreement with the Habitat3 Foundation to increase the number of attracted and managed homes, and inclusion of the 'Primer la llar' [Housing First] programme for homeless people.

### **2020**

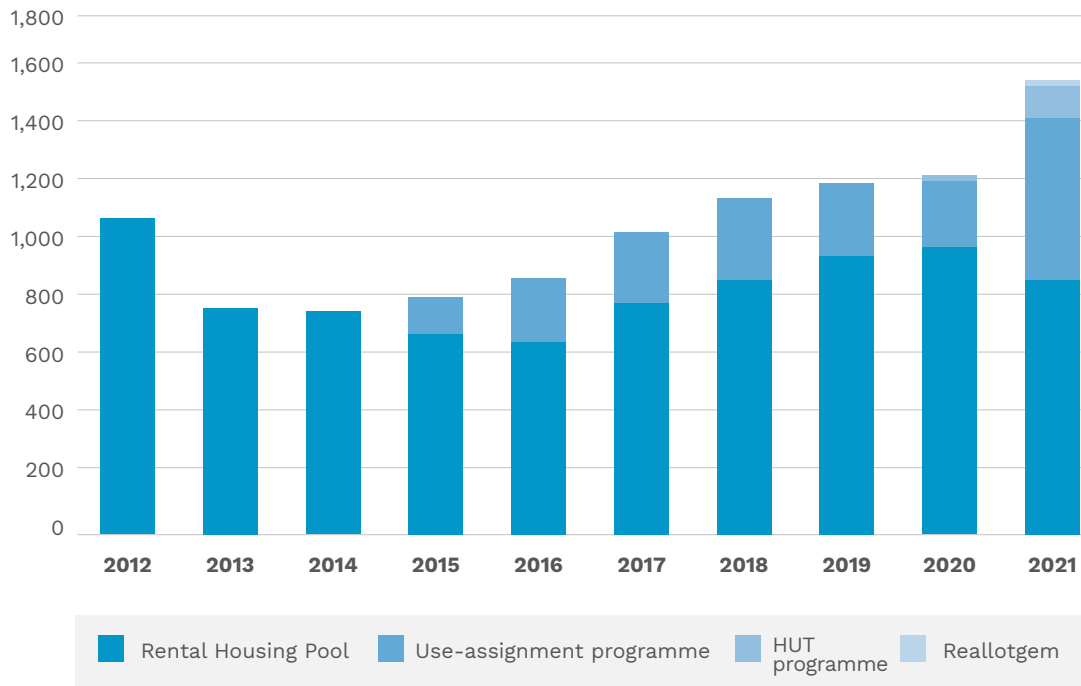
- » Programme for obtaining tourist lets (HUT) for use as affordable rental homes.

## 2021

- » Together, the various property attraction programmes (Rental Housing Pool, assignment programme managed by Hàbitat3, HUT programme, and Reallotgem) have achieved the biggest jump in 10 years in the number of managed dwellings, with 282 new dwellings in 2021.
- » In its 2 years of existence, the HUT programme has obtained 138 dwellings. This programme houses families temporarily in homes, rather than hostels, while they wait to be allocated a permanent home.
- » Significant jump in number of dwellings obtained through the agreement with Hàbitat3. In 2021, it attracted 78 dwellings: 62 for social rent (especially for the Emergency Board) and 16 for the ‘Primer la llar’ programme aimed at homeless people.
- » Growth in special emergency benefits to respond to the pandemic crisis.
- » Incorporation of the AHC’s Reallotgem programme into the programmes for attracting private housing for social rent in the city. In 2021, 3 dwellings were obtained this way.
- » Launch of the direct telephone line 931 229 494 for owners who wish to add (or have added) their property to the Rental Housing Pool.

**At the end of 2021, 1,570 homes were being managed by private housing attraction programmes, providing around 3,900 people with affordable homes.**

**Affordable housing managed under the private housing attraction programmes**



**Affordable housing managed under the private housing attraction programmes, 2021**

Affordable rental housing pool	1,085 homes
Municipal assignment programme (managed by Hàbitat3)	328 homes
'Primer la llar' [Housing First] programme aimed at homeless people	37 homes
Reallotgem programme (AHC)	3 homes
Programme for the obtainment of tourist lets (HUT)	117 homes
<b>Total number of homes managed by attraction programmes</b>	<b>1,570 homes</b>

**The annual cost of these programmes for Barcelona City Council is €5.6 M.**

### Average housing price

The average price of the housing obtained is adjusted to the needs of the households who use it, and therefore varies from programme to programme.

- » Average rent price for homes in the **Rental Housing Pool: €634 per month.**
- » Average rent price for homes in the Hàbitat3 assignment programme aimed at the **Emergency Board: €125.57 per month.**
- » Average rent price for homes in the Hàbitat3 assignment programme aimed at **'Housing First'** for homeless people: **€52.70 per month.**
- » Average rent price for homes in the **HUT programme** (aimed at the Emergency Board and other social rent programmes): **€155 per month.**

**The average price of the homes included in the Rental Housing Pool is €634, while the average rent for the assignment programme is €125.57/month.**

## MANAGING THE PUBLIC HOUSING STOCK

### 2016

- » Start of the Plan for Inspecting and Updating the Public Rental Housing Stock
- » Decision for 30% of affordable rental homes with a building lease to be aimed at young people, and 10% at women and single mothers.

### 2017

- » Barcelona Municipal Housing and Renovation Institute (IMHAB) set up.

### 2018

- » Establishment of a regularisation and renovation programme for acquired properties.

### 2020 (Covid-19 measures)

- » Automatic moratorium on rent payment for public housing.
- » Rent reviews for residents of public housing and homes assigned under the Habitat3 programme.

### 2021

- » Generation of teams in each area to manage the public housing stock.
- » Launch and update of a dedicated space on the website for the IMHAB's User Support Office, with information on new contact channels and on the integration of this service into the appointment system on Barcelona City Council's citizen helpline, 010.
- » The three channels (in-person, by telephone, online) for assisting people who live in public housing are consolidated.
- » The average rent price for homes in the public housing stock is €226 per month. Of the total number of residents, 15% pay less than €100, while 31.8% pay between €100 and €200.
- » Repair, renovation, and improvement work has been carried out on dwellings and buildings in the public housing stock for an amount of €10.03 M, which has been used to complete 6,939 housing interventions and renovate 12 buildings.

## HOUSING MANAGED BY THE IMHAB

At the end of 2021, the IMHAB managed the following dwellings:

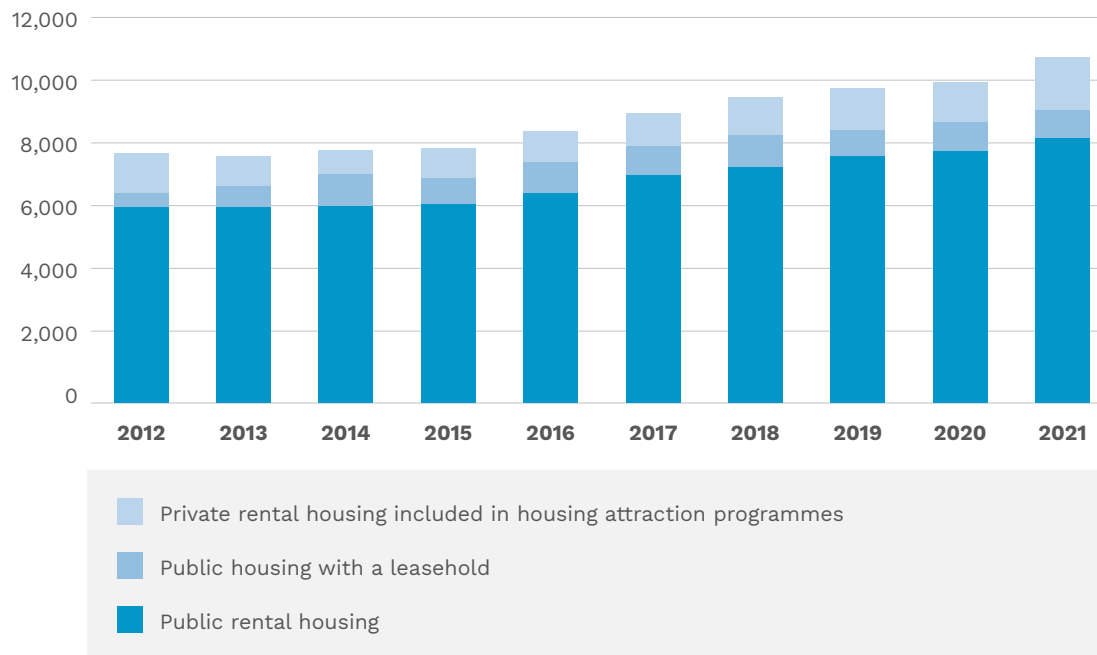
» <b>Public rental homes</b>	8,200 homes (77%)
» <b>Homes with a building lease on municipal land</b>	872 homes (8%)
» <b>Private rental homes included in housing attraction programmes</b>	<b>1,570 homes (15%)</b>

70

Barcelona  
Right to  
Housing Plan  
2016–2025  
housing

**By the end of 2021, the IMHAB was managing 10,642 homes, providing housing for over 26,600 people.**

### Homes managed by the IMHAB, 2012–2021



## Characteristics of the people living in municipal housing

The occupants of municipal housing are 54.2% women, 36.1% men, and 1.9% legal persons (housing assigned to entities). The predominance of women exists in all types of housing in the public housing stock, but especially:

- » housing with lifetime tenancy for elderly people, in which women represent 67% of occupants.
- » housing from the social rent pool, in which women represent 62.25% of occupants.

As for nationality of the people registered as residents of municipally owned housing, the percentage of people from outside of Spain is lower than the overall percentage of people from outside of Spain in the city, among both men and women. In other words, the foreign population represents 21.1% of women and 23.8% of men in the city, while in public housing, this population represents 15.6% of women and 17.6% of men.

In terms of level of education, there is a very high percentage of people with no studies beyond primary education in public housing. This group represents 42.3% of women and 36.6% of men. In contrast, in the city overall, the population with no studies beyond primary education represents 18.8% of women and 15.5% of men.

**Families headed by a single mother are the most common type of household unit in municipal housing (21.43%). They are followed by women aged over 65 (10.92%) and households with 2 adults younger than 65 (10.90%).**

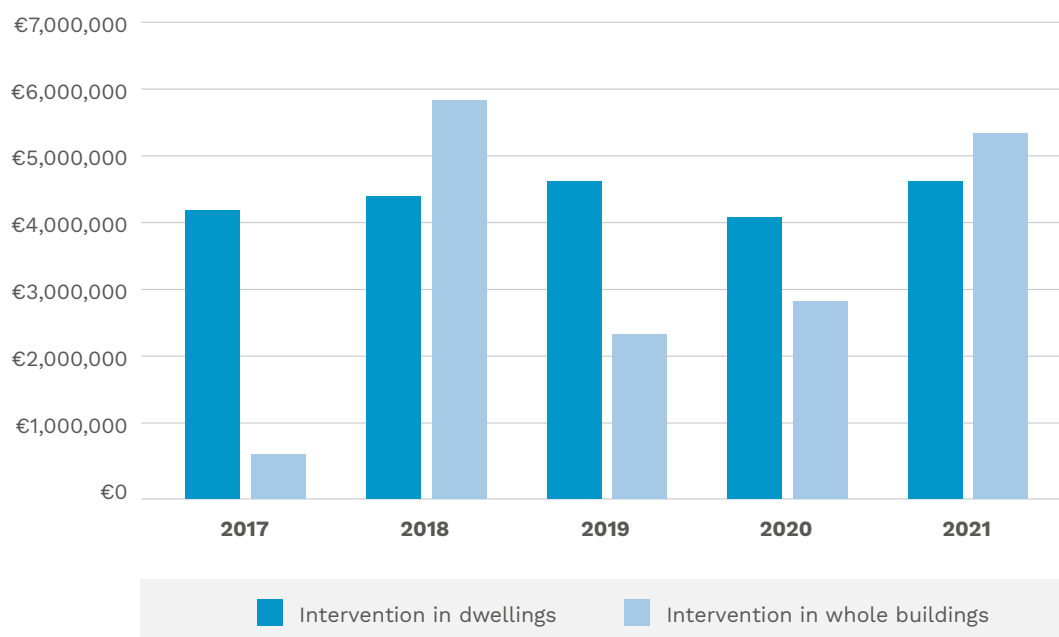
## RENOVATION OF PUBLIC HOUSING

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 became 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.

In 2021, €10.03 M was dedicated to improving homes in the public housing stock through various types of interventions.


- » **Housing adaptation, maintenance, and repair.** In 2021, 6,939 interventions took place, at a cost of €4.64 M.
- » **Repairs on entire buildings in the public housing stock.** In 2021, work was done to 251 homes, at a cost of €2.67 M. In addition, preparation for this work was carried out on 5 buildings, containing a total of 161 dwellings.
- » **Major renovations of acquired buildings.** In 2021, the renovation of 2 buildings, containing 20 dwellings, was completed at a cost of €2.72 M. Steps were also taken to improve 9 more buildings, containing a total of 107 homes.

#### Public properties and housing renovated and cost of intervention , 2017–2021



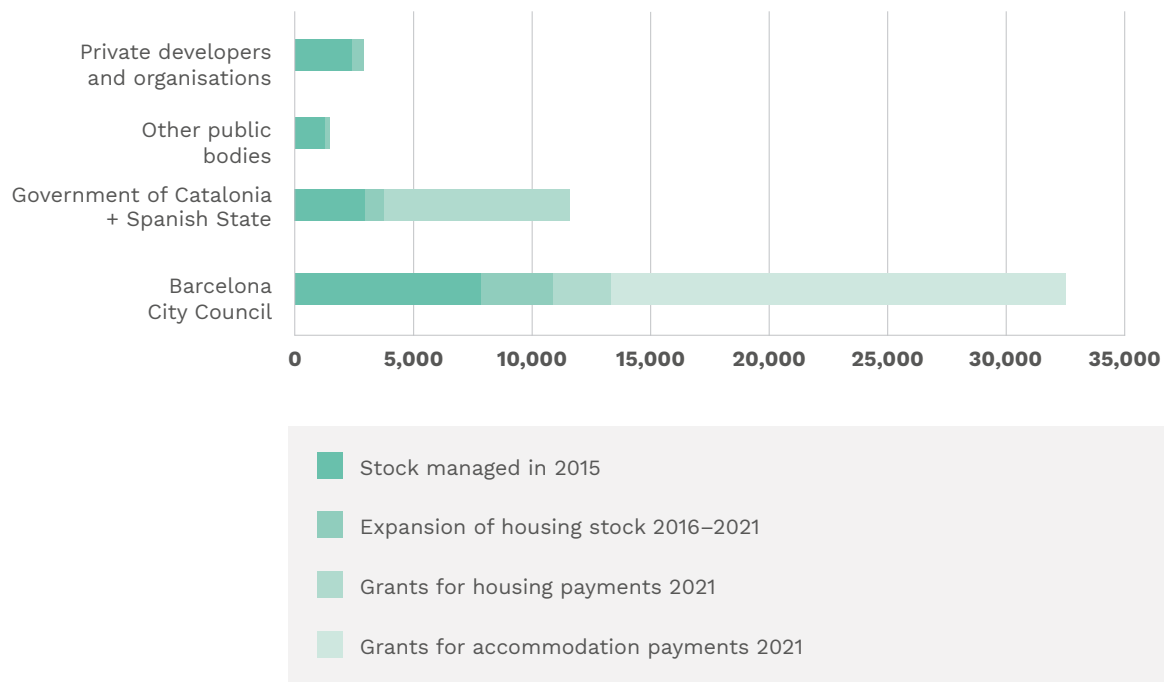
**In 2021, repair, renovation, and improvement work was carried out on dwellings and buildings in the public housing stock at a cost of €10.03 M, which was used to complete 6,939 housing interventions and renovate 12 buildings.**





# POPULATION TARGETED BY HOUSING ACCESS AND MAINTENANCE POLICIES

## Household units targeted by housing policies in Barcelona



**At the end of 2021, Barcelona City Council was helping 32,720 households to access or maintain housing, either through public housing allocated and managed by the IMHAB or through rent payment support. This figure represents 81,500 people and around 5% of the city's households.**

**Taking into account the contributions made by other public authorities and entities that manage housing in the city, the population assisted rises to 46,032 households: 6.1% of the city's households.**







Municipal Institute of Housing and Renovation (IMHAB)  
Barcelona City Council

July 2022

**ASSESSMENT  
FOR 2021  
BARCELONA  
RIGHT TO  
HOUSING PLAN  
2016-2025**

For more information:  
[www.habitatge.barcelona](http://www.habitatge.barcelona)

