

REPORT 2018

BARCELONA RIGHT TO HOUSING
PLAN 2016-2025

BCN



**Barcelona Right to
Housing Plan 2016-2025
Report 2018**

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The margins of every heading contain a section reference corresponding to the actions provided for under the Barcelona Right to Housing Plan for 2016-2025, presented in October 2016. The list of actions can be found in the annexe and the executive summary is available in PDF format at: <http://habitatge.barcelona>

1. PRESENTATION

On the following pages we offer the 2018 report on the Barcelona Right to Housing Plan for 2016-2025. It is arranged in six large blocks:

- Ensuring the proper use of housing
- Expanding the affordable housing stock – Public housing and co-production initiatives
- Maintaining, renovating and improving the current housing stock
- Preventing and addressing the housing emergency and residential exclusion
- Empowerment and networking
- Degree of fulfilment of the right to housing plan

First, though, we look at two key aspects. One concerns two strategic planning instruments that have received initial approval, namely the Sectoral Territorial Plan for Housing in Catalonia (PTSHC) and the Metropolitan Urban Development Master Plan, both of which will have implications for strategic municipal planning and, therefore, for the future development of the Barcelona Right to Housing Plan itself.

The other concerns the main legislative and funding demands that Barcelona City Council has put to other authorities with housing powers to enable it to achieve the objectives and targets set out in the Right to Housing Plan.

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1.1. SUPRAMUNICIPAL STRATEGIC PLANNING OF HOUSING AND URBAN DEVELOPMENT

Following a period of little activity by executive bodies in terms of new legislative and planning instruments, several were published at the end of 2018 and beginning of 2019 that will have a major effect on housing. These instruments are, principally, the Sectoral Territorial Plan for Housing in Catalonia and the Metropolitan Urban Development Master Plan, along with the decree law on urgent housing measures to deal with the shortage of social rental housing (HPO) and to encourage price moderation in the private rental housing market.

1.1.1. Sectoral Territorial Plan for Housing in Catalonia (PTSHC)

After a 10-year delay, the document for initially approving the Sectoral Territorial Plan for Housing in Catalonia was finally published in 2018. This Plan focuses its efforts on establishing mechanisms for attaining the Urban Solidarity Objective¹. It employs various instruments to do this, among which priority is given to funding the acquisition of housing owned by financial institutions (33.9% of the budget), and, as regards the number of dwellings generated, promoting social housing (HPO, officially protected housing) for ownership or intermediate tenancies (45.2% of households). Despite the common objective of generating an affordable social housing stock, the draft presented contains numerous incompatibilities with the Barcelona Right to Housing Plan for 2016-2025, while failing to resolve a broad range of issues.

The main aspects that Barcelona City Council wants to be reviewed are as follows:

- An increase in the Catalan government budget for housing to 1.5% of GDP. The PTSHC provides for an increase from the current level of 0.3% to 0.55% (which is below the EU average).
- The withdrawal of public funding from housing developments intended for sale and more reserves for rental housing.
- Maintaining the effort to increase the payment of rent subsidies while there is not a sufficient permanent stock of affordable housing.
- Establishing a balanced distribution of housing expenditure. The Plan provides for €80,000 per dwelling for buying housing from banks and €35,000 per dwelling for usufruct during eight years. At the same time, only €24,000 per dwelling will be allocated for public rental developments and €6,818 to secure flats for the rental pools.
- Measures that will enable affordable housing to be generated on established land, as Barcelona currently does not have sufficient land available to meet the Plan's targets.
- Specific measures to control rental prices and regulate tourist accommodation, such as linking subsidies to the rental price index, as Barcelona already does; specific measures on rental housing with mandatory extensions; or plans for a Catalan urban rent act.

¹ Article 73 Urban Solidarity Objective, of Act 18/2007, establishes that in 20 years (it stretches to 2035 in line with the PTSHC) Barcelona should have a housing stock for social policies of 15% of all first homes in the city

- A firm commitment to renovation, which is key in an established city such as Barcelona, focusing attention on vulnerable areas and groups. The Plan currently puts off action on renovation to a specific plan in the future and does not include Barcelona among the priority renovation areas. At the same time, there is no provision for new funding for renovation, nor new instruments or the restoration of those annulled following the Catalan government's appeal against encroachment of its powers.
- No action, nor a specific budget, is envisaged for home loss, energy poverty or help for homeless persons.
- The Plan does not address the issue of involving new players in generating affordable housing, such as assigned-for-use housing cooperatives (which receive the same support as HPO housing for sale), non-profits or limited-profit entities.

1.1.2. Metropolitan Urban Development Master Plan

The Metropolitan Urban Development Master Plan identifies housing as a key area for fostering social cohesion and proposes creating a diversified supply of affordable housing that will give the most vulnerable groups access to long-term accommodation. It also gives an important role to recycling the existing urban fabric rather than creating new developments, with a special emphasis on the need to guarantee their habitability by intervening in the most vulnerable areas.

Barcelona City Council has made various contributions to the Urban Development Master Plan (PDU) which is currently being drawn up. As regards housing, the following contributions should be highlighted: conceptualising housing as a facility (and promoting housing with facilities or services); the need to consider pressure to replace current residents with others on higher incomes; protecting first homes from other uses in areas under great pressure; taking into account the key role the private sector has to play in providing affordable housing; including energy poverty among the factors that make it necessary to boost renovation; the need to promote a stable, affordable housing stock, and broadening the tenancy systems provided for to generate free, affordable housing.

1.2. REGULATORY AND FUNDING DEMANDS

The current distribution of powers and budgets in Spain and Catalonia means cities cannot tackle the major housing challenges they face alone. This means we need the support of other public authorities on a political, economic and legislative level to develop a housing policy in line with that of other cities in our vicinity.

To enable other authorities to provide that support, Barcelona City Council has pressed for certain legislation to be amended and the available budgets to be increased. That has led to city networks being established on a Catalan and a Spanish-state level to demand improvements and diversification of the funding sources.

1.2.1. Legislative and regulatory demands

Barcelona City Council, frequently with various city social and residents' movements, has pressed for a number of legal texts to be revived, revised and improved in order to guarantee the right to housing in the city. The main legislative demands put forward are as follows:

- **Changes to the Urban Leases Act (LAU)**
Barcelona City Council has requested a series of amendments to Act 29/1994, of 24 November, on urban leases. The main changes requested include the following:
 - Expanding the current rental period from three years, which it is now, to six years, with an extension of four years (not one, as it is now).

- Establishing urban areas with controlled housing markets. In these areas it will not be possible for rental income to be set freely by property owners, rather it will be regulated by law (setting a maximum price of 10% of the benchmark price of rent for the area).
 - Making property owners responsible for contract expenses.
 - No need to register with the Rental Property Register, so this has to be respected by the new owner, should the property be sold.
- **Restoration of the Acts for dealing with the housing emergency (24/2015 and 4/2016).** Political and social pressure has forced the withdrawal of constitutional challenges to the suspended articles of At 24/2015 on urgent measures for dealing with the housing and energy poverty emergency and Act 4/2016 on measures to protect the right to housing of people at risk of residential exclusion.

Barcelona City Council, together with other authorities and social entities, has led the demand for changes in the (LAU) and restoring the emergency legislation.

- **Establishment of a rental price index with legal implications.** Barcelona City Council has already started to use respect for the price established by the benchmark index of rental prices in awarding certain grants and subsidies. And it has called on the Catalan government to ensure this has legal implications rather than being solely for guidance purposes.
- **Legal changes linked to officially protected housing.** The current conditions governing HPO housing do not make it possible to guarantee that housing built under this system of protection should include a stable affordable stock. With that in mind, Barcelona City Council has called for Act 18/2007 on the right to housing to be amended so that HPO housing retains its protection indefinitely and so areas can be established where it has to be rental housing.

1.2.2. Funding demands

Implementing a housing policy with the capacity to respond to the emergency, creating a stable, social and affordable rental housing stock, facilitating the renovation of the housing stock, above all by the most vulnerable groups, while at the same time addressing such phenomena as gentrification, which push up rents and affect ever increasing swathes of the population, requires budgets at least on a par with those of the main European cities.

However, the budgets of both the Spanish and Catalan governments are currently a long way off achieving that target. While in line with the State Housing Plan approved in 2017, housing accounts for 0.059% of the budget in Spain, the Sectoral Territorial Plan for Housing in Catalonia (being drafted) notes that housing's share of the Catalan government's current budget is 0.3% and provides for a gradual increase to 0.55% by 2024.

Faced with this situation, Barcelona City Council is calling for the budget share of housing in both cases to be raised to 1.5%. Currently the City Council is working with the following funding sources:

- **European Investment Bank (EIB) and Council of Europe Development Bank (CEB).** The agreements signed in 2017 will provide funding for 4,500 new dwellings in Barcelona Municipal Institute of Housing and Renovation (IMHAB) developments. The Institute's sound financial position has enabled it to obtain these loans, which will ensure that 95% of the IMHAB developments under way can be financed by public funds.
- **Ethical and cooperative banking.** The city's ethical and cooperative financial entities (Coop57, Fiare Banca Ètica and Triodos Bank) are supporting the collective projects for creating assigned-for-use cooperative housing (cohousing) by financing these operations, at a time when the traditional banks are not funding these kinds of developments.

- **Catalan Finance Institute (ICF).** The ICF has established new loans to fund development and acquisition for the purposes of creating social housing. Throughout 2018 these new loans have been used to finance the acquisition of new private dwellings and buildings to be made available for affordable, social, rental housing.
- **Funding through European projects.** Various municipal housing initiatives have European funding for their implementation having been presented for the various programmes.



2. ENSURING THE PROPER USE OF HOUSING

To give effect to the right to a decent home in a city such as Barcelona, requires new instruments that will enable us to control the activities of private players who undermine the rights of residents and, in that way, make it easier for residents to keep their homes and stay in their neighbourhoods.

With this aim in mind, Barcelona City Council has taken a number of steps:

- We have worked on **increasing our knowledge of housing** and its dynamics to facilitate the task of defining and assessing the new policies that need to be implemented.
- We have **implemented housing discipline** which enables us to impose penalties for improper uses of housing.
- We have established **coordinated work between municipal departments** to tackle the problem of gentrification.

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Gaining knowledge for planning and acting

2016	2017	2016 – 2018
<ul style="list-style-type: none">- Creation of the Barcelona Metropolitan Housing Observatory (OHB)- Study for detecting areas of vulnerability	<ul style="list-style-type: none">- Census on inclusion dwellings in the city. 	<ul style="list-style-type: none">- Census on vacant dwellings and land sites (41 neighbourhoods): Ciutat Vella, Sants-Montjuïc, Gràcia and Horta-Guinardó plus the cross-checking and fieldwork in a further 27 neighbourhoods.

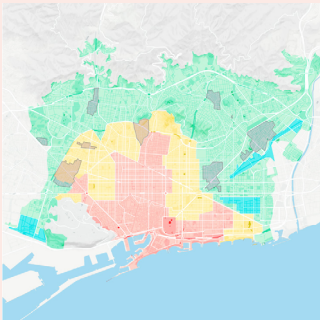
Housing discipline

2016	2017	2018
<ul style="list-style-type: none">- Start of the implementation of housing-related disciplinary action. 	<ul style="list-style-type: none">- Centralisation decree to speed up proceedings.- New action protocol in response to extrajudicial eviction cases.	<ul style="list-style-type: none">- Creation of disciplinary boards in all the districts.- Implementation of disciplinary action in relation to improper use of HPO.

Anti-gentrification measures

2016

- Approval of the Special Urban Development Plan for Tourist-Use Accommodation (PEUAT).



- Launch of the Plan for Inspecting and Penalising Illegal Tourist Dwellings.

2017

- Establishment of a benchmark rental price index.
- Creation of the Gentrification Co-Responsibility Space.
- Amendment to the Regulatory Byelaw on Municipal Intervention Procedures in Public Works (ORPIMO) to guarantee the right to rehousing in the event of public works
- Obligation to renew a rental contract for two years following receipt of a renovation grant.

2018

- Agreement with the Barcelona Bar Association (ICAB) to advise people and organisations on harassment, rent increases and building purchase processes.



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Managing the public housing stock

2016

- Start of the Plan for Revising and Updating the Public Rental Housing Stock.
- Target of 30% of affordable-rent and leasehold dwellings set for young people and 10% for women and single-parent families.



2017

- Barcelona Municipal Housing and Renovation Institute (IMHAB) set up.
- Funding secured from the European Investment Bank (EIB) and the Council of Europe Development Bank (CEB) that will enable over 95% of affordable housing developments to be financed by municipal resources.

2018

- Intervention in 5,713 public stock dwellings with an investment of €13.3M.

2.1. GAINING KNOWLEDGE FOR PLANNING AND ACTING

B1.1, B2.4

Knowledge is key for implementing policies. In the case of housing, the necessary knowledge means having reliable data that will make it possible to analyse long time periods and establish comparative methods, as well as tackle a wide range of themes that constantly need rethinking in order to adapt policy to a very volatile reality.

To achieve this twin goal, the Barcelona Metropolitan Housing Observatory (OHB) was set up in 2016. This means there is a data bank for the metropolitan area available for all the public authorities involved as well as the general public. At the same time, there has been a more in-depth study of specific problems such as vacant housing or residential vulnerability using other instruments.

2.1.1. Metropolitan Housing Observatory

Time period: Implementation 2016-2020.

Ongoing over time

Body responsible: Metropolitan Housing Observatory of Barcelona

Throughout 2018, the OHB has been perfecting the System of Housing Indicators (SHI) to provide a coordinated tool for the metropolitan area. At present, the system has unified indicators based on previously available data and others generated by the OHB.

This year new laboratories have also been carried out ², the following being the ones with the most impact in Barcelona city:

- **Benchmark rental price index.** Work has been done on broadening the field of information to improve the current calculation of the index.
- **Structure and concentration of housing ownership in Barcelona.** This should tell us how ownership is structured and concentrated so we can find out how it is developing and measure the degree of housing ownership.

² Laboratory: specific study on a concrete theme, which gives an answer to the main questions that arise in the process of designing housing policies in a particular sphere.

- **House sale transactions in the AMB.** This should provide more information on the trends and territorial distribution of house sale transactions in the AMB.
- **Ageing and habitability.** This should enable us to find out and compare the main housing problems faced by people over the age of 65 and over 80 in Barcelona, the metropolitan area and Catalonia as a whole.
- **Housing burden.** This should make it possible to develop some indicators for housing expenditure and the housing burden rate, thus enabling us to compare the situation in Catalonia with that in Europe and establish a relationship with other data such as income or the rental system.
- **Rental housing management models.** This should enable us to find out more about the activity of companies that manage rental housing in Catalonia and assess their strengths and shortcomings in order to tackle future challenges.
- **Supply and demand for rental housing in the AMB.** This should increase our knowledge of the contracts signed and enable us to study the relationship between supply and demand, the seasonality of demand and make a comparison with contract prices.
- **Officially protected housing (HPO) stock in the AMB.** This should enable us to quantify the HPO units that still retain official protection (rent/price controls) and how they evolve in the coming decades.



2.1.2. Census of vacant dwellings (CHB).

Time period: 2016 – 2021

Body responsible: Barcelona Housing Consortium

The pace of drawing up the census of vacant dwellings quickened in 2018, resulting in another 24 neighbourhoods being studied, with a further 27 subject to a census at the close of the year. The city census has finally been completed in March this year (2019).

Neighbourhoods with a vacant housing census and vacant dwellings identified

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	Neighbourhoods where census carried out	Vacant dwellings detected	% vacant dwellings in the neighbourhoods
2016	1st stage, 6 neighbourhoods	1,098	1.42%
2017	2nd stage, 11 neighbourhoods	2,551	1.56%
2018	3rd stage, 24 neighbourhoods ¹	2,738	1.28%
TOTAL	41 Neighbourhoods	6,387	-

¹ The census in the Sant Martí district (8 new neighbourhoods) was completed in 2018, but the data for flats from the Rental Pool were still unavailable. Fieldwork was also carried out in a further 19 neighbourhoods.

The city census of vacant dwellings has now been completed.

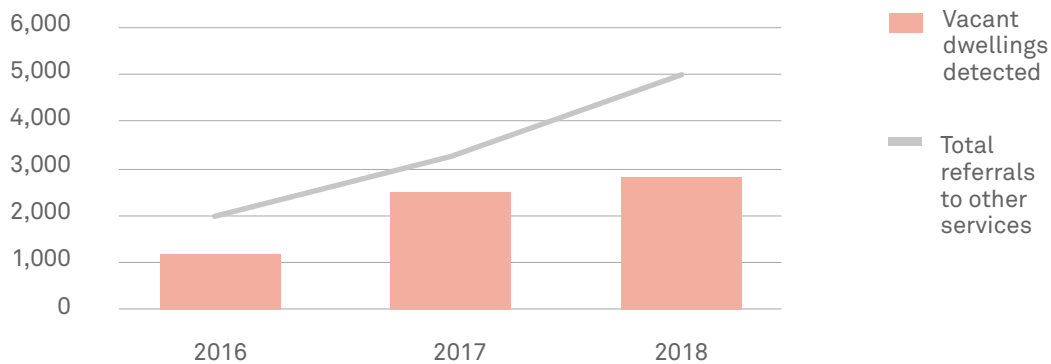
This work has enabled the results to be transferred to different municipal departments to achieve the following:

- Attract private flats to the Rental Housing Pool.
- Improve housing with defects through the renovation service.
- Impose penalties on flats used for tourist activity without the relevant authorisation.
- Impose penalties on flats owned by banks that have been vacant for more than two years.
- Identify business premises being transferred, for sale or for rent, to direct them to the Reempresa project.

Housing identified in the census of vacant dwellings, directed to other services for letting, penalisation or improvements

	Dwellings that can be attracted for letting	Properties detected with renovation requirements	Properties detected with no lift	Referrals to the community support service	Tourist-use flats without a licence
2016	1,005	383	425	-	128
2017	1,745	294	814	168	277
2018	2,566	297	1,152	721	246
TOTAL	5,316	974	2,391	889	651

Housing identified in the census of vacant dwellings, directed to other services for letting, penalisation or improvements



2.2. HOUSING DISCIPLINE

The process of setting up a Housing Discipline Unit in coordination with the districts that would allow the penalty processes provided for in current legislation to be applied was completed in 2018. To do this, disciplinary boards³ have been set up in all the city districts to coordinate action by the districts and the Discipline Unit

The penalty proceedings currently open are tackling:

- property harassment, by prosecuting processes that contravene the right to housing which are linked to gentrification processes;

- improper use of officially protected housing;
- housing kept vacant by financial entities;
- dwellings and buildings in a poor state of repair, and
- overcrowding.

Disciplinary boards have been set up in all the districts to coordinate open procedures.

B2.1

2.2.1 Disciplinary action in relation to property harassment

Time period: Ongoing over time

Body responsible: Housing Discipline Unit

Disciplinary action in relation to property harassment has been established alongside efforts to tackle gentrification processes and, in particular, the amendment to the Regulatory Byelaw on Municipal

Intervention Procedures in Public Works (ORPIMO). Eighteen property harassment cases were dealt with in the course of 2018 and 12 of those are still being processed. Of the other six, five have been closed with no penalty and one has been referred to housing in a poor state of repair. Most of the dwellings involved in harassment cases are in the Ciutat Vella (55%) and Eixample (30%) districts.

Disciplinary proceedings for property harassment

Total cases	Cases being processed	Cases filed
18	12	6

³ The district disciplinary boards are constituted by the Discipline Unit, the IMHAB Legal Department and the district technical and legal teams.

2.2.2 Disciplinary action in relation to the proper use of officially protected housing

Over the course of 2018, disciplinary action was launched against the improper use of privately owned officially protected housing, ⁴ with 1,601 dwellings inspected. Anomalies were found in 14% of those inspected (217 dwellings) and the situation is still to be confirmed in 28% (444 dwellings). The main anomalies detected were dwellings rented out – 106 (49%); dwellings occupied by people other than the owner – 72 (33%), and vacant dwellings – 26 (12%).

Disciplinary action has been launched against improper use of officially protected housing.

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D2.2

2.2.3 Disciplinary action in relation to the poor state of repair

Time period: Ongoing over time

Body responsible: Housing Discipline Unit

Two types of disciplinary proceedings were developed in 2018 for housing and buildings in a poor state of repair.

- **Conservation orders linked to Act 1/2015.** Conservation orders targeted at banks and financial institutions that have vacant housing in a poor state of repair.

Eleven cases were worked on in 2018, of which nine properties belong to

SAREB and two to Bank Sabadell. They are all in three districts: Sants-Montjuïc (four), Sant Andreu (three) and Sant Martí (four).

- **Disciplinary proceedings for sub-standard and uninhabitable housing.** Affects both natural as well as legal persons with properties identified as substandard or which do not comply with habitability conditions.

Of the six cases dealt with in 2018, proceedings have been started in three, with precautionary measures adopted in two of those and a final ruling imposing a €90,000 fine in one. The other three cases are at the preliminary stages.

⁴ Attention turned to the proper use of the publicly owned officially protected housing stock in 2016 with the launch of the Plan for Revising and Updating the Public Rental Housing Stock, managed by the IMHAB, and the regularisation of cases of improper use.

2.2.4 Disciplinary action in relation to long-term vacant housing

Time period: Ongoing over time

Body responsible: Housing Discipline Unit

Disciplinary action in relation to vacant housing has become established and expanded following the lifting of the suspension of Act 4/2016, which enables temporary expropriation and expropriation for use of vacant flats owned by financial entities. Three types of proceedings were carried out in 2018:

- **Proceedings linked to Act 18/2007.** The work carried out in previous years has continued. Now, disciplinary proceedings are included without a prior declaration of anomalous use being required.

Thirty-six cases have been worked on in 2018 and 18 of those have been filed for different reasons: sold or assigned to others (11 dwellings), occupied (2 dwellings), not vacant for two years (5 dwellings). The other 18 cases are still under way.

Disciplinary proceedings for long-term vacant dwellings:

Total cases	Cases being processed	Cases filed
36	18	18

- **Proceedings linked to Act 4/2016⁵.** Thirty-six cases have been worked on in 2018 and 8 of those have been filed for different reasons: sold or assigned to others (5 dwellings), let (1 case), not

vacant for two years (2 dwellings). All these are owned by banks: SAREB (9 dwellings), BBVA (7 dwellings), "la Caixa" (1 dwelling) and Bankia (1 dwelling).

Temporary expropriation of vacant dwellings, Act 4/2016

Total cases	Cases being processed	Cases filed
18	10	8

⁵ Article 15 provides for the temporary expropriation, for reasons of social interest, of vacant dwellings included in the Vacant Housing Register and squats, dwellings that could be included or which belong to legal persons that have acquired them from a property owner listed in the Register in the first or succeeding transfers. This expropriation is for a period of four to ten years. Article 17 provides for expropriation for use.

- **Proceedings linked to the lack of an entry in the Government of Catalonia Vacant and Occupied Housing Register.** Seven cases linked to the absence of an entry have been dealt with in 2018, four of which have been concluded with the other three still under way.

Disciplinary proceedings for lack of an entry in the Vacant and Occupied Housing Register

Total cases	Cases being processed	Cases filed
7	3	4

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2.2.5 Disciplinary action in relation to overcrowding

Time period: Ongoing over time

Body responsible: Housing Discipline Unit

Six cases have been worked on in 2018, three of which have been filed and three are still being processed.

Disciplinary proceedings for overcrowding

Total cases	Cases being processed	Cases filed
6	3	3

2.3. ANTI-GENTRIFICATION MEASURES

The City Council's efforts to tackle the gentrification processes in the city were consolidated in 2018. These efforts are aimed at:

- Preventing the replacement of residents and retailers.
- Preventing the replacement of uses, especially that of regular housing with tourist-use housing.
- Preventing the elimination of uses that causes certain properties to become vacant.

Following the approval of the Special Urban Development Plan for Tourist-Use Accommodation (PEUAT) in 2016, the launch of the Inspections Plan and setting up of the Gentrification Co-Responsibility Space in 2017, and various studies to find out the reality of this process in the city, a number of actions have been taken in 2018 that should enable us to tackle it.

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B2.3

2.3.1 Measures linked to tourist use

Time period: 2017 – 2019

*Body responsible: Barcelona City Council -
Area of Urban Planning and Development*

The approval of the Special Urban Development Plan for Tourist-Use Accommodation (PEUAT) and the Inspection Plan for housing not adapted for tourist

use has made it possible to control the number of tourist-use flats in the city. There was a fall in the number of disciplinary proceedings and the cessation of activities connected with the unauthorised use of housing for tourist purposes in 2018. This can be attributed to a fall in illegal activity, coinciding with a 30% drop in the number of complaints from the public.

Action against illegal tourist-use accommodation (HUTs)

	Proceedings started	Activities ceased	Disciplinary proceedings
2014	446	265	265
2015	2,110	398	736
2016	4,341	1,289	1,993
2017	4,963	2,388	3,015
2018	3,668	1,226	1,444

In addition, a mechanism has been set up whereby flats fined for unauthorised tourist use can reduce the fine imposed if they are included in the Rental Pool.

The number of public complaints for irregular use of housing for tourist uses has fallen by 30%.

B2.1

2.3.2 Actions linked to building renovation processes

Time period: Ongoing over time

Body responsible: Housing Discipline Unit

Renovating properties is a necessity in a city with an old housing stock such as Barcelona. This renovation must also help to improve the living conditions and health of residents and under no circumstances pose a threat to those people. To achieve this, measures have been established whether the renovation is subsidised or not.

In the case of properties that do not receive renovation grants, the ORPIMO byelaw amendment⁶ means if the intervention is in properties with residents, the owner has to draw up a rehousing plan or issue a declaration of compliance stating that rehousing is not necessary. If the owner does not comply with this obligation or issues a false statement, the licence may be denied. A total of 324 preliminary reports have been studied in 2018 in order to assess the adequacy of the housing.

Preliminary housing reports

	Favourable ¹		Unfavourable		Cancelled	Pending	Total
	Number	%	Number	%	Number	Number	Number
2018	242	74.7%	34	10.5%	33	15	324

¹ Includes the 12 favourable cases with conditions and requirements.

A total of 324 rehousing plans have been submitted to ensure users' rights are being protected.

⁶Regulatory Byelaw on Municipal Intervention Procedures in Public Works.

2.3.3 Measures to deal with property harassment

Time period: Ongoing over time

Body responsible: Housing Discipline Unit

Efforts to tackle property harassment have continued along two lines: sanctions (see discipline block) and prevention. The main preventive measures taken are as follows:

- **Working group on strategic litigation in harassment situations.** New Barcelona Social Housing Council (CHSB) working group.
- **Report on harassment cases detected.** The Housing Offices have drawn up a report that is periodically updated and facilitates follow-up, mediation and, where necessary, referral to the Housing Discipline Unit. This report includes properties identified by resident associations.
- **Tenant in Danger Guide**, drawn up the Barceloneta Housing Committee⁷, is intended to serve as a tool for defending the right to housing. Work has been carried out on a new municipal guide which will be published in 2019 and includes the 26 questions most frequently asked by tenants and owners as well as their answers.
- **Agreement with the Barcelona Bar Association (ICAB)** with the aim of offering legal guidance to users and residents' or other associations to tackle harassment (passive or active), excessive rent increases and the acquisition of buildings by big investment funds. It also provides advice on how to request free legal assistance. This service will be provided at the Housing Offices beginning in the Ciutat Vella district, although the aim is to spread it to the other districts in the city.

An agreement has been signed with the ICAB to advise people and associations on harassment and abusive rent increases.

⁷The Barceloneta Housing Committee was set up in 2012 under the Good Neighbour Committee of the Community Plan and one of its objectives is to deal with the housing problem in the neighbourhood and to obtain and publicise information on this issue.

2.4. MANAGING THE PUBLIC HOUSING STOCK

The major effort put into promoting and acquiring new affordable housing in the city has enabled the stock managed by the IMHAB to be expanded. At the end of 2018 the IMHAB was managing 8,362 dwellings, of which 7,600 were for rent⁸ and 762 leasehold. This stock represents a big increase in relation to earlier periods because during the 2012-2015 term of office the stock managed by the IM-

HAB⁹ only increased by 157 dwellings, while it will have increased by 1,707 between 2016-2019.

And it will expand significantly in the next term of office (2020-2023) when the housing developments under way are completed. In fact, they will generate 4,609 new dwellings.

Rental housing managed by the IMHAB

	2008–2011 term of office	2012–2015 term of office	2016–2019 term of office
Housing managed by the IMHAB	5,996	6,153	8,362

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The average rent for housing managed by the IMHAB is €211 a month



⁸ Of these, 647 are owned by the Barcelona Housing Agency and 152 by a bank (figures from December 2017).

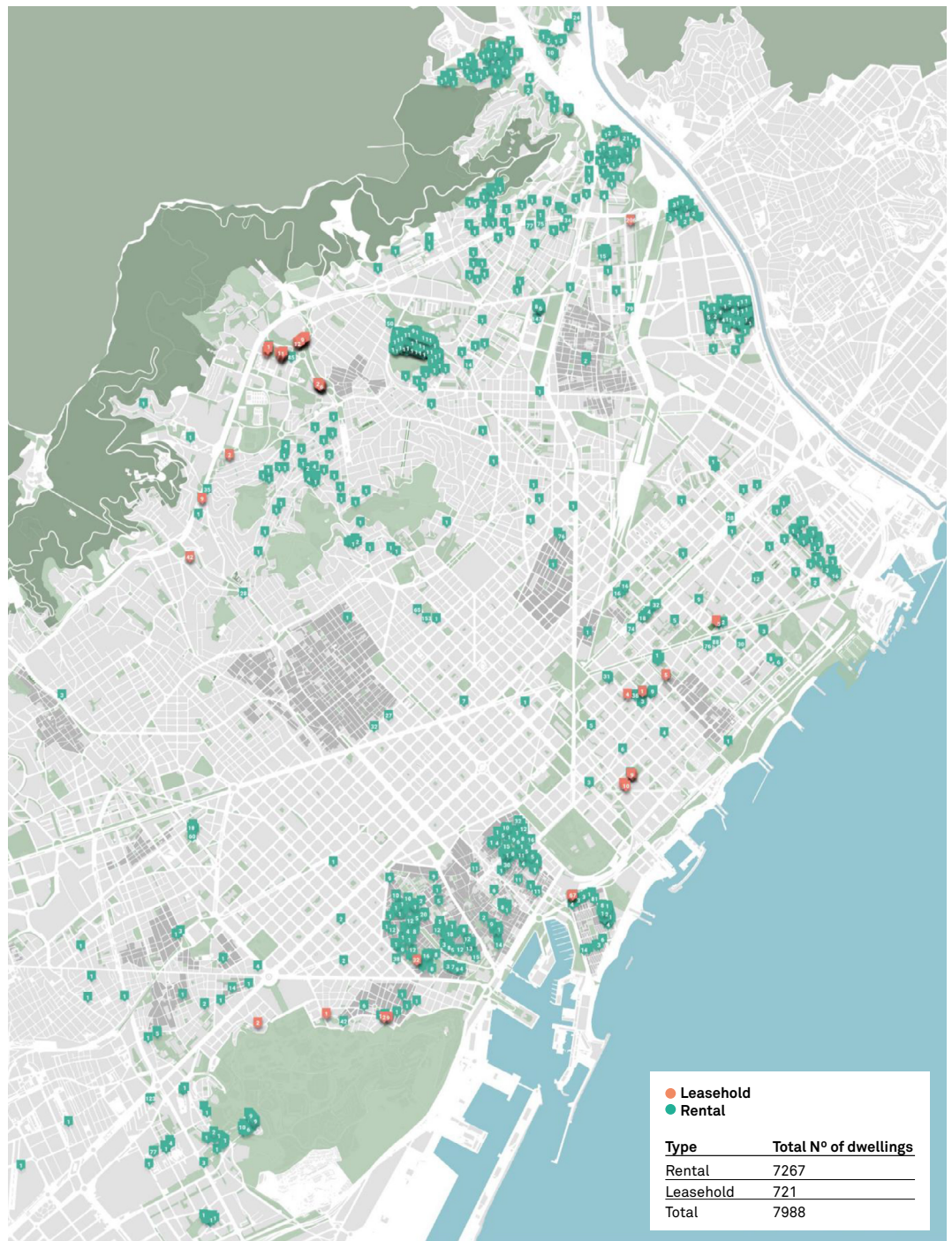
⁹ Then by the Barcelona Municipal Housing Trust (PMHB), until the IMHAB was set up in 2017.

Public housing under municipal management. Type of housing 2018.

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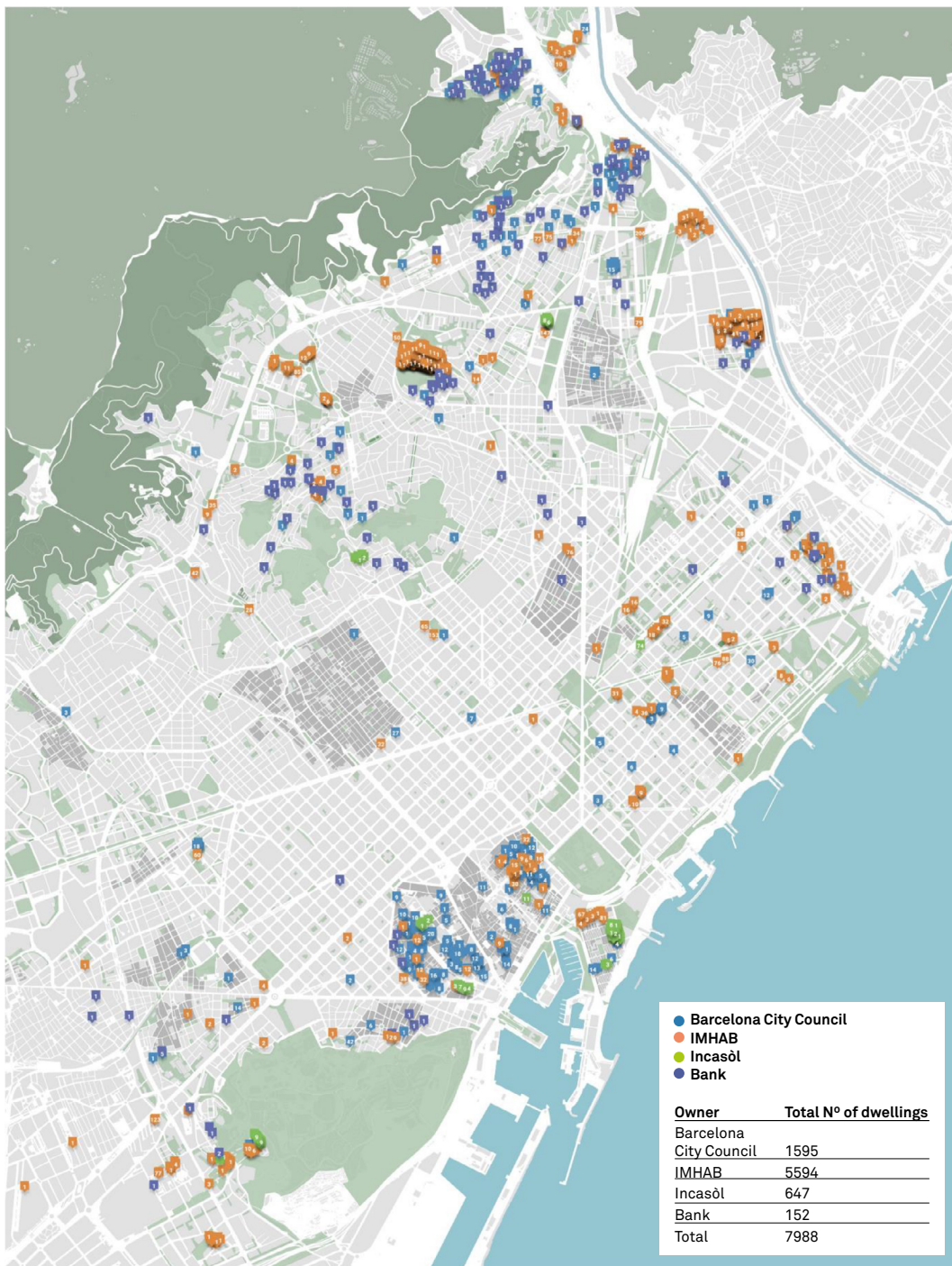
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Source: Municipal Institute of Housing and Renovation. December 2017.

Public housing under municipal management. Housing owners. 2018.



Source: Municipal Institute of Housing and Renovation. December 2017.

2.4.1 Inspecting the public housing stock run by the IMHAB

Time period: Ongoing over time

Body responsible: Barcelona Municipal Institute of Housing and Renovation (IMHAB).

To ensure the proper use of the affordable social rental stock run by the IMHAB, 2016 saw the launch of the Plan for Revising and Updating the Public Rental Housing Stock. By the end of 2018, all of the IMHAB's rental stock of 6,274 dwellings in 246 developments had been inspected. This inspection has provided an up-to-date picture of these dwellings and the people living in them.

As regards the latter, we know more about their gender (54% women), age,

background (78.04% Spanish), level of education (74.46% second and third level), work situation (22% permanent job, total 33.15% employed) and if they are in a vulnerable situation (11.9% of household units are vulnerable and 7.9% are supported by social services).

As regards the stock, incidents were detected in 13.61% of the cases. These largely involved residents not located (4.64%), a lack of collaboration in identifications, suggesting a possible irregularity (5.34%) and death of the resident with the contract where the situation had not been regularised (2.26%). Only 0.13% of the dwellings were vacant. Efforts are currently being made to sort out the incidents identified and this process should be completed in the third quarter of 2019.

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2.4.2 Renovating the public housing stock

Time period: Ongoing over time

Body responsible: Barcelona Municipal Institute of Housing and Renovation (IMHAB).

Interventions in the public stock were stepped up in 2018, in dwellings already included in the stock and new acquisitions. In total, €13.3 million have been invested in 5,713 dwellings. The interventions can be grouped into two big blocks:

- **Actions in whole properties.** These include those carried out directly by the IMHAB and those applied under an agreement with other authorities. In 2018 improvements were carried out on 935 dwellings at a cost of almost €9 million. To this must be added the cost of intervening in 148 dwellings at the project stage.

IMHAB actions in whole properties.

		Public stock dwellings			New acquisitions ¹		Cost ²
		With agreement ³	Direct intervention	Total	Direct intervention	Total	
2017	In works at the project stage	36	317 99	452			€2,348,180
2018	In works at the project stage	275	373 108	756	31 148	179	€8,888,580

¹ The intervention can involve a change in the number of dwellings so works at the project stage incorporate the number of dwellings in the intervention tender. This can vary depending on the winning bid. ² Does not include the cost of works at the project stage. ³ The actions under agreements are carried out with other authorities and are part of the call for renovation grants for common elements.

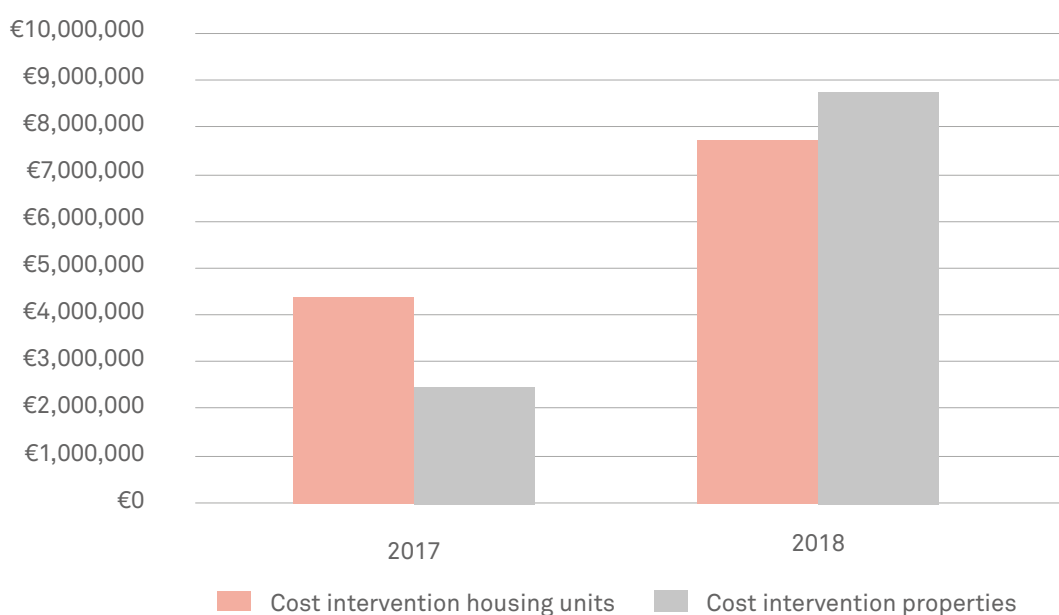
- **Actions in dwellings.** These include repairs and maintenance, and preparing for the arrival of new residents

(household unit). This work has been carried out in 5,580 dwellings in 2018 at a cost of €7.64 million.

IMHAB actions in dwellings.

	Public stock dwellings			New acquisitions			Cost
	Adapting interiors	Repairs	Total	Adapting interiors	Repairs	Total	
2017	185	1,838	2,023	54	61	115	€4,342,511
2018	239	0	239	64	4,416	4,480	€4,442,342

IMHAB actions to improve its housing stock



Investment in improving the public housing stock has tripled to €13.3M and brings the total to 5,700 dwellings.

2.4.3 Housing Protection, Intervention and Mediation Service

Time period: Ongoing over time
Body responsible: Barcelona Housing Consortium

Barcelona currently has three mediation services:

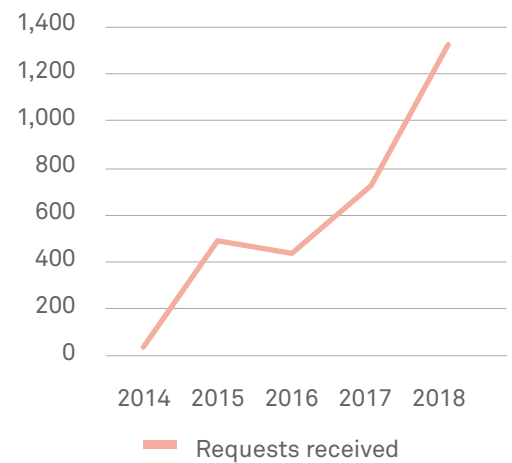
- *Public Housing Protection, Intervention and Mediation Service (SPIMHP)*
- *Loss of Home and Employment Intervention Service (SIPHO) (see 5.1.1)*
- *Service offered by mediation service*

lawyers in cases of non-payment or difficulties in paying rents or mortgages (see 5.1.6)

The requests for help received by the Protection, Intervention and Mediation Service continued to grow in 2018, reaching 1,281. This growth is largely down to the increased support offered to public housing stock residents.

Requests received by the Public Housing Prevention, Intervention and Mediation Service

	Requests received	
	Number	Variation
2014	42	
2015	499	1099.1%
2016	435	-12.8%
2017	737	69.4%
2018	1,281	74%



2.4.4 Contracts for different applicant profiles

Time period: Ongoing over time

Body responsible: Barcelona Municipal Institute of Housing and Renovation (IMHAB).

The number of contracts signed for affordable social housing continued

to grow in 2018 and reached 1,051 dwellings. These contracts were for housing in developments run by the IMHAB and other operators, both new-build (first awards) as well as homes bought in the private market and in subsequent (second) awards of officially protected housing.

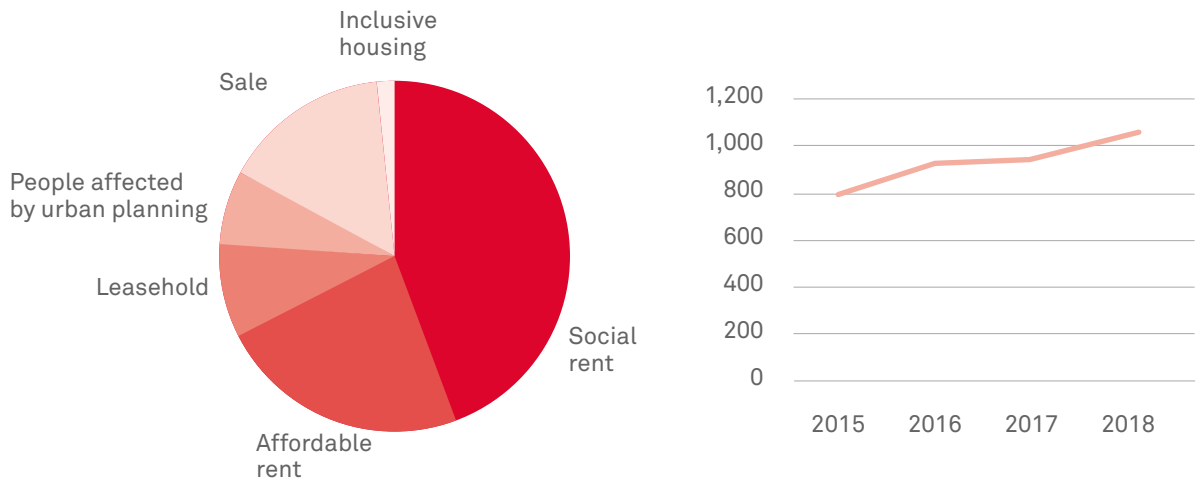
Tenancy contracts signed for affordable social housing

	2015	2016	2017	2018	
Social rent	408	432	425	451	42.9%
Affordable rent	216	189	238	285	27.1%
Leasehold	86	130	13	69	6.6%
People affected by urban planning	22	167	145	95	9.0%
Sale	44	5	117	141	13.4%
Inclusive housing	16	9	3	10	1.0%
Total	792	932	941	1,051	

In 2018, 70% of dwellings were for rent, with nearly 43% for social rent. It is worth highlighting 13,4% were for sale and pro-

moted by cooperatives and foundations under agreements reached during previous terms of office.

Contracts signed for affordable social housing Tenancy and trend



It should be pointed out the 78% of the housing units with contracts signed have been promoted or managed by Barcelona City Council through various programmes, either promoted by the IMHAB,

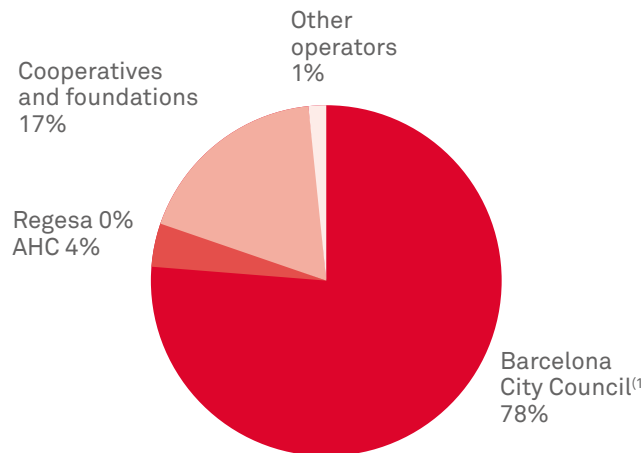
bought or captured for the Rental Housing Pool and the municipal programme for allocating housing to third parties run by Habitat 3, or on the basis of movements in the public stock.

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Contracts for affordable social housing signed by different operators. 2018



¹ Includes IMHAB, Hàbitat 3 (agreement with the City Council), Foment de Ciutat, Rental Pool

3. EXPANDING THE AFFORDABLE HOUSING STOCK – PUBLIC HOUSING AND CO-PRODUCTION INITIATIVES

Having the necessary affordable housing stock available to respond to the needs detected and the Urban Solidarity Objective have forced the local authority to activate all the mechanisms at its disposal. That has meant a major effort in housing development with work on 72 developments, driving a new municipal purchase programme, measures for the acquisition of housing for affordable rental and social housing and a municipal rent subsidy, which will be key while the city does not have sufficient affordable housing stock.

At the same time, innovation, often based on co-production initiatives with social entities, has opened new horizons for generating affordable housing, which brings us more in line with the policy of big European cities and serves as a benchmark for cities in our area. Some of the key landmarks have been the boost to cohousing, the 30% amendment, the setting up of the metropolitan rent operator and the APROP programme

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Promotion and innovation in creating affordable housing on publicly-owned land

2016

- Tender for the award of 7 cohousing sites.

2017

- Creation of the APROP programme for building temporary accommodation.
- Tenders for the award of 4 sites to cooperatives and foundations.

2018

- PGM amendment to allocate 30% of new-build or major-renovation residential property to HPO.
- PGM amendment to designate the whole city as a right of first refusal area.
- First tender for the joint award of project and work.

2016 to 2018

- Boost to housing development on public land (72 developments under way).
- Setting up of the metropolitan rental housing operator: Habitatge Metròpolis Barcelona.
- Consolidation of social developers in the development of public land.

Purchase and coproduction initiatives for acquiring affordable housing

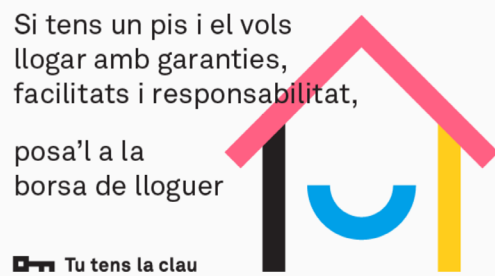
2015

- Agreement with the Hàbitat 3 Foundation to acquire and manage 250 dwellings



2016 and 2017

- Launch of “You have the key” programme to acquire flats for the Rental Housing Pool.

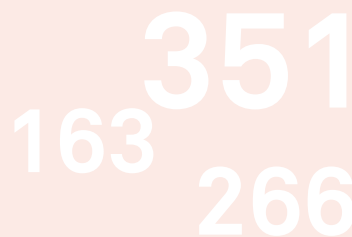


2018

- New agreement with the Hàbitat 3 Foundation for increasing the number of dwellings acquired and managed by the “Housing First” programme, for homeless people.
- Agreements with the Official Association of Estate Agents (COAPI) of Barcelona to acquire 200 flats for the Rented Housing Pool.

2016 to 2018

- Boost to the municipal acquisitions programme: 351 dwellings acquired + 163 assigned and 266 in the process of being acquired or assigned.



Financial help with rent payments

2015

- Introduction of municipal rent subsidies.



2016

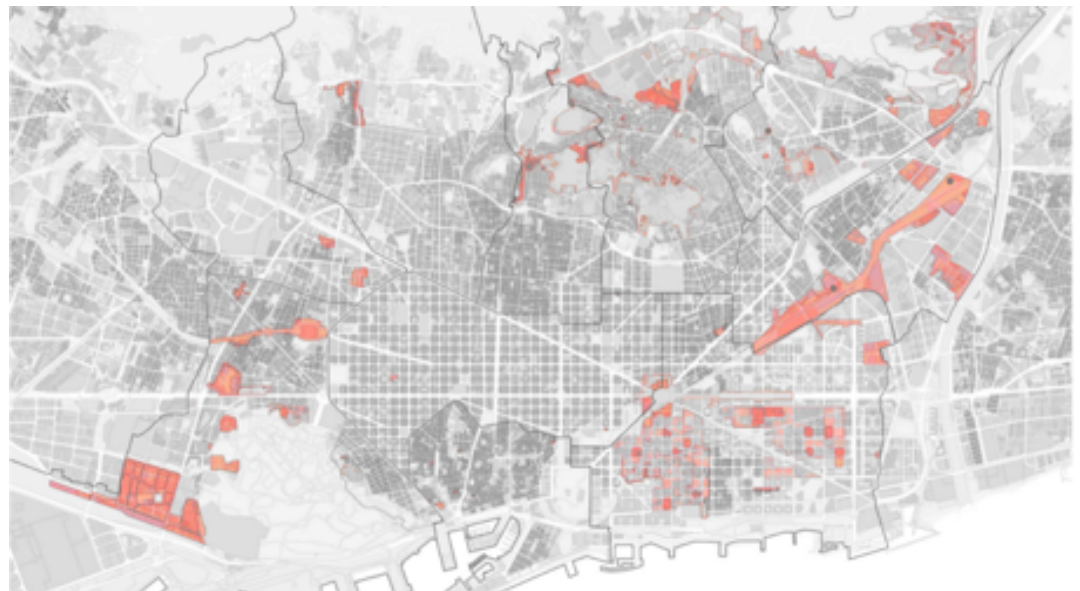
- Payment guarantee fund for flats in the Rental Housing Pool.

3.1. URBAN TRANSFORMATION

Besides looking for new mechanisms to generate affordable housing, new approaches have been worked on that increase the current reserves and help to make the built city more cohesive. There are currently various parts of the city un-

dergoing a transformation process and all of them will enable new affordable housing to be generated: the area including La Marina, Les Glòries and 22@, the area round Colònia Castells, Bon Pastor, La Model and the Vallcarca i els Penitents neighbourhood, among others.

Main urban transformation processes in the city



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C1.1

3.1.1 New land sites for housing with official protection and for certain groups with specific needs

Time period: 2016-2025

Body responsible: Barcelona

City Council - Area of Urban Planning

At the end of 2018, the potential for generating new housing that is protected, with special services and freely awarded by Barcelona City Council, included

in areas where planning¹⁰ or reparcelling has been approved, was **20,766 dwellings**, a figure that will make it possible to respond to the needs for land that flow from the Right to Housing Plan 2016-2025.

In 2018 plans have initially and provisionally been approved that will enable 301 affordable dwellings to be built.¹¹ Plans have also been definitively approved that will generate 58 affordable dwellings, and reparcelling with 804 affordable dwellings.

¹⁰ It includes areas with planning with either initial or final approval.

¹¹ It includes housing for specific groups, officially protected housing and free-market dwellings awarded to the City Council.

3.2. HOUSING DEVELOPMENTS ON PUBLIC LAND

The plan for developments in progress has made it possible for all the city's operators, both public as well as private and social, to increase housing production, but with a key difference: a big increase in developments destined for renting and other more stable models such as cohousing, while maintaining municipal ownership of the land. That has enabled a significant

change in the model for promoting affordable housing in the city.

At the end of this term of office, 72 developments on municipal land have been active which will enable 4,605 dwellings to be generated, some of which have already been handed over while others are still under development.

Housing developed by term of office 2008-2019

	Term of office 2008-2011	Term of office 2012-2015	Term of office 2016-2019	
HPO totals developed (PMHB / IMHAB and social developers) ¹²	3,843	2,296	4,605	Barcelona Right to Housing Plan 2016-2025 Housing
HPO totals developed (PMHB / IMHAB and social developers)	61	36	72	

Housing completed by term of office 2008-2019

	Term of office 2008-2011	Term of office 2012-2015	Term of office 2016-2019
HPO finished (public + private)	4,394	1,902	1,296
HPO finished on municipal land	2,171	765	834
% HPO finished on municipal land	49.41%	40.22%	64.35%
HPO finished by PMHB / IMHAB	1,070	650	762
% HPO finished by PMHB / IMHAB	24.35%	34.17%	58.80%

These developments are carried out directly by the IMHAB and delegated to social developers, which are awarded municipal land on a 75-year leasehold basis in a public tender, with a number of conditions depending on the type of developer the award goes to: cooperatives

that develop cohousing, foundations or classical development cooperatives.

During this term of office, housing development by operators other than the IMHAB on municipal land will account for 845 dwellings in 20 developments.

¹² Includes:

- From 2008 to 2015: PMHB, Foment de Ciutat Vella and Regesa;
- 2016-2019: PMHB until the IMHAB was set up in 2016, and delegated operators (cohousing, foundations, cooperatives and metropolitan rental operator).

Between 2016 and 2019 there have been 72 active developments that will generate 4,605 dwellings.

HPO developments on municipal land.* 2018

Status	Dwellings
Dwellings with first keys handed over ¹	270
Dwellings completed by all the operators on public land	28
Dwellings under construction by all the operators on public land	502
Dwellings planned by all the operators on public land	2,376
Dwellings with project tender scheduled or pending scheduling	1,007
TOTAL DWELLINGS BY ALL OPERATORS ON PUBLIC LAND	4,183

* Developments on private land are not included, even if they are developed by cooperatives or foundations, nor operations carried out by other public bodies on land which is not municipally owned.

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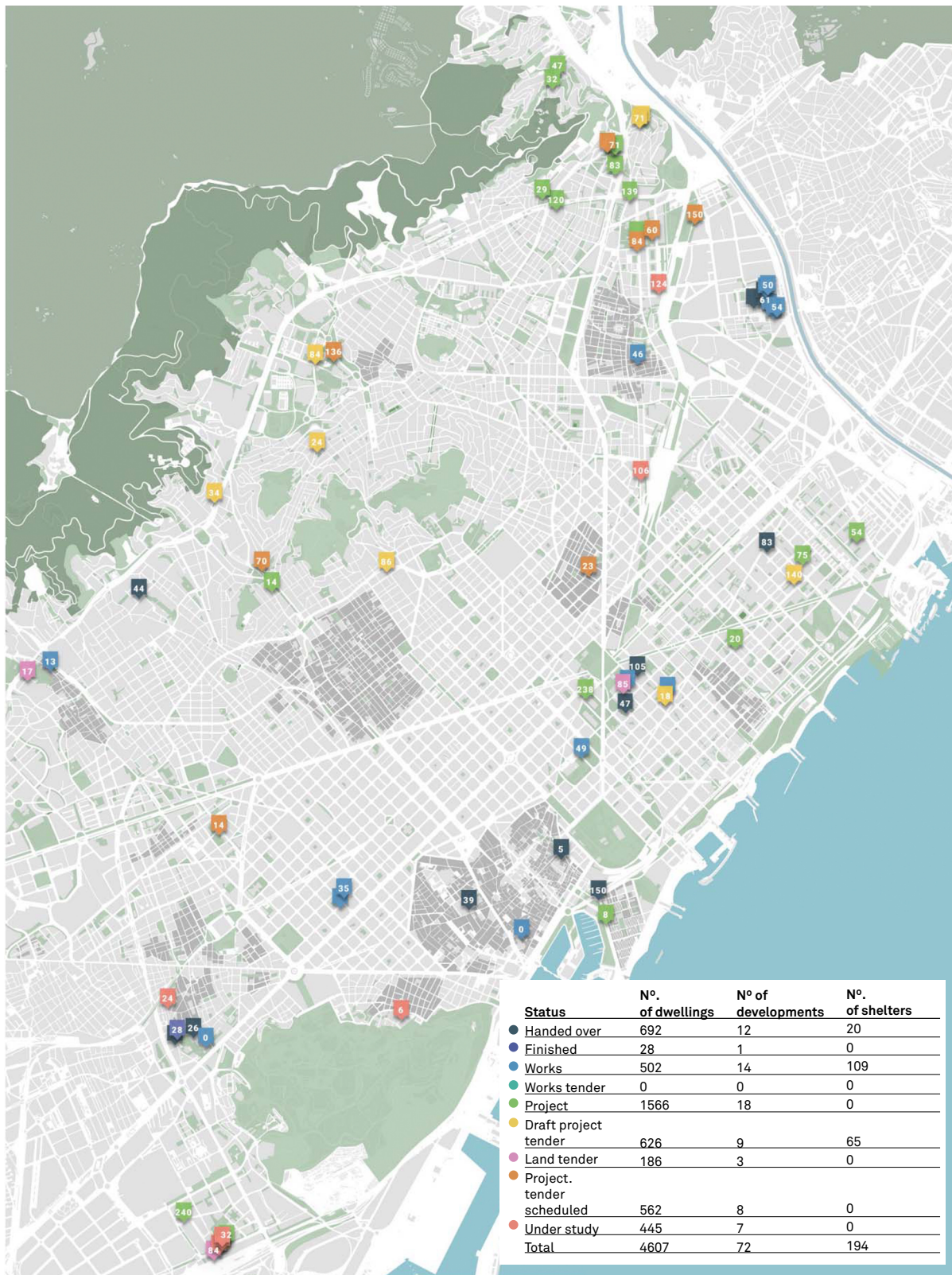
Housing



¹² Includes:

- 2008 to 2015: PMHB, Foment de Ciutat Vella and Regesa; 2016 – 2019: PMHB until the IMHAB was set up in 2016, and delegated operators (cohousing, foundations, cooperatives and metropolitan rental operator).

New HPO developments on municipal land. Status of the development 2018



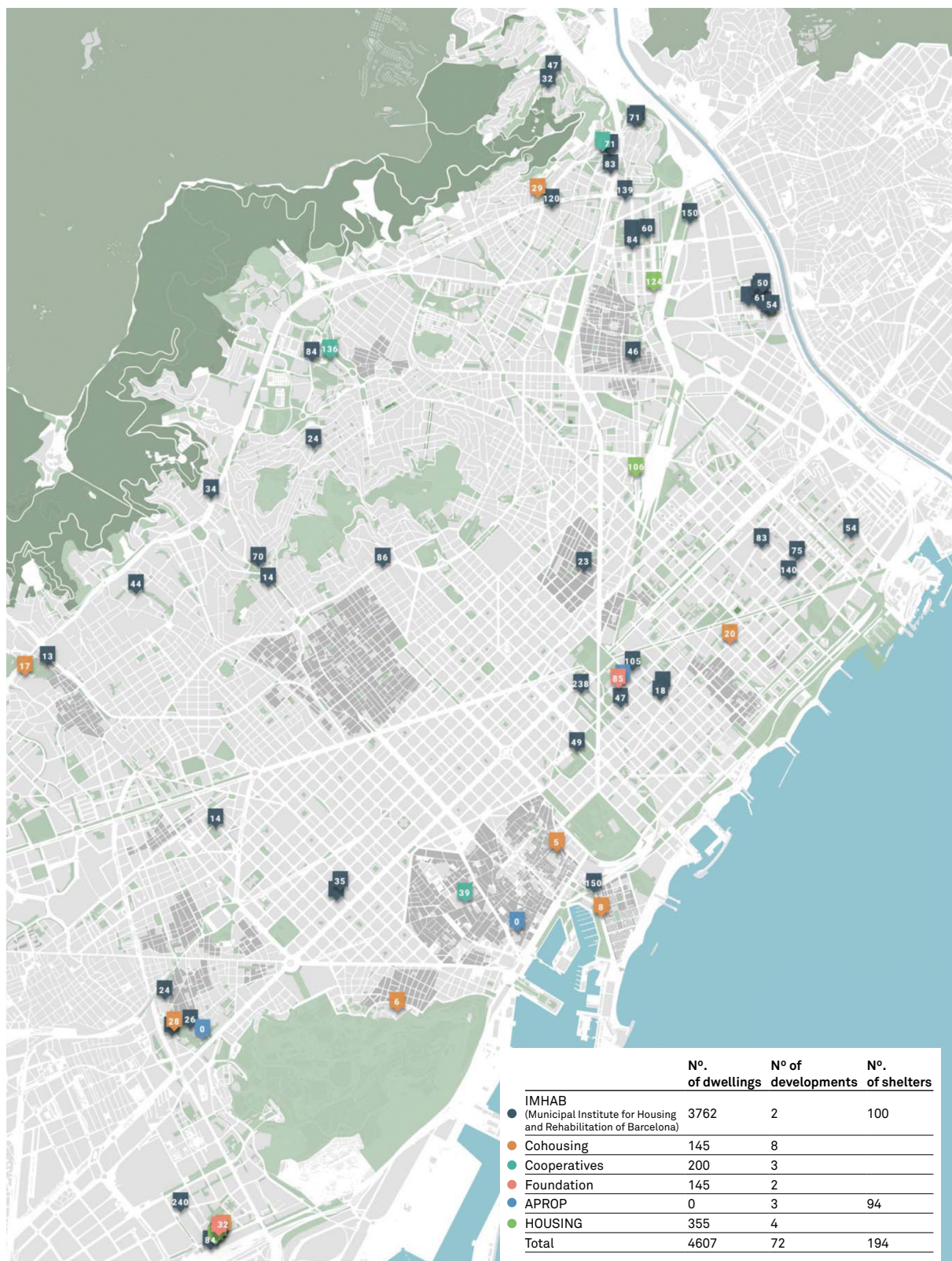
Source: Municipal Institute of Housing and Renovation October 2018.

**New HPO developments on municipal land.
Status of the development 2018**

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Source: Municipal Institute of Housing and Renovation October 2018.

3.2.1 Municipal development

Time period: 2016-2025

Body responsible: Barcelona Housing Consortium - Barcelona Municipal Institute of Housing and Renovation (IMHAB).

During this term of office, public housing development has largely been in the hands of the IMHAB and will account for 3,764

dwellings in 52 developments between 2016 and 2019. These developments will mean a major investment effort of over €500 million, 95% municipal funds, thanks to funding obtained from the Council of Europe Development Bank (CEB) and the European Investment Bank. These developments have a radically different approach to previous periods with 80% dedicated to renting and 20% to leasehold.

Housing under development by Barcelona Municipal Housing and Renovation Institute (IMHAB)

Status	Dwellings
DWELLINGS WITH FIRST KEYS HANDED OVER ¹	226
DWELLINGS COMPLETED (without keys handed over)	0
• Dwellings with work started in 2018	339
• Dwellings with works started before 2018	163
DWELLINGS UNDER CONSTRUCTION ²	502
• Dwellings at works tender stage	0
• Dwellings at the project drafting stage	1,475
• Dwellings at the project tender stage	710
DWELLINGS AT THE PROJECT STAGE ³	2,185
DWELLINGS WITH PROJECT TENDER SCHEDULED OR PENDING SCHEDULING	425
TOTAL PROMOTIONS DEVELOPED BY IMHAB	3,338

¹ There are developments completed in 2017 with the keys handed over in 2018.

² Includes all the developments under construction at the close of 2018.

³ Includes the developments at the project tender, project drafting and works tender stages.

3.2.2 Metropolitan rental housing operator Habitatge Metròpolis Barcelona

Time period: 2016-2017 implementation.
Ongoing over time
Body responsible: Barcelona Housing Consortium

The final tender for setting up Habitatge Metròpolis Barcelona was opened at the start of 2018. This will enable the body to be set up with 50% public capital (25% Barcelona City Council and 25% Barcelona Metropolitan Area) and another 50% private capital. This equal share in ownership should ensure maximum coordination between the public and private sectors, to go ahead with an initiative that is the first of its kind in Spain but amply tested in other European countries.

This last tender provides for the development of 4,500 dwellings with affordable rents and a contribution of municipal capital of between 29 and 52 million euros between 2019 and 2025. A similar contribution will also have to be provided by the AMB (mainly land) and doubled by the private operator involved in the company.

To reach this stage, a preliminary market study was carried out in 2018 which gathered the contributions of seven companies interested in being part of the new operator. The aim is to set up a public-private venture with a private partner that has financial means and experience in managing affordable rental housing. This will be a limited profit company.

At the close of 2018, Barcelona had a reserve of 4 land sites for Habitatge Metròpolis Barcelona, with a capacity for building 355 dwellings.

The final tender for setting up Habitatge Metròpolis Barcelona has been opened. This will generate 4,500 dwellings with affordable rents.

3.2.3 Cohousing. Assigned-for-use housing cooperatives

Time period: 2016-2025
Body responsible: Barcelona Municipal Institute of Housing and Renovation (IMHAB)

The push for cohousing in Barcelona is part of a strategy for promoting new forms of access and relationships with housing. This model, constituted by the very people who, organised in a cooperative, want

to have their own home, ensures access to long-term, affordable, decent housing, avoids speculation and fosters community management. At the same time, Barcelona City Council-driven projects include environmental and social return criteria.

Following the award of five leasehold sites in 2017, the leasehold-winning cooperatives have drawn up building plans over the course of 2018 and construction will start in 2019.

Housing under development by assigned-for-use housing cooperatives (cohousing)

Status	Dwellings
Cohousing dwellings handed over	5
Cohousing dwellings finished	28
Cohousing dwellings at the project stage	106
TOTAL COHOUSING DEVELOPMENTS	139

At the same time, various steps have been taken to consolidate this new model in the city:

- **Preparation of new sites.** Should enable the start of a new tender process leading to their award in the first half 2019. The Cooperative Housing Board¹³ reached an agreement with the sector on improving the tender specifications.
- **Work spaces with ethical and cooperative banks** (especially Coop57, Fiare Banca Ètica and Triodos Bank). These must facilitate funding for new assigned-for-use housing cooperatives,

at a time when the traditional banks are still not funding this model.

- **Senior cohousing.** Work has been carried out on promoting a specific model for elderly groups who want to provide themselves with a home that can allow them to enjoy active ageing in a community. (See 5.2.1 Assistance for ageing citizens)
- **1st Barcelona Cohousing Meeting.** This provided an opportunity for learning more about the projects under way and the city entities involved as well as disseminating the assigned for use cooperative model.

C4.4

3.2.4 Surface rights for social entities

Time period: 2016-2025

Body responsible: Barcelona Municipal Institute of Housing and Renovation (IMHAB)

No new leasehold developments or tenders for social entities were started in 2018 but work continued on developments under way.

Dwellings under development by cooperatives and foundations

Status	Dwellings
Dwellings handed over by cooperatives and foundations	39
Dwellings at the project stage by cooperatives and foundations (includes developments with tender scheduled)	85
Dwellings with project tender scheduled or pending scheduling	221
TOTAL PROMOTIONS LEASEHOLD	345

¹³The Cooperative Housing Board is a working group of the Barcelona Social Housing Council which brings together all the city players involved in promoting this model: cooperatives, stakeholders, ethical banks and technical teams.

3.2.5 Developments by non-municipal public operators

Over the course of 2018, public operators other than the IMHAB, such as the Zona Franca Consortium, have promoted affordable housing, largely for people affected by urban development.

Dwellings under development by other public operators

Status	Dwellings
Dwellings completed by other public operators ¹	68
Dwellings under construction by other public operators	78
TOTAL DEVELOPMENTS OTHER PUBLIC OPERATORS	146

¹ Includes the 35 dwellings for sale completed by the Zona Franca Consortium.



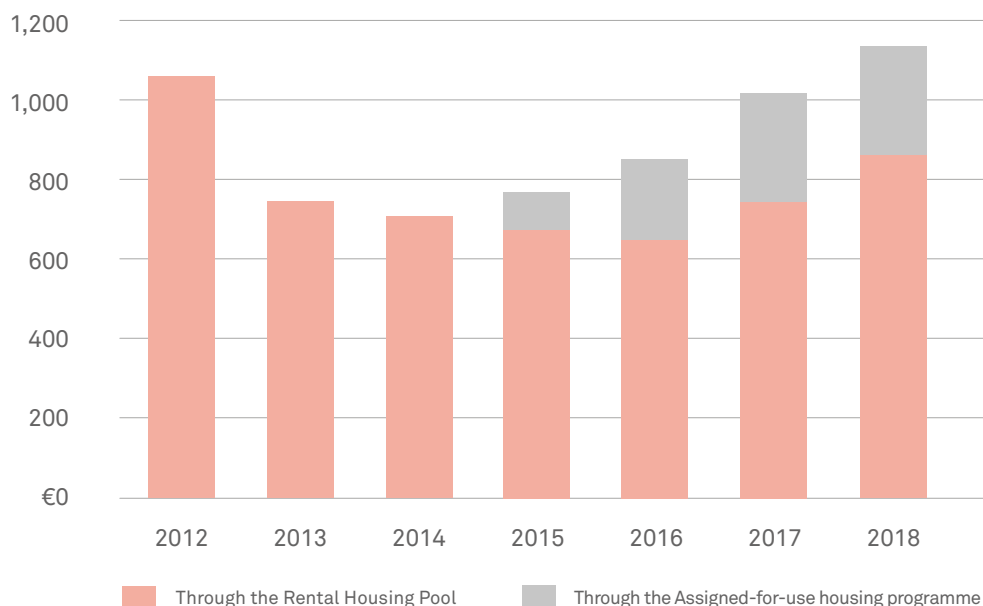
3.3. COPRODUCTION INITIATIVES FOR ATTRACTING AFFORDABLE HOUSING

The need to expand the affordable housing stock rapidly across the city requires the incorporation of private dwellings in public programmes. So in 2018, work has been done to improve the two existing programmes: the Rental Pool and the Assigned for use programme

Throughout this term of office, increased effort has been put into attracting private housing for affordable social rents

in a context of rising rents that calls for rethinking the existing programmes. For this reason the municipal assigned-for-use programme, which has attracted 250 dwellings, was set up and the Rental Housing Pool has been strengthened with new measures to acquire more flats through the “You have the key” programme”. This effort means there are now 1,117 private flats available in public housing at affordable social rents.

Private housing attracted by public programmes Rental Housing Pool and Assigned for use programme



Vacant housing managed by term of office 2008-2019

	Term of office 2008-2011	Term of office 2012-2015	Term of office 2016-2019
Flats mobilised with valid contract on 31 December of the last year of the term of office	1,081	777	1,117

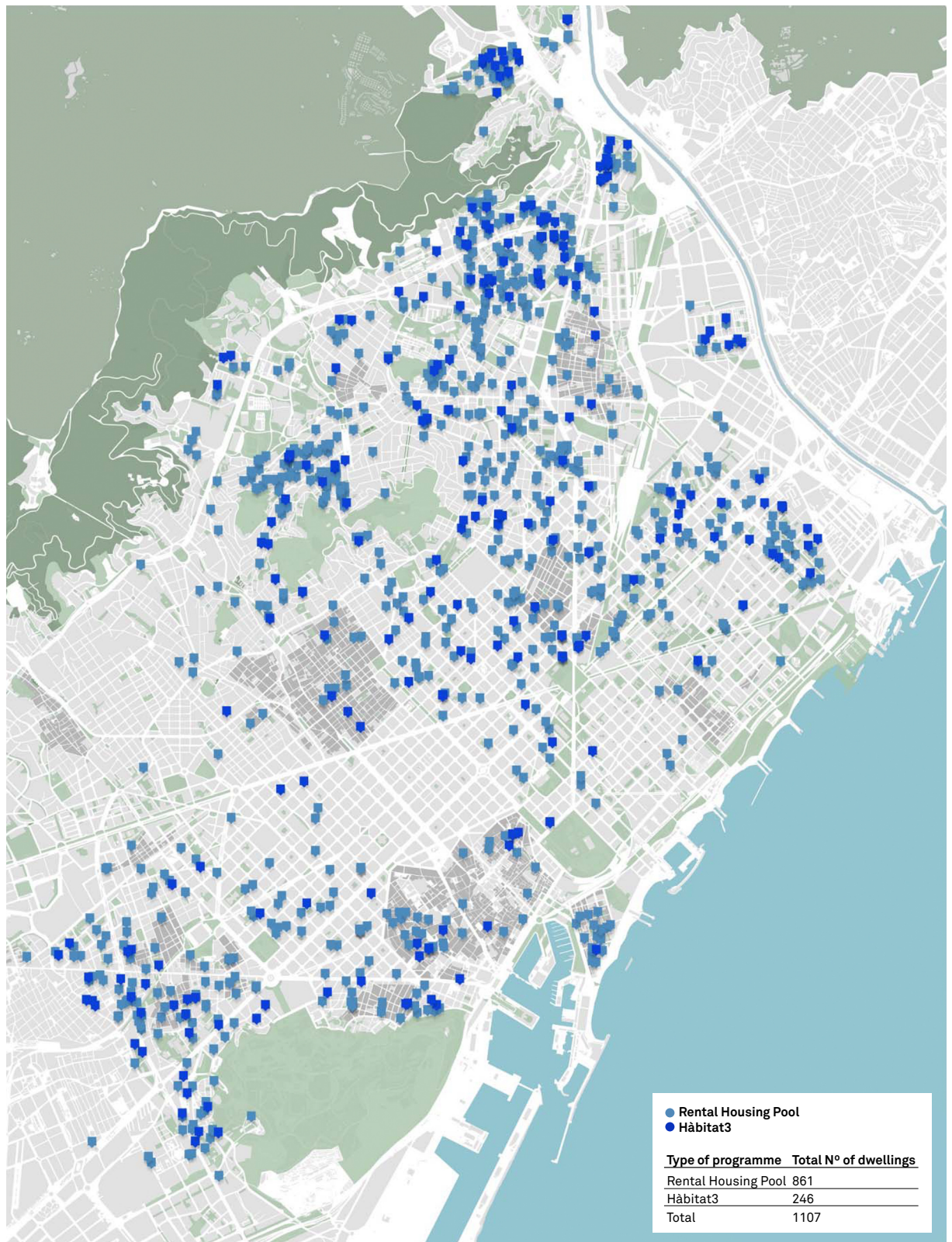
The programmes for attracting housing (Rental Pool and Assigned for use programme) manage 1,117 private flats.

Private stock mobilised with valid contract. Type of programme 2018

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Source: Rental Housing Pool. Municipal Institute of Housing and Renovation November 2018 / Habitat 3 April 2018.

3.3.1. Rental housing pool

Time period: Reformulation 2016-2018 Ongoing over time

Body responsible: Barcelona Housing Consortium

The Barcelona Rental Housing Pool, set up in 2009 by merging the Barcelona Social Rental Housing Pool with the Youth Housing Pool, offers mediation services between the owners of vacant flats and possible tenants with the aim of increasing the number of flats available at affordable rents and facilitating access to them for household units and young people aged 18 to 35 who meet the access requirements.

Following the good results obtained by the “You have the key” campaign launched in December 2016 and which, in 2017, stopped the fall in the number of flats run by the Rental Pool, a new publicity campaign was launched in October

2018 to give it a further boost. On this occasion, aside from maintaining the existing incentives, the focus has been on appealing to owners with the idea of offering a responsible rent.

So, in 2018, there has been a renewed increase in the number of flats administered by the Rental Pool, currently standing at 867, thanks to the new ones attracted (165) and renewed contracts for those already in the Pool. In most cases, the new ones have been attracted by specific grants for improving the flat interiors (136). A further seven flats with evictions pending have been incorporated into the Pool so the residents would not lose their home and their debts of up to €6,000 have been covered.

Despite the considerable pressure on rents in the city, average rent for flats in the Pool is around €576 a month.

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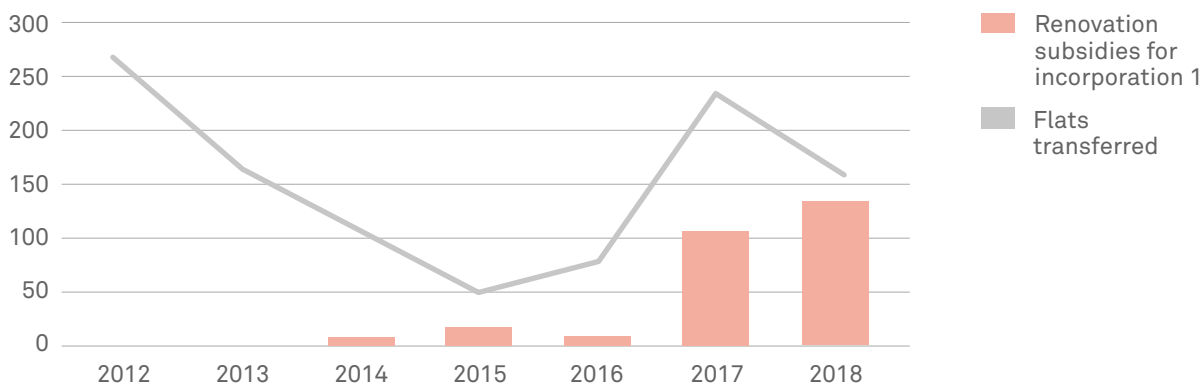
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Rental Housing Pool. Flats administered and transferred with a renovation subsidy

	Flats administered	Flats transferred	Renovation subsidies for incorporation
2012	1,064	260	
2013	764	173	
2014	751	105	9
2015	662	53	17
2016	633	72	11
2017	767	226	105
2018	867	165	136

Rental Housing Pool. Flats transferred and flats transferred with a renovation subsidy



In order to acquire more flats, agreements have been signed with the Barcelona and Lleida Association of Property Managers and the Barcelona Association of Estate Agents to bring on board private stakeholders involved in managing rents in Barcelona. This has a triple aim:

- Disseminate the Rental Housing Pool among association members.
- Acquire 200 flats for affordable rental (100 by property managers and 100 by estate agents). To achieve that, the association members who acquire them will receive 10% of the annual rent signed.
- Identify conflicts between neighbours caused by high-conflict squats.

Agreements signed with the Association of Property Managers and the Association of Estate Agents of Barcelona to acquire 200 flats for the Rental Housing Pool.

Finally, various mechanisms have been established and reinforced to encourage flats to enter the Pool linked to reducing or wiping out fines in the case of unauthorised tourist use or flats used for drug trafficking and to make it mandatory in the case of blocks that opt for renovation grants with vacant flats.

C3.2 and C3.3

3.3.2. Assigned-for-use housing programme

Time period: Reformulation 2016-2018

Ongoing over time

Body responsible: Barcelona Housing Consortium

Public-social collaboration programme run by the Habitat 3 Foundation to get properties assigned for social rental housing. To achieve this, Barcelona City Council guarantees to cover the rent (at 20-30% below the market price) and to return the flat to the owner in good condition, while offering renovation grants of up to 20% of the cost of the intervention and carrying out and funding the work. For their part, the tenants pay according to their income thanks to a municipal subsidy.

In 2017 the municipal assigned-for-use programme achieved the target of 250 dwellings for social rental housing and that was maintained in 2018. The link with improving these dwellings and the social rental fund means the average revenue per property is €571 per month, while the average rent paid by household units is about €145 per month.

In order to increase the number of dwellings managed, a new agreement with the Hàbitat 3 Foundation that includes the Catalan government was drawn up in 2018. The target for 2019 will be to manage 350 dwellings for housing emergencies and 76 for homeless people.¹⁴

To meet this target, the agreement provides for the new programme to include housing run by the two programmes (250 flats by the assigned-for-use programme and 50 “Housing First”), vacant flats owned by natural and legal persons and flats occupied by people at risk of residential exclusion, when the Emergency Committee has recommended they stay.

The average revenue per property in the assigned-for-use programme is €571 a month, while the residents pay an average of €145 per month.

¹⁴The dwellings included in the “Housing First” programme.

3.4. HOUSING ACQUISITIONS

Private housing continued to be acquired for affordable social rentals. These acquisitions have been carried out under three basic premises:

- **Opportunity:** flows from the possibility of acquiring buildings and dwellings at a suitable price.
- **Anti-gentrification effects:** based on prioritising acquisitions in areas with the most pressure to replace the local population.
- **Stopping speculative operations:** based on acquiring buildings with acquisition operations under way, where

it was detected that the aim of refurbishing the building was to increase the existing rents and, therefore, there was a risk of the residents being replaced.

Over the course of 2016-2019 it will have been possible to acquire more than 650 (notarised) dwellings. These are in different situations as regard their current use. There are residents in 71% of the dwellings, 9% are individual dwellings that have no tenants, while 20% have significant renovation needs, so it will not be possible to use them for some years.

Housing acquired by term of office 2008-2019

	Term of office 2008-2011	Term of office 2012-2015	Term of office 2016-2019
Dwellings acquired	17	274	+650

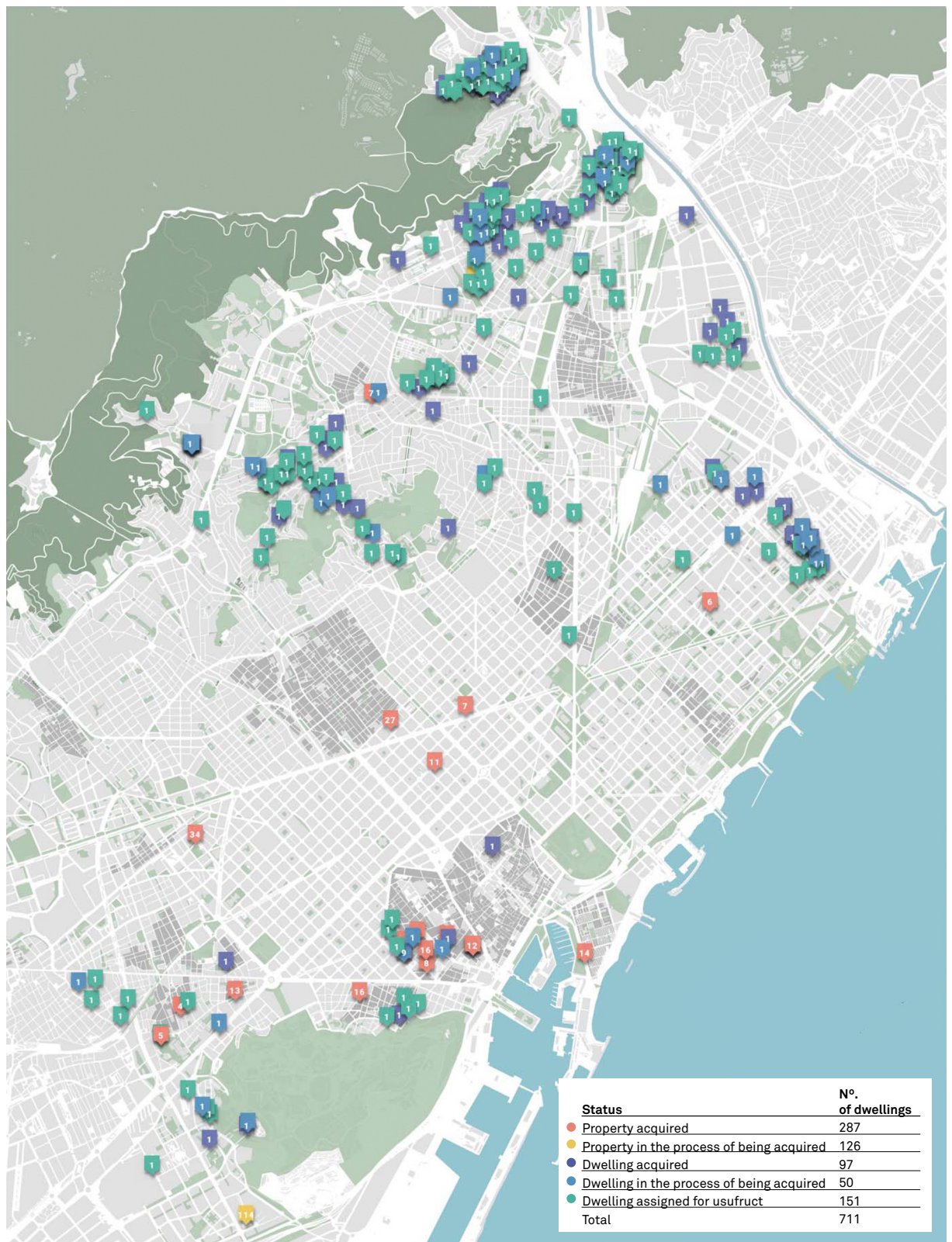


Acquisitions of buildings and dwellings Target of acquisition. 2018

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Source: Municipal Institute of Housing and Renovation October 2018.

3.4.1. Acquisition of dwellings and buildings for social rental housing

Time period: 2016-2020

Body responsible: Barcelona Municipal Institute of Housing and Renovation (IMHAB)

Forty-two new dwellings have been acquired in 2018, to which the 114 in the building at Carrer de l'Encuny, no. 7 need to be added¹⁵. All the buildings and dwell-

ings acquired were owned by banks or investment funds.

At the end of the year, there were also properties and individual dwellings in the process of being purchased amounting to 178¹⁶ dwellings in total, with an estimated budget of €9.76 million. It will be possible to fund many of these investments through the Credit and Finance Institute (ICF), with a new programme for acquiring housing owned by financial entities.

Housing purchased for social rentals

	Dwellings acquired in a whole building		Dwellings acquired individually		Total	
	Number	Cost	Number	Cost	Number	Cost
2016	88	€7,240,702.93	56	€2,747,995.95	123	€9,988,698.88
2017	161	€23,842,986.49	24	€1,071,377.48	185	€24,914,363.97
2018,¹	38	€6,230,468.25	4	€291,360.00	42	€6,521,828.25
Total	287	€39,374,658.61	84	€4,110,733.43	371	€41,424,891.10

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* All the cost data refer to the acquisition. Renovation costs are not included.

¹ Does not include the purchase at Carrer de l'Encuny, 7, which includes 114 dwellings, as this was approved at the Government Commission on 24 December 2018 but not implemented until 31 January 2019.

3.4.2. Assignment right of usufruct agreements SAREB and Caixabank

Time period: 2016-2020

Body responsible: Barcelona Municipal Institute of Housing and Renovation (IMHAB)

Housing continued to be acquired on a usufruct basis in 2018, based on agree-

ments signed with the SAREB and Building Center, 26 new dwellings have been added bringing the total to 163. The financial entities maintain their commitment to completing the programme by assigning 87 new dwellings for use. The acquisition cost of previous years, €11,625 per vacant dwelling and €6,975 per occupied dwelling, has remained the same.

Vacant and occupied dwellings acquired from financial entities on a usufruct basis.

	Number	Cost
2016	34	€395,250.00
2017	103	€936,975.00
2018	26	€251,100.00
Total	163	€1,583,325.00

* All the cost data refer to the acquisition. Renovation costs are not included.

¹⁵ The purchase was agreed in 2018 but implemented on 31 January 2019.

¹⁶ Includes the property at Carrer de l'Encuny, 7, with 114 dwellings.

3.5. INNOVATION IN AFFORDABLE HOUSING CREATION

The need to expand the affordable housing stock calls for new strategies to generate it. With this in mind, various lines of work have been pursued to reduce

the development times and increase the capacity of consolidated urban land for generating new affordable housing.

A3.7 and C1.2

3.5.1. APROP. New programme for creating temporary accommodation

Time period: 2016-2020

Body responsible: Barcelona City Council - Social Rights and IMHAB

Following the launch of the APROP (Temporary Local Accommodation) programme in December 2017, three sites planned for a pilot test were put out to tender in 2018. Although these three sites were initially awarded, one of them is now at the construction stage (in the workshop), while the other two will have to be awarded again.

At the same time, efforts have been made to identify seven new sites in the districts where construction is planned in this first stage, to enable each district in the city to have a resource of this kind. Now work is being done to secure European funds so the programme can go ahead.

APROP has to allow the promotion of accommodation already being developed in the city to complement other developments with traditional construction and promotion systems.

Temporary accommodation developments under way

Development	Address	Status	Accommodation
Tànger	C. Tànger, 40	Handed over	20
Alí Bei	C. Alí Bei, 102	Under construction	15
MPGM HD Veneçuela	C. Veneçuela, 96-106	Project tender	22
MPGM HD Antiga Quirón	Av. Mare de Déu de Montserrat, 5-11	Project tender	10
MPGM HD Vidal i Barraquer	Av. Vidal i Barraquer, 37-43	Project tender ¹	33
Can Batlló UP5a	C. Mossèn Amadeu Oller, 17-21	Project tender / APROP ²	40
MPGM Gòtic Sud-AA2	C. Nou de Sant Francesc, 10	Under construction / APROP ³	12
UA1 MPGM Glòries-Meridiana FR15B	C. Bolívia, 33-41 int.	Tender scheduled / APROP ⁴	42
Total		6 developments	194

¹ The award of this development been stopped due to local residents' opposition.

² The award has not been formalised and will not be until 2020 due to a lack of budget.

³ The award had not been formalised before the end of the year but work had started in the workshop.

⁴ The winning bidder has pulled out and the tender will be repeated.

3.5.2. PGM amendment to allow partial allocation of 30% of new residential building land to HPO

Time period: 2017-2019

Body responsible: Barcelona City Council - Area of Urban Planning and Development

In 2018, Barcelona City Council and the Catalan government approved an amendment to the PGM put forward by the FAVB, PAH, Observatory DESC, ABTS and the Tenants' Union calling for more affordable housing in the city.

This amendment provides for allocating 30% of residential construction, in the case of new build or a major renovation, to officially protected housing, in all interventions over 600 m². The aim is to

expand affordable housing evenly in the city in order to respond to the Urban Solidarity Objective¹⁷, and to the demand for affordable housing registered in the city. This measure makes it possible to get private developers to share responsibility for generating affordable housing and provides for preferential acquisition of new affordable housing by the City Council. It is expected to enable around 334 new HPO dwellings to be generated a year.

Approval of the MPGM for allocating 30% of new residential construction to HPO.

3.5.3. PGM amendments to declare the whole city as an area of right of first refusal and establish building terms

Time period: 2017-2019

Body responsible: Barcelona City Council - Area of Urban Planning and Development

As well as the PGM 30% amendment with shared objectives for generating affordable housing around the city, and making private developers jointly responsible, another PGM amendment has also been approved in 2018.

This amendment covers two basic actions:

- **Declaring the entire city an area subject to first refusal and pre-emptive rights.** The aim of this is for the City Council to have pre-emptive rights in buying certain properties and land sites, and to enable it to buy them for the price registered in the operation in progress. This

measure will make it possible to stop speculative operations that cause residents to be expelled from their neighbourhoods as well as transactions on the black market, protect blocks from being acquired by vulture funds and know in real time what property transactions are taking place in the city. It will be applied for six years, with a possible further six-year extension, and include multi-family buildings, blocks, undeveloped land, buildings in a poor state of repair, housing subject to the vacant dwellings tax and protected housing.

- **Establishing building terms.** The aim of this is to prevent speculative construction on land sites.

The whole city has been declared an area of right of first refusal to facilitate the acquisition of housing for affordable social rental housing.

C1.4 and C3.1

¹⁷ This goal, envisaged in Act 18/2007 on the right to housing, provides for 15% of the first residence residential stock to go to social policies.

3.5.4. PGM amendment to update the city parking regulations

Time period: 2017-2019

Body responsible: Barcelona City Council - Area of Urban Planning and Development

In the area of housing, this PGM amendment seeks to adapt the parking supply to the real needs of the developments of

officially protected housing and housing with special services. With this in mind, it reduces the necessary minimum number of places from one per dwelling to one for every four dwellings in the case of HPO and removes the need for parking spaces in the case of housing with special services. This amendment reduces costs and facilitates affordable housing developments.

3.5.5. Joint project and works tender

Time period: 2016-2020

Body responsible: Barcelona Municipal Institute of Housing and Renovation (IMHAB)

October 2018 saw the launch of the first tender for joint procurement of the drafting of the architectural project and performance of works, for a development of 84 new HPO dwellings. The aim of this

new model is to reduce execution times and to promote technological innovation along with the introduction of new construction models. Apart from reducing the time-frame of the work itself, this should help bring about a reduction in costs and the environmental impact, improvements in energy efficiency and the quality of finished materials, an increase in durability and simplify maintenance.

3.5.6. BCN - NYC Affordable Housing Challenge

Time period: 2016-2020

Body responsible: Barcelona Municipal Institute of Housing and Renovation (IMHAB)

This joint initiative between the cities of Barcelona and New York aims to gather ideas that will help the local authorities

to apply innovative construction methods, use alternative and sustainable materials and implement new management systems so as to be more efficient. At the same time it has to enable us to develop the use of new technologies further to reduce the time-frames and costs of housing construction projects, as well as promote a cleaner, more sustainable industry.

3.6. FINANCIAL HELP WITH RENT PAYMENTS

Time period: Ongoing over time

Body responsible: Barcelona Housing Consortium

Barcelona currently offers three types of grants and subsidies for housing payments, depending on the situation of the household unit and type of housing:

- Those for public housing payments that are delivered directly to the IMHAB, reducing rent prices for the corresponding household units (5.1.4).
- Accommodation grants for emergency situations. Subsidies for free-market housing payments which are awarded by basic social services to household units in emergency situations (5.1.3).
- Rent payment subsidies for housing maintenance. Subsidies for free-market housing payments from calls for applications for subsidies funded by Barcelona City Council, and the Catalan and Spanish governments.

Following the launch of help with rent payments funded by Barcelona City Council in 2015, both the central government as well as the City Council and the Catalan government fund rent subsidies. These are for different purposes:

- **Rent subsidies and allowances** for household units having difficulties to pay the established rent.
- **Allowances resulting from mediation**, for people with problems paying a rent and which follow a mediation process with the owner.
- **Allowances for paying rent debts**, for people with debts in their monthly payments due to unforeseen circumstances.
- **Allowance for paying the rent of specific groups**, for people with contracts through the mediation exchanges, or housing run by non-profit social entities, authorities or other public bodies.
- **Allowances for people who have been evicted**, have lost their home and who are given help in paying for a new home.

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Municipal rent subsidies (public and private stock). 2008-2019*

	Term of office 2008-2011	Term of office 2012-2015	Term of office 2016-2019
Annual average of beneficiaries	1,038	2,708	4,467
Total amount subsidised	€10,129,370.48	€25,927,486.10	€46,770,553.29

1. Does not include emergency grants facilitated by basic social services.

Following sharp growth in the number of grants awarded and the budget allocated in 2015, the number awarded in 2018 was in line with that of 2017.

Rent subsidies awarded*

	Number of subsidies	Amount allocated	
		Number	% variation
2012	9,735	€21,363,001.11	
2013	6,401	€12,772,424.76	-40.2%
2014	5,077	€9,874,971.66	-22.7%
2015	9,117	€19,972,953.25	102.3%
2016	9,468	€21,362,359.59	7.0%
2017	9,692	€24,140,294.72	13.0%
2018	9,597	€23,878,495.39	-1.08%

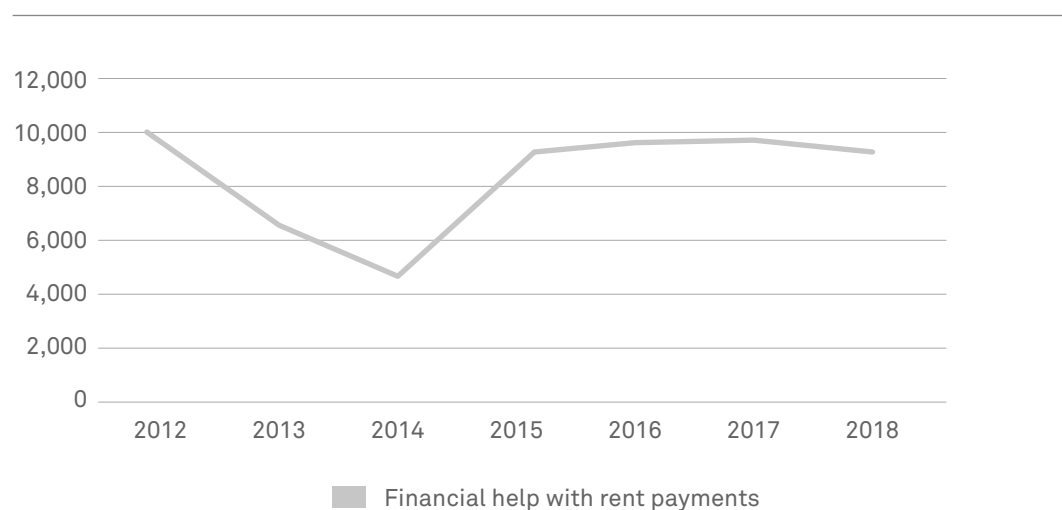
* Includes those awarded to tenants and those linked to the incorporation of dwellings to the Rental Pool, which rose to 179 in 2018.

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Rent subsidies awarded



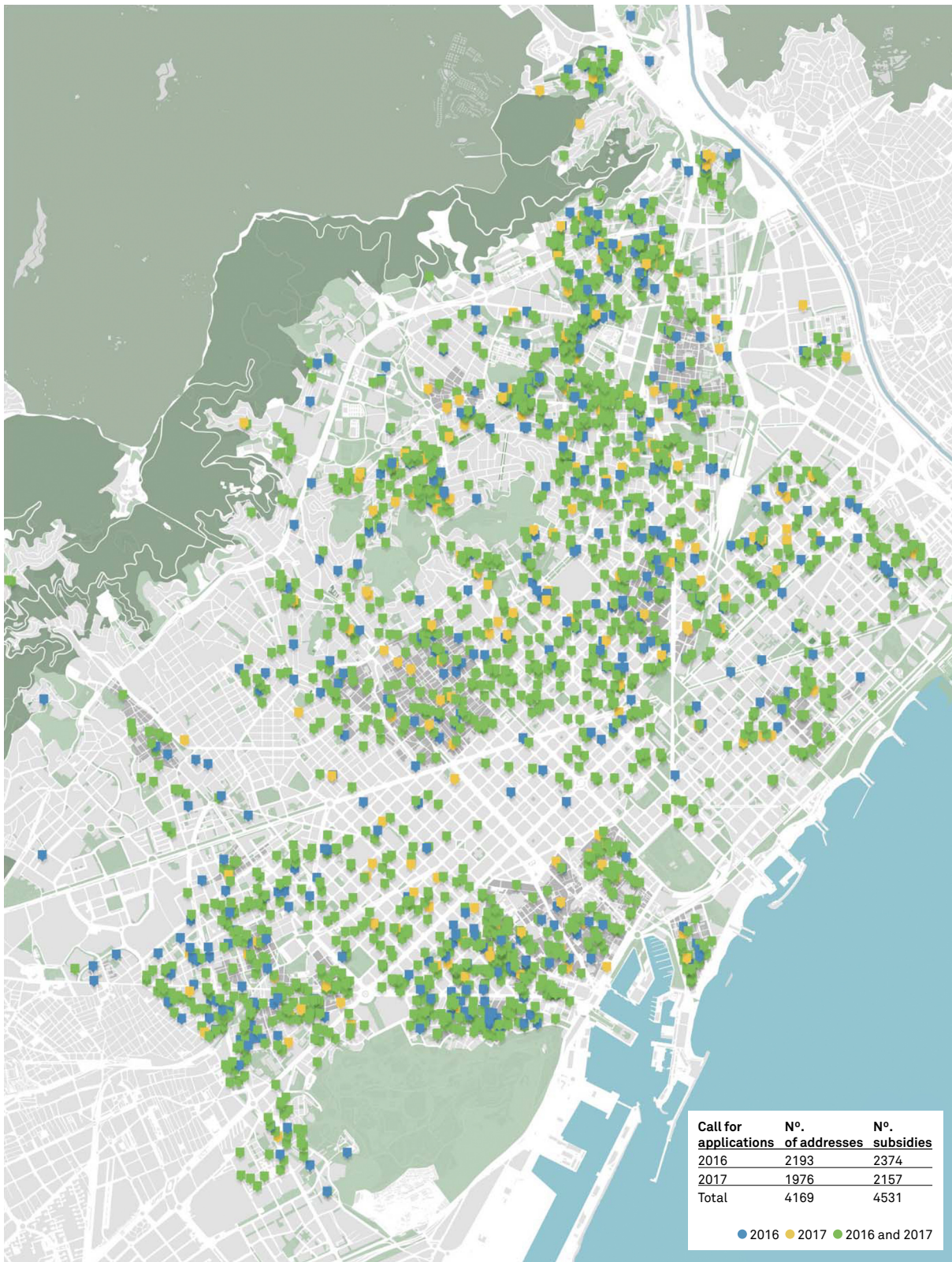
As regards the public authority that funds the subsidies, the role of the central government should be noted be-

cause this year it has increased the rent limit to €900 in the case of large families.

Breakdown of the funding and number of subsidies between authorities

Authority that funds the subsidy	Number of subsidies	Term of office 2016-2019
Barcelona City Council	2,169	€7,528,903.68
Catalan Housing Agency	2,090	€10,848,555.25
Ministry of Public Works	5,338	€5,501,036.46

Rent subsidies awarded by Barcelona City Council Calls 2016 and 2017



Source: Municipal Institute of Housing and Renovation 2016 and 2017.

4. MAINTAINING, RENOVATING AND IMPROVING THE CURRENT HOUSING STOCK

Renovation has become a key instrument for improving people's health and quality of life. To achieve this objective, it has been necessary to reformulate the city's renovation policy to address the most vulnerable groups and areas in a proactive way.

This process has included developing the Neighbourhood Plan and defining the programme for

highly complex properties, which is proactive and supports communities to improve their buildings; creating grants and subsidies for housing interiors targeted at vulnerable groups, and setting up the Urban Renewal Department that will enable proactive, comprehensive intervention in fragile settings where the action required exceeds the limit of the property but focuses, nonetheless on housing and supporting the residents.

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Renovation

2015

- Launch of the Neighbourhood Plan, providing for action in the 10 most vulnerable areas of the city.
- Relaunch of the renovation policy, with allocated funds increased by 543.4%.

2017

- Urban Renewal Department set up to promote intervention in the more vulnerable areas.
- Programme for intervening in highly complex properties (Neighbourhood Plan) created.

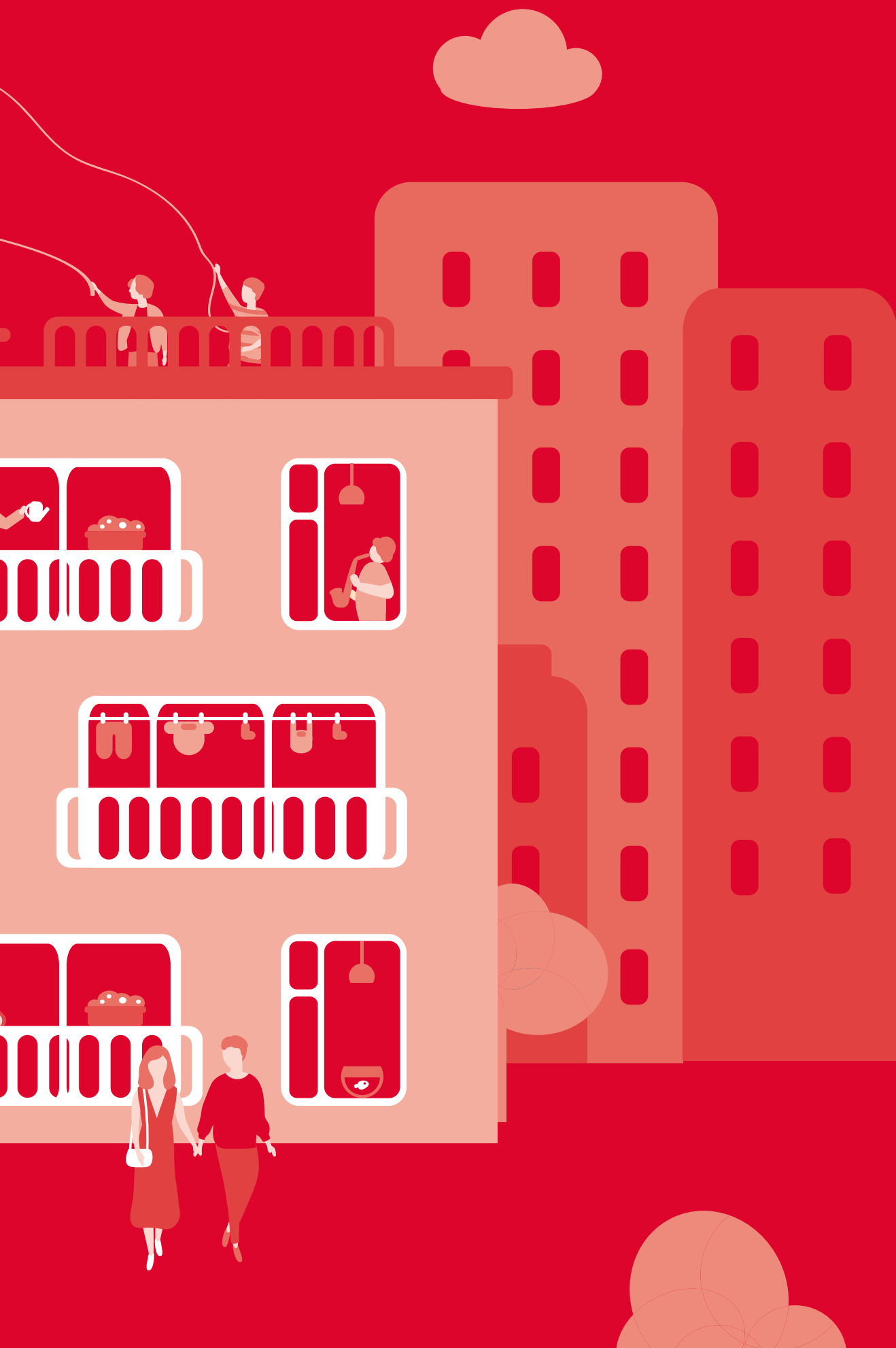
2016

- "Study and Detection of Areas of Residential Vulnerability in the City of Barcelona" drawn up.
- Home interior renovation grants introduced.



2018

- Implementation strategy defined for urban renewal in the city.



4.1. INTERVENTION IN VULNERABLE AREAS

Identifying areas of residential vulnerability has provided us with a new perspective of the city and its renovation needs, linked both to the built city and to the social reality. This new perspective allows us to focus the intervention on the most vulnerable areas on the basis

of two key instruments but with a vary different scale: the Neighbourhood Plan, which includes work on many levels but with a specific focus on housing, and the Urban Renewal Programme, with a more central focus on improving the housing stock.

D2.6 and D2.7

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4.1.1. Neighbourhood Plan

Time period: 2016-2025

Body responsible: Foment de Ciutat

The Neighbourhood Plan has made it possible to launch a series of actions linked to improving the housing stock that has culminated in specific interventions in the various neighbourhoods, and in the grant and subsidy programme for renovating highly complex properties (FACs).

The main housing actions linked to the Neighbourhood Plan have been as follows:

- **Bon Pastor and Baró de Viver.** Pre-diagnosis of the state of residential construction of buildings in areas with the worst vulnerability (completed); support programme for rehousing from the “cheap houses” (in progress). Programme for renovating highly complex properties (in progress).
- **La Trinitat Nova.** Programme for renovating highly complex properties (in progress); support for rehousing families (completed).
- **Sant Genís dels Agudells and La Teixonera.** Programme for renovating highly complex properties (in progress).
- **Raval Sud and Gòtic Sud.** Studies for creating emergency public housing and exploring other housing-tenure formulas (under way); Study on changing the use of municipal offices to housing under way; Project for creating public housing in Can Seixanta (under way); support for studies on housing vulnerability (under way); programmes for improving community harmony; renovation programme for highly complex properties (under way).
- **El Besòs i el Maresme.** Technical inspection of buildings study (under way); programme for renovating highly complex properties (under way).
- **La Verneda and La Pau.** Prediagnosis of the state of residential construction of buildings in areas with the worst vulnerability (completed); Programme for rehousing from the “cheap houses” (in progress).
- **La Trinitat Vella.** Programme for renovating highly complex properties (in progress).
- **La Marina.** Programme for renovating highly complex properties (in progress).
- **Zona Nord.** Support and mediation in renovation grant allocation processes for communities (in progress); Programme for renovating highly complex properties (in progress); Support for resident communities in improving community harmony (in progress); Creation of a housing office (in progress).
- **Les Roquetes.** Projects for making the most of communal roof terraces: energy efficiency and community activities (being defined); Programme for renovating highly complex properties (in progress).

4.1.2. 4.1.2 Urban renewal strategy

Time period: 2016-2025

Body responsible: Barcelona Housing Consortium and Municipal Institute for Urban Planning

The Barcelona Urban Renewal Strategy, defined in 2018, has made it possible to set out the objectives, the main lines of work and the methodology for identifying urban complexes of preferential interest. A set of specifications has been drawn up on the basis of that study and will be published in the first quarter of 2019, to award the drafting of the renewal programme that will have to establish the 50 urban complexes where the intervention will take place and, for each of those, the actions that need carrying out, their economic cost and the follow-up indicators. The interventions will go beyond renovation and tackle improvements in features of the original construction, basically comfort, energy consumption and accessibility.

This new line of intervention is intended to drive the coordinated renovation

of buildings in vulnerable areas with a strong municipal input, because the local authority will draw up the plans, help the communities in the decision-making processes, and fund and carry out the intervention. In this model, the owners will only have to pay the cost of the intervention, based on different mechanisms and in accordance with their economic capacity.

At the same time, work has already started on a pilot test in the Trinitat Vella neighbourhood. So far, the intervention model has been defined working with 65 block communities, 35 of which have decided to go ahead.

A new model of physical intervention in the most vulnerable communities promoted and financed by the City Council starts in Trinitat Vella.



4.2. REFORMULATION OF RENOVATION GRANTS

Renovation policies have a major impact on people's quality of life, especially when they target the most vulnerable groups and areas. The municipal renovation policy has therefore been reformulated, switching from basically preventative general subsidies to programmes focused on certain areas and social situations, which enable it to become a key tool in defending the right to a decent home.

In 2018, the existing lines and focuses that tackle three levels of intervention have been reinforced. First, the most vulnerable areas

in the Neighbourhood Plan, through a call for highly complex properties; second, specific intervention in housing interiors targeted at vulnerable groups and incorporating flats in the Rental Housing Pool; and, third, a general call targeted at communal spaces in buildings with a focus on safety, accessibility and environmental improvements.

This change has meant shifting towards a proactive approach which, thanks to the support provided, makes it possible to improve the flats and buildings of the most vulnerable groups and individuals.

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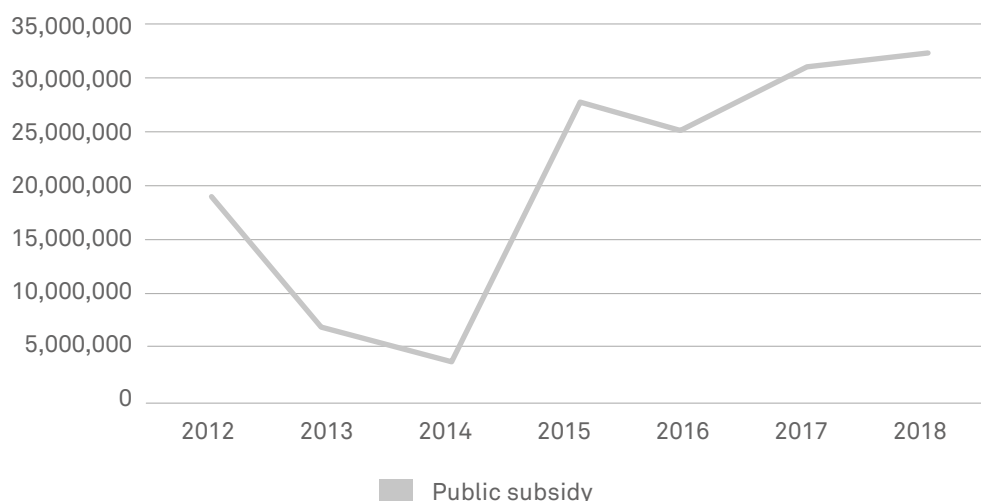
Renovation grants awarded in the city of Barcelona (Includes highly complex properties, interiors and communal elements)

	Cases	Dwellings	Public subsidy	Budget
2012	827	11,411	€18,558,746	€65,854,022
2013	251	3,316	€7,246,775	€29,943,269
2014	123	1,924	€4,272,034	€12,917,314
2015	634	10,100	€27,484,344	€58,616,649
2016	810	12,337	€25,431,084	€72,004,837
2017	1,321	18,292	€31,425,039	€91,300,406
2018,¹	1,047	14,217	€32,338,957	€89,574,449

* For the years 2017 and 2018, no data is available for interior grants for vulnerable people.

¹ The 2018 budget for interior grants is not included because it is still not available

Total public subsidy for renovation grants awarded in the city of Barcelona (Includes highly complex properties, interiors and communal elements)



The combined amount of current renovation grants in the city is distributed very unevenly between the public authorities.

While Barcelona City Council contributes 84%, the Spanish government has contributed none since 2014.

Amount allocated to the calls for renovation grants by the different public authorities¹⁹

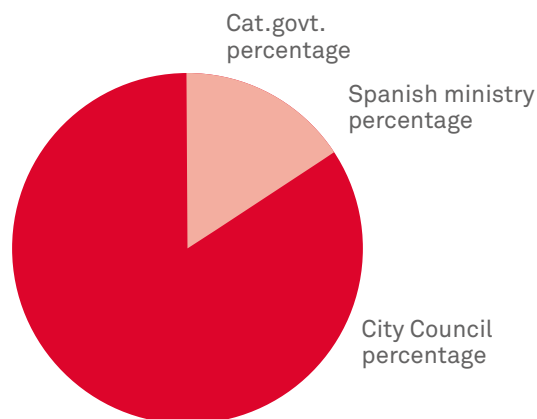
	Revenue	Catalan Government	Spanish Ministry	City Council
2012	€19,250,000	€2,000,000	€4,950,000	€12,300,000
2013	€12,634,855	€3,000,000		€9,634,855
2014	€13,650,000	€5,000,000	€2,000,000	€6,650,000
2015	€29,093,064	€8,228,738		€20,864,326
2016	€24,256,391	€9,600,000		€14,656,391
2017	€37,850,833	€5,000,000		€32,850,833
2018	€31,199,169	€5,000,000		€26,199,169

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Housing

Contribution of the different public authorities in 2018



Funds for subsidising renovation continue to increase. In 2018, 84% have been contributed by the City Council.

¹⁸ This amount is what the various authorities plan to allocate to the call. The final amount allocated might vary depending on the grants awarded and the rest that the different authorities contribute to the call.

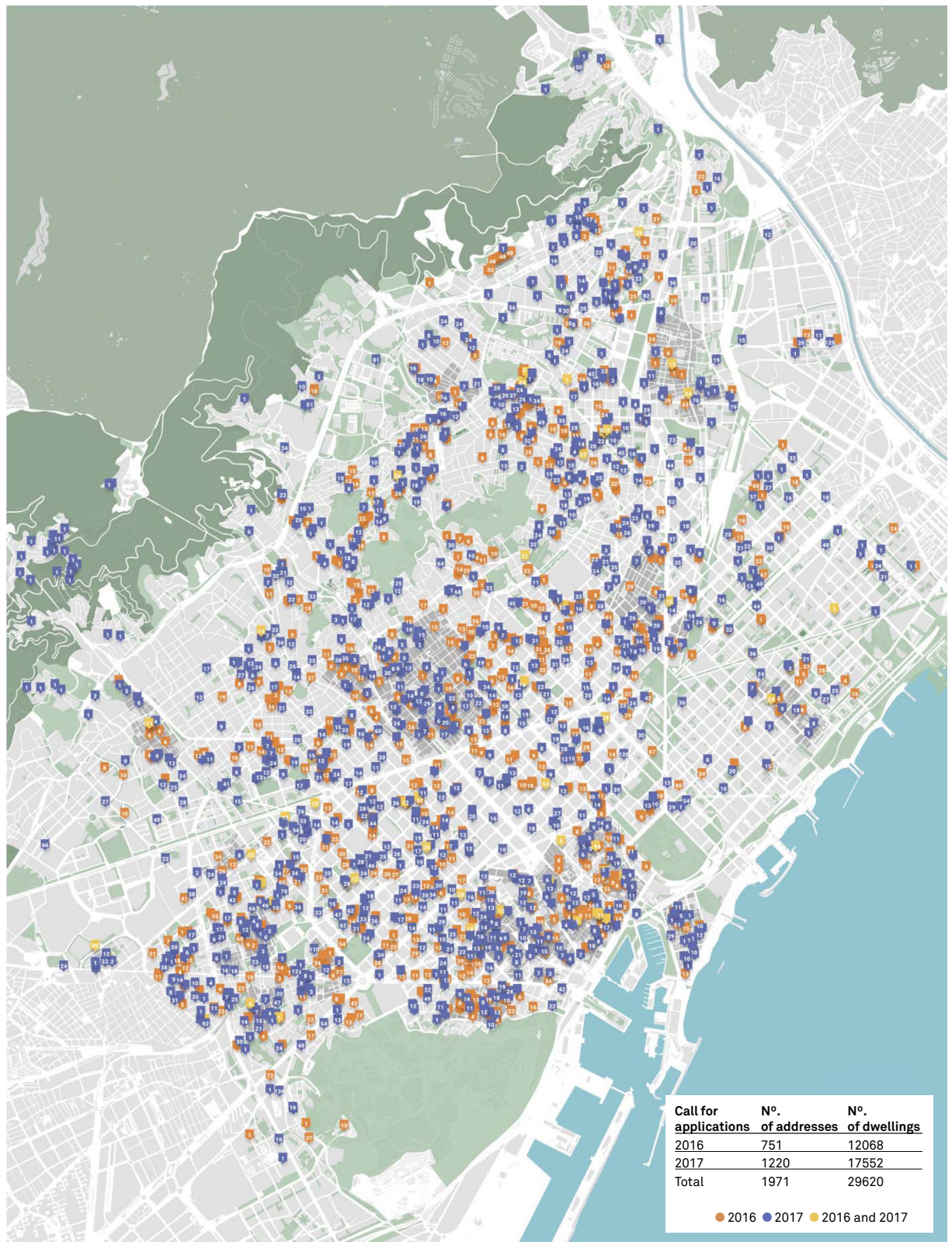
¹⁹ idem.

Renovation grants. Calls 2016 and 2017

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Source: Municipal Institute of Housing and Renovation 2016 and 2017.

4.2.1. Highly complex properties

Time period: 2016-2025

Body responsible: Barcelona Housing Consortium and Foment de Ciutat

In 2018 the highly complex properties programme was launched. This is targeted at properties which, because of their socio-economic complexity, usually remain outside the ordinary calls. These properties were identified thanks to the demarcation of residential vulnerability areas carried out in 2016. Since 2017, support work has been carried out that combines promoting renovation with socio-community intervention which has culminated in the launch of the first specific call for grants.

This is a proactive renovation plan where the technical teams get in touch with the residents to study the state of the build-

ing and the needs of the flats to reach an agreement with the block community as to what needs doing. It targets multi-family buildings built before 1993 that are located in neighbourhoods where the Neighbourhood Plan²⁰ is being implemented and no renovation work has been carried out in communal areas in the last 15 years.

It is based on two agreements: one to lay the basis for the advice and community work and a second for drawing up the plans and carrying out the work. The criteria for gaining access to the grants prioritise buildings with pathologies that affect people's health or pose a safety risk, where the resident communities do not function or have arrears, where there are vacant flats, squats or old-style rents, as well as those that have closed their communal services due to lack of community funds.

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Intervention in highly complex properties

	2018
Renovation agreements signed	96
Buildings with renovation agreed	33
Beneficiary flats	454
Public subsidy	€6,067,231.10
Resources mobilised	€9,289,716.21

The process of renovating highly complex properties has begun, with the agreement with 33 properties that include 435 flats.

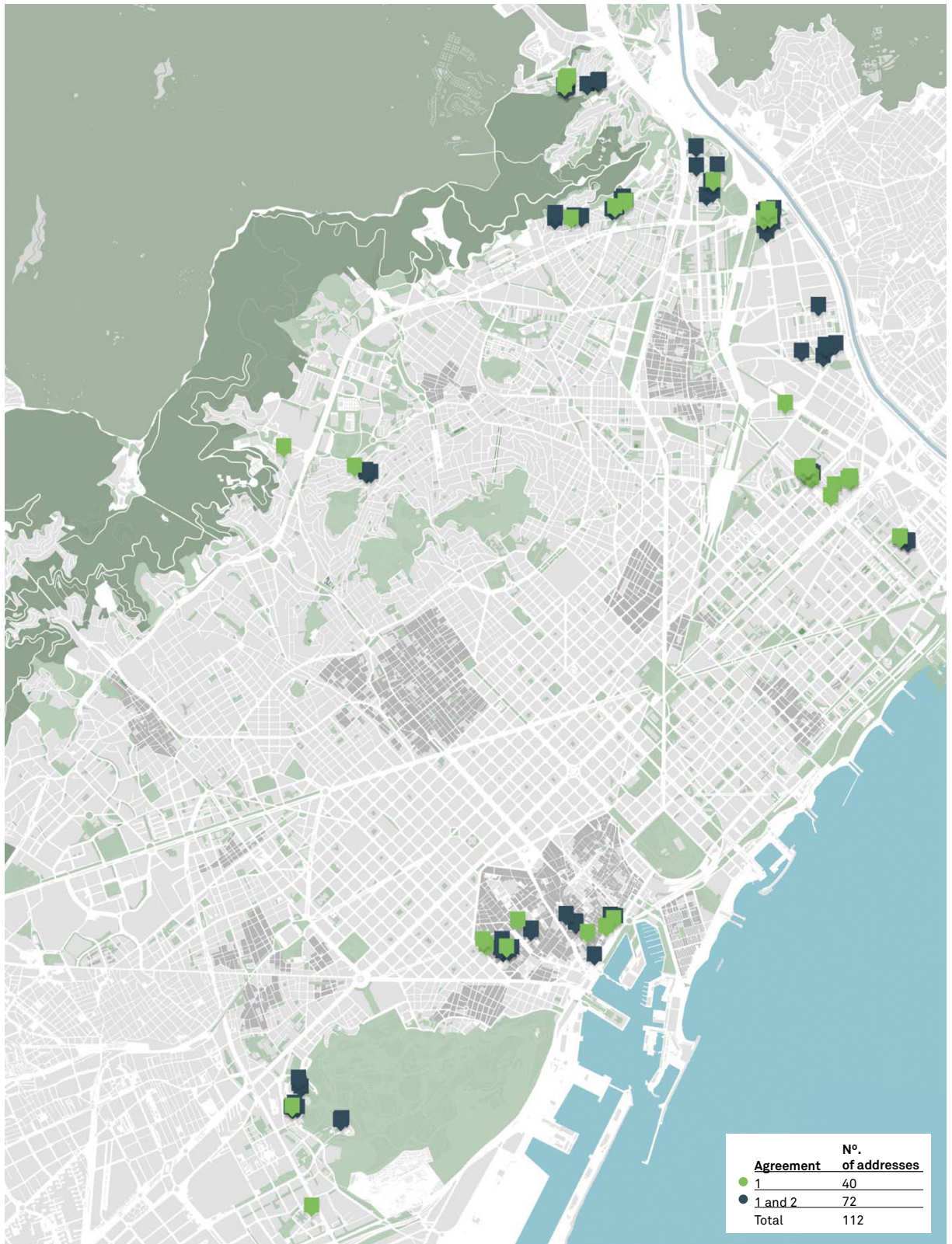
²⁰ Grants can currently be requested in the following neighbourhoods: El Besòs i el Maresme, La Verneda i la Pau, Bon Pastor, Baró de Viver, Trinitat Vella, Trinitat Nova, Les Roquetes, Vallbona, Torre Baró, Ciutat Meridiana, Sant Genís dels Agudells, La Teixonera, El Raval, El Gòtic, Marina de Port and Marina del Prat Vermell.

Renovation grants. Highly complex properties (FACs). Agreements. 2018

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Source: Municipal Institute of Housing and Renovation November 2018.

4.2.2 Interior improvements

Time period: 2016-2025

Body responsible: Barcelona Housing Consortium

After promoting grants for home-interior renovations, with the aim of improving the living conditions of the most vulnerable people and helping to defend the right to a decent home, as well as increase the stock of affordable rental housing in the city, the call for home-interior renovation grants in 2018 was divided into two lines:

- **Grants to recondition the homes of people in a vulnerable situation.** These are designed to make them decent homes and improve the quality of life of the people who live there and are provided to ensure minimum habitability, safety, hygiene and energy efficiency standards are met. They enable
- **Renovation grants for the interior of dwellings to be included in Barcelona's Social Rental Housing Pool.** These grants will go towards adapting these homes ensuring they meet habitability standards. They allow all the costs of the work to be covered up to a maximum of €20,000 per dwelling.

100% of the cost of the intervention to be covered up to a maximum of €9,000.

To facilitate the execution of the work and avoid the household units having to do it themselves, the City Council does it through various companies. This innovative process in managing renovation grants has made it possible to include reinsertion companies and SMEs in the contract awards, but it is slowing down the process so the work has still not been carried out.

Renovation grants for incorporating dwellings into the Rental Housing Pool

	Beneficiary flats	Public subsidy	Resources mobilised
2015	15	€139,498.99	€398,421.19
2016	65	€333,250.19	€411,088.18
2017	226	€2,835,615.42	€3,298,809.90
2018	136	€2,290,974.17	€2,861,225.91

Up to 82.4% of the housing acquired by the Rental Housing Pool receives renovation grants, which have become the key tool for their acquisition.

4.2.3. Grants for improving communal spaces in buildings and energy improvements

Time period: 2016-2025

Body responsible: Barcelona Housing Consortium

Grants for improving the communal spaces of buildings have continued through 2018 to bring about the necessary improvements in accessibility, safety and energy efficiency, which in turn improve the health of residents. At the same time, the call for grants includes a subsidy for installing renewable power generation systems in buildings, with grants of up to 50% for installing thermal or photovoltaic panels.

Various measures are planned to ensure these improvements do not result in local residents being expelled from the neighbourhood.

- When the owner rents the dwelling, its price will have to be linked to the Catalan government rent price index. This is a first step to applying the German model of regulating rent prices.²¹
- In the case of vacant dwellings and blocks, the grants will be awarded on condition that the dwellings are incorporated into the Rental Housing Pool.
- If there are tourist flats in the property, they will not be subsidised.

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Grants for renovating communal elements

	Cases	Dwellings	Public subsidy	Budget
2012	827	11,411	€18,558,746	€65,854,022
2013	251	3,316	€7,246,775	€29,943,269
2014	123	1,924	€4,272,034	€12,917,314
2015	619	10,085	€27,344,845	€58,218,228
2016	745	12,272	€25,097,833	€71,593,749
2017	1,095	18,066	€28,589,423	€88,001,596
2018	878	13,627	€23,980,752	€77,423,507

* For the years 2015 and 2017 interior improvement grants have been taken out of the general call.

¹ Cohesion grants are included, although they are awarded to dwellings that have received grants for improving communal elements.

²¹ Mietspiegel – mietpreisbremse system

4.2.4. Improving housing accessibility

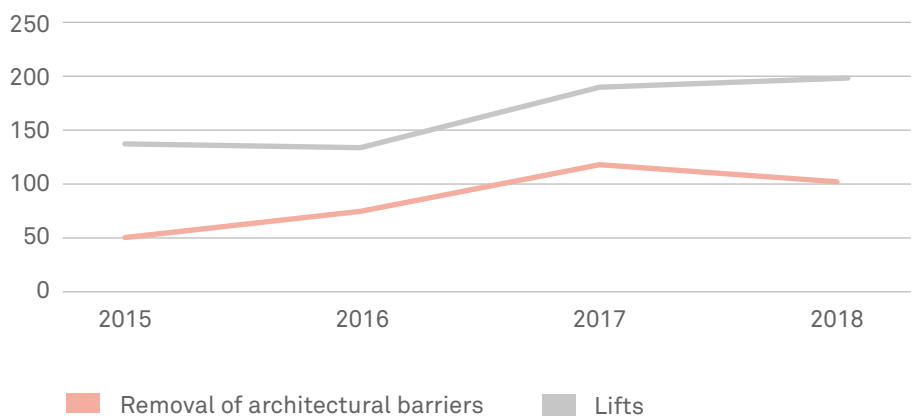
Time period: 2016-2025

Body responsible: Barcelona Housing Consortium

Following the drive to improve building accessibility in 2017, the budget has been maintained at the same level in 2018, with actions linked to installing lifts and removing architectural barriers, especially in hallways.

Actions for improving building accessibility

	Removal of architectural barriers		Lifts		Accessibility: lifts + barriers	
	Actions	Dwellings	Actions	Dwellings	Actions	Dwellings
2015	48	1,054	144	1,865	€5,319,891	€11,625,509
2016	72	1,507	142	1,780	€5,642,028	€12,518,557
2017	116	2,785	196	2,530	€8,949,466	€20,078,015
2018	101	2,022	199	2,430	€8,099,839	€19,571,414



5. PREVENTING AND ADDRESSING THE HOUSING EMERGENCY AND RESIDENTIAL EXCLUSION

Prevention is key to avoiding emergency situations and various instruments have been implemented to this effect. The Unit to Counter Residential Exclusion (UCER) has been set up and, thanks to its proactive approach, has managed to deal with a large number of the vulnerable households at risk of losing their home. The options for reaching an agreement based on

mediation have increased with new lawyers at the Housing Offices and new tools such as the municipal rent subsidies or debt coverage if a dwelling is included in the Rental Housing Pool. Finally, the municipal services have been better publicised to make it easier for people in difficult situations to access these services.

Emergency prevention and assistance and support for vulnerable groups

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2015

- Unit to Counter Residential Exclusion (UCER) set up with a triple aim:
 - To take action against evictions in the city.
 - To deal with situations of squatting.
 - To establish discipline.
- Loss of Home and Employment Intervention Service (SIPHO) set up.

2018

- Boost to senior cohousing.
- Agreement with Pensium to facilitate access to old people's homes and acquire affordable housing.



2016

- New regulations for the Emergency Committee.
- Nausica programme for welcoming in refugees set up.

2017

- Adjustments in the RSHPOB award system to prioritise households from other residential resources and offer them more stability.
- European support for B-Mincome, the municipal social inclusion programme.

2016 – 2018

- Sharp growth in the number of accommodation grants offered by Social Rights (+48.9%).

Transparency and accessibility

2016

- Web portal habitatge.barcelona set up.
- Internalisation of Housing Office staff.
- Incorporation of an administrative officer in every office and four new lawyers.
- Introduction of Energy Advice Points begins.
- Campaigns: “Housing, an essential right”, “You have the key”



2017

- Expansion of the Housing Offices team.
- Introduction of ten Energy Advice Points completed.
- New Housing Office in Ciutat Vella and Sant Andreu Office expanded.
- Campaigns: “So they don’t cut off your electricity, water or gas, we put in all the energy”, “When you renovate your home, you improve your life”

2018

- IMHAH website incorporated into the habitatge.barcelona portal.
- New satellite office in Zona Nord (Ciutat Meridiana).
- Campaigns: “You have the key to make Barcelona a fairer city”, “If we renovate housing, we gain quality of life”.



Promoting decent jobs

2016-2018

- Job schemes linked to housing policies set up
- Vacant dwelling census
- Energy poverty assistance points
- Impetus to the Rental Housing Pool.

2017

- Incorporation of social clauses into contracts for renovating dwelling interiors. Four reinsertion companies awarded contracts.

2018

- Expansion of job schemes linked to the vacant dwelling census.

5.1. EMERGENCY ASSISTANCE AND PREVENTION

Despite the reduction in eviction cases in the city, there are many households who find themselves in this situation, especially those living in rented accommodation or in squats and who need proactive action to avoid losing their home. This situation comes in addition to the so-called *invisible evictions* suffered by households when their tenancy agreement ends and they are unable to meet the abusive rent increases.

That makes it necessary to reinforce and activate a broad range of services, grants and subsidies: help with paying for permanent and emergency housing, improving the mediation mechanisms and making the Emergency Committee accessible to a broader range of groups.

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A2.2

5.1.1. Work of the Unit to Counter Residential Exclusion (UCER)

Time period: Ongoing over time

Body responsible: Unit to Counter Residential Exclusion

Barcelona has a Unit to Counter Residential Exclusion (UCER) whose basic function is to react proactively to prevent and attend to evictions. This centralises information on eviction processes in the city, activates mediation processes to prevent people from being thrown out, supports them through the Loss of Home and Employment Intervention

Service (SIPHO) and carries out mediation in precarious employments situations where people face economic vulnerability.

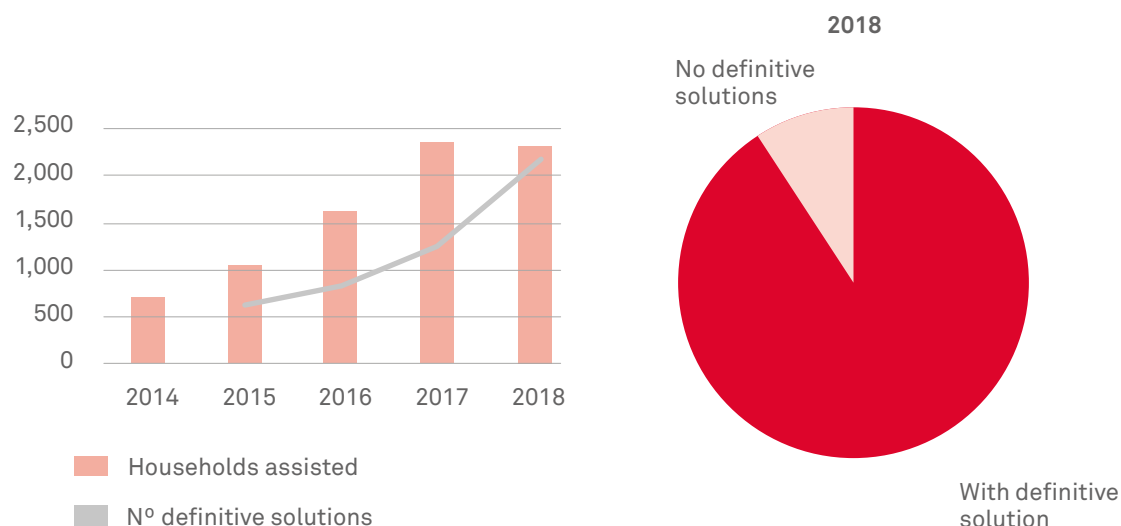
Since the UCER was set up in 2015, and thanks to its proactive approach, it has increased the number of households it attends to, levelling off at around 2,300 households at risk of losing their home. In 2018, a total of 6,371 people have been attended to, 2,354 of them minors. Its action has enabled a gradual increase in the definitive solutions achieved.

Unit to Counter Residential Exclusion (UCER) assistance in situations where there is a risk of eviction

	Household units assisted ¹		Definitive solutions		
	CU	% variation	Number	% variation	% resolution
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%

¹ Refers to the cases registered in 2018.

Households assisted and definitive solutions found by the UCER



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In 2018 there has been an increase in the number of rent-related cases dealt with, which account for around 55.9%,²² while there has been a fall in cases linked to precarious employment (33,7%) and owner-related cases (5,2%).

Significant increase in the definitive solutions agreed in loss of home cases. The number for 2018 is 2088, or 92% of those attended to.

²²In 2017 it was 50.4%.

5.1.2. Action of the Emergency Committee

Time period: 2016-2017 implementation.
Ongoing over time
Body responsible: Barcelona Housing Consortium

The Emergency Committee is responsible for evaluating cases and awarding dwellings to people at risk of residential exclusion and who have been evicted from their home over issues relating to rent, mortgages or squatting.

In 2018 the Emergency Committee had fewer dwellings at its disposal to re-

spond to the households that contacted it, and so was only able to award 197 homes. At the same time, the number of households that have accessed the service has increased to 614, and the number of cases approved has risen to 639 household units (up 43.8%).²³

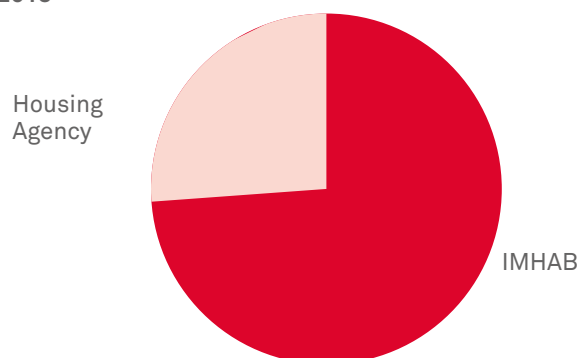
This situation means more than ever there is a need for all the authorities committed to responding to the Emergency Committee to put flats at its disposal. This year, Barcelona City Council has contributed 68.54% of the flats awarded by the Emergency Committee, and maintained the situation of 2017.

Action of the Social Emergency Committee

	New requests submitted	Requests approved pending allocation of housing	Flats awarded
2009	116	0	75
2010	214	0	140
2011	229	0	138
2012	239	0	177
2013	325	0	213
2014	311	0	198
2015	404	11	319
2016	534	57	363
2017	551	232	213
2018	614	442	197
Total	3,537	442	2,033

Owner of the flats awarded by the Social Emergency Committee

2018



²³The number of requests approved is greater than the number of household units that have contacted the committee in 2018 because it includes requests submitted in 2017 that it had not been possible to assess.

5.1.3 Accommodation and maintenance grants for emergency situations

Time period: Ongoing over time

Body responsible: Barcelona City Council - Social Rights

The accommodation and maintenance grants are offered by social services centres. They aim to tackle emergency situations relating not just to accommodation (access to new housing, accommodation in hostels, older people's centres, mortgage payments, renting and shared renting) but also to housing maintenance (communal expenses, electric appliances, household furniture and furnishings, repairs and/or

renovations, thorough cleaning and utility supplies). They are offered by the basic social services, where necessary, to households that are monitored and receive social support.

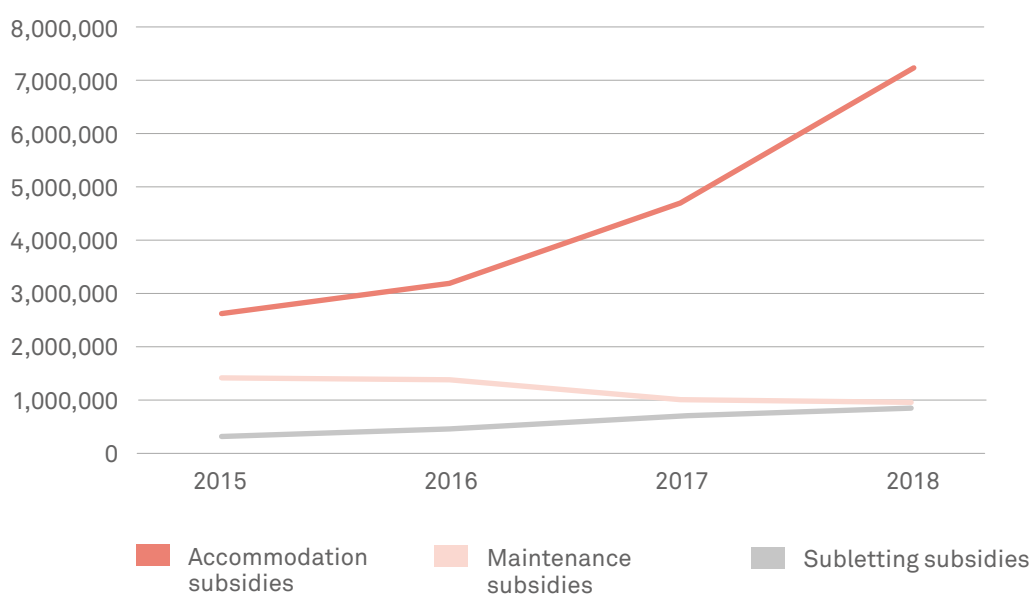
The difficulties some people face in meeting their housing costs have made it necessary to increase current emergency help by a very significant amount, to over €8 million, where help with paying rent and subletting rooms is a major factor.

Financial help for accommodation and maintenance offered by social services

	Accommodation		Maintenance		Total		Subletting	
	Amount	Number	Amount	Number	Amount	Number	Amount	Number
2015	€2,680,673	5,461	€1,443,572	6,545	€4,124,245	12,006	€394,533	1,503
2016	€3,194,127	6,360	€1,390,258	6,159	€4,584,385	12,519	€496,427	1,783
2017	€4,756,910	8,206	€1,078,823	4,214	€5,835,732	12,420	€592,946	2,016
2018	€7,255,515	9,825	€897,369	2,865	€8,152,884	12,690	€794,710	2,570

* The accommodation grants include those for renting and subletting

Financial help for accommodation and maintenance offered by social services



Substantial increase in the number of accommodation grants offered in emergency cases, which has risen to 9,825 household units.

5.1.4. Social Rental Housing Fund subsidies

Time period: Ongoing

Over time

Body responsible: Barcelona City Council - Social Rights

Social Rental Housing Fund dwellings are the ones for which resident household units receive a subsidy for paying their rent, so that the price that they pay relates to their family income and not to the cost of the dwelling itself. This financial aid comes in addition to the aid that is implicit in dwellings from the public housing stock, whose prices are below

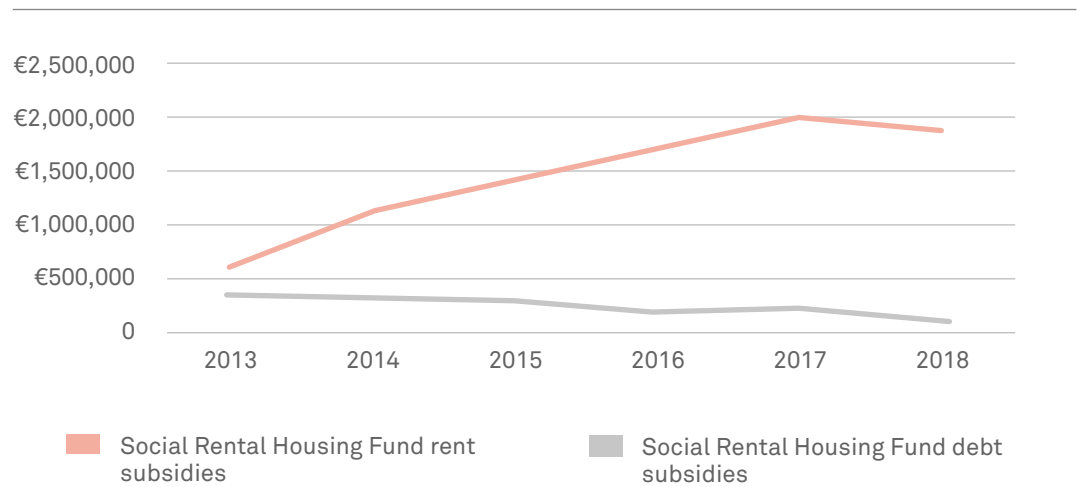
those of the free market, in line with the social-housing system.

The Social Rental Housing Fund subsidies have been kept at the same level in 2018, with 1,129 beneficiary household units and an allocation of €1.92 million. Debt payment subsidies, on the other hand, have fallen sharply. This is linked to greater monitoring of households that makes it easier to identify situations where people face difficulties in paying.

Social Rental Housing Fund grants and subsidies for rent and debt

	Social Rental Housing Fund rent subsidies			Social Rental Housing Fund debt subsidies		
	Amount	Variation	CU	Amount	Variation	CU
2013	€578,367		574	€315,397		91
2014	€1,033,596	78.7%	814	€323,143	2.5%	111
2015	€1,321,790	27.9%	799	€306,790	-5.1%	112
2016	€1,607,744	21.6%	957	€173,763	-43.4%	64
2017	€1,985,965	23.5%	1,138	€186,429	7.3%	62
2018	€1,918,418	-3.4%	1,129	€115,368	-38.1%	46

Social Rental Housing Fund grants and subsidies for rent and debt



5.1.5. Barcelona Register of Social Housing Applicants (RSHPOB)

Time period: Ongoing over time

Body responsible: Barcelona Housing Consortium

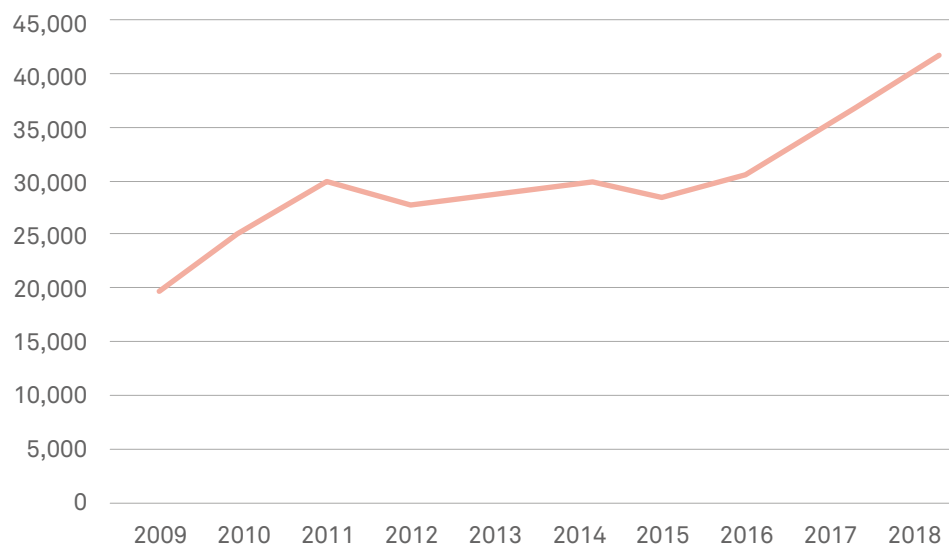
As established under Act 18/2007 on the Right to Housing, the Barcelona Register of Social Housing Applicants (RSHPOB) is the legal instrument for accessing HPO or hous-

ing with special services for groups with special needs in Barcelona. Any household looking for these types of housing must register with the RSHPOB.

The upward trend in households registering with the RSHPOB continued in 2018 and reached 40,896.

Current entries in the Barcelona Register of Social Housing Applicants (RSHPOB)

	Amount	% variation
2009	19,049	
2010	25,496	33.8%
2011	30,572	19.9%
2012	27,813	-9.0%
2013	28,584	2.8%
2014	29,725	4.0%
2015	28,238	-5.0%
2016	30,637	8.5%
2017	36,577	19.4%
2018	40,896	11.8%



■ Current entries

5.1.6. Mediation in cases of non-payment and difficulty in paying

Time period: Ongoing over time
Body responsible: Barcelona Housing Consortium - Housing Offices

The housing offices have mediation services that intervene in situations of non-payment or difficulties in maintaining mortgage (Ofideute) or rent payments and in cases of squatting, with the aim of facilitating agreements between the parties that will enable the household unit to stay in their home.

The mediation processes carried out in the Housing Offices relating to difficulties with rent payments have remained pretty stable, in terms of the number of households attended to, at 1,520 (-2.3%). Likewise the percentage of cases con-

cluded with an agreement stands at 63.5%. This percentage is appreciably higher than those achieved previously in 2017, which speaks well of the complementary instruments set up (especially the rent subsidies and the proactive action of the UCER) as well as the mechanisms that facilitate mediation.

With regard to the Ofideute, the downward trend has continued in the number of households attended to, which now stands at 153, a drop of 43.8%. This is clearly related to the reduction in the problem linked to eviction for non-payment of a mortgage.

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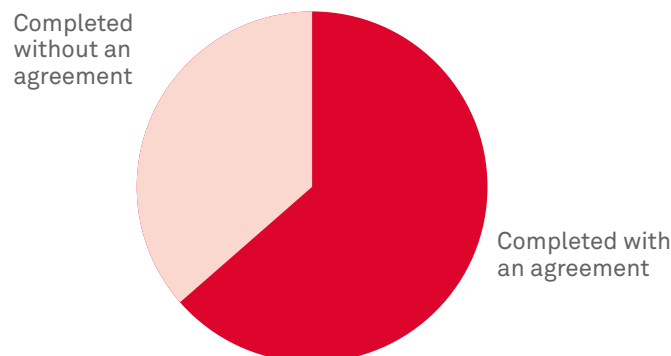
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Mediation cases to keep people in rental housing at the Housing Offices

	Carried out	Completed	Completed with an agreement	
	Number	Number	Number	% finished
2013	169	147	72	49.0%
2014	180	125	62	49.6%
2015	485	281	155	55.2%
2016	1,087	649	367	56.5%
2017	1,556	1,032	663	64.2%
2018	1,520	984	625	63.5%

Mediation cases to keep people in rental housing completed at the Housing Offices 2018



5.2. HOUSING AND SOCIAL DEMAND

Barcelona has different programmes to enable vulnerable groups to access housing and keep their home, such as homeless people, those living in settlements or those living in squats.

But the city has also identified two much larger groups with specific needs. First, elderly people, whose numbers are increasing, which means it is necessary to boost initiatives relating to ageing and must enable the city to gradually adapt

itself to the reality of this group, who find themselves in very different situations but with a series of common problems. Finally, a gender perspective is required in relation to existing and future programmes and services, so these adapt to the needs of a group such as women, who are concentrated in more vulnerable situations.

5.2.1. Assistance with ageing

Time period: 2016-2025

Body responsible: Barcelona City Council - Social Rights

In 2018, the Council approved the 2018-2023 Strategy on Demographic Change and Ageing, which aims to anticipate the process of demographic change and ageing among the population. It focuses on defending the right to the city for all ages and poses the need to undertake a wide range of actions in the field of housing, some of which have already started:

- **Social superblocs.** This project, which is already at the stage of implementing the first pilot tests, stems from the reorganisation of the Home Care Services (SAD) in order to create 300 social superblocs around the city which, based on local work, could generate social relations in those areas by means of inter-relating home-care, health-care and cultural services, among others. Each of these will have four or five professionals that will carry out home care and, therefore, work at street level with the possibility of stimulating community action in those areas.
- **Pensium Project.** This is a private project designed to facilitate access to a

home or residence for elderly people. It is based on assigning a flat for the time needed to cover the elderly residence costs, after which it is returned to the owners. This project has municipal support, as we must respond to the need for access to a private or state-assisted residence, given the lack of Catalan public residences in the city.

On the other hand, an agreement has been signed so flats requiring an intervention are incorporated into the Rental Housing Pool and are eligible for grants linked to this intervention.

- **Senior cohousing.** Work has been done on promoting a cooperative, assigned-for-use housing model that could offer a solution to elderly groups who want to provide themselves with a home to enable them to enjoy active ageing in a community. Senior cohousing is a cohousing model with the services required to ensure a good quality of life as we age that could be open to the neighbourhoods and located on the sites of amenities, so they combine the function of a day centre with housing with services. This model will be promoted throughout 2019, once the Catalan government has given it the green light.

A1.4

- **Guide to adapting homes to the ageing process.** This guide, currently being drawn up, has to tackle the necessary functional and architectural adaptations, as well as recommendations with regard to energy efficiency, accessibility and safety. The Municipal Social Welfare Council ageing group is helping to draw up the guide.

The number of grants and subsidies to pay for housing with services for elderly people have continued to rise in 2018, linked to the growth in the stock of this type of housing as well as the increase in the housing subsidy.

Rents subsidies for housing with services for the elderly

	Amount	Variation	CU
2013	€3,244,518		1,206
2014	€3,328,907	2.6%	1,206
2015	€3,334,549	0.2%	1,206
2016	€3,215,676	-3.6%	1,206
2017	€3,219,239	0.1%	1,311
2018	€3,424,652	6.4%	1,340

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Actions to improve residential conditions in older age are being diversified: new housing with services, promotion of senior cohousing, social superblock pilot tests and so on.

5.2.2. Inclusive housing for vulnerable groups

Time period: 2016-2025

Body responsible: Barcelona Housing Consortium

Inclusive dwellings, which may be public or private, are managed by third sector organisations for the purposes of assisting people with a high degree of residential vulnerability and who need social and educational support.

Following the 2017 Barcelona Inclusive Housing Network (XaHIB) census, which identified the 677 Network dwellings in the city, this year, work has been carried out on defining the criteria for preparing another census in 2019 to find out more about the ownership of this housing.

5.2.3. Accommodation for refugees Nausica Programme

Time period: 2016-2020

Body responsible: Barcelona City Council - Social Rights

Over the course of 2018, no new housing or public places have been included in the programmes for refugees, neither

the municipal Nausica programme nor the Spanish programme. So, the Nausica Programme currently has 80 places, while the IMHAB has assigned three dwellings with 12 places to the State to provide accommodation for refugees.

5.2.4. Assistance for people living in settlements.

Time period: 2016-2025

Body responsible: Barcelona City Council - Social Rights

Over the course of 2018, the number of people living in settlements has increased, overall and for minors, though much less in the case of the minors (up 5%). So, at the end of the year, there were 534 people living in 81 settlements, 84 of whom were minors.

In order to respond to this situation, 55 of those people have been housed in inclusion housing. Five of those are members of one family who now have a flat. A further 21 families with minors have received help in finding a place to live, although it was not possible to sign any contracts in 2018. Eighteen families have had to be temporarily housed in boarding houses.

Existing settlements and presence of minors

	Total settlements		Settlements with minors	
	Number*	Residents*	Number	Minors residents
2015	50	412		66
2016	61	415		73
2017	68	438	27	80
2018	81	534	36	84

Annual average

A3.2

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5.2.5. Attending to homeless people

Time period: Ongoing over time

Body responsible: Barcelona City Council - Social Rights

In an effort to boost the “Housing First” programme, which envisages a radical shift in the approach to helping homeless people, whereby a permanent home is the first step to their recovery as a per-

son, an agreement has been signed with the Hàbitat 3 Foundation to acquire new housing for social rents which includes new housing for the programme. The target set in the agreement for the end of 2019 is that the total number of homes will have increased from the 50 acquired by the City Council to 76. Currently the programme has 65 dwellings, as 15 have been assigned by the RAIS Foundation.



5.3. TRANSPARENCY AND ACCESSIBILITY

Facilitating access to services and financial aid is key to preventing emergency situations and ensuring everyone has access to the services they need. To achieve this, the mechanisms for accessing information have been diversified. Until this term of office, they were basically concentrated in the Housing Offices themselves. Three steps have been taken to this end.

Firstly, energy advice points have been set up and the service provided by the

Housing Offices has been improved by expanding staff numbers, physically improving some of the offices and setting up a satellite office in the Zona Nord. Secondly, a specific housing website has been created featuring all the information on grants, subsidies, services and promotions. Finally, publicity material has been produced which can be found on the website and at various city facilities, as well as on the streets during specific campaigns.

A1.2

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5.3.1. Boosting the role of the Housing Offices

*Time period: 2016 – 2018 Ongoing over time
Body responsible: Barcelona Housing Consortium - Housing Offices*

The Barcelona Housing Offices are places where people can go to resolve housing matters. They have technical teams who specialise in offering personal 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. Every city district has its own housing office.

Following the increase in office staff during this term of office, in 2018 a start was

made on creating a new office in the Ciutat Meridiana neighbourhood in Nou Barris, in addition to the improvements already carried out in the Ciutat Vella and Sant offices. The aim is to set up a satellite office in Zona Nord that will help bring the services closer to the neighbourhoods most affected by the emergency housing situation in the city. This new office will also have an energy advice point (PAE).

As regards the people served and offered legal advice at the Housing Offices, the numbers have remained stable after sharp growth in 2017.

Number of individual services and legal advice sessions provided at Housing Offices

	Services		Legal advice ¹	
	Number	% increase	Number	% increase
2013	152,596		6,796	
2014	146,152	-4.2%	7,081	4.2%
2015	190,232	30.2%	8,079	14.1%
2016	222,271	16.8%	9,766	20.9%
2017	272,117	22.4%	13,297	36.2%
2018	272,386	0.1%	12,512	-5.9%

¹ Includes advice on rents, to communities of owners and on buying a home. Does not include mediation sessions related to buying and renting included in 5.1.6 of this report, nor those to do with property harassment.

5.3.2. Providing advice for protecting energy rights

Time period: 2016-2017. Ongoing over time
Body responsible: Barcelona Housing Consortium

Energy advice points are a Barcelona City Council service that offer people the help, information and intervention they need to exercise their energy rights and prevent companies from denying them access to basic utilities.

In 2018, the energy advice points increased their scope, attending to 13,301 people, conducting 1,430 home services and managing 188 cases of people whose supplies were cut off. At the same time, they have continued their educational work, organising 188 workshops across the city.

Activity of the energy advice points (PAEs)

	2016	2017	2018
People attended to at the PAEs	1,533	15,129	13,301
Home interventions	118	1,378	1,430
Number of energy supply disconnections	83	161	362
Positive “Risk of Residential Exclusion Reports (IRERs)”	99	2,117	2,270



5.3.3. Unified website and annual guide

Time period: 2016-2018. *Ongoing over time*
Body responsible: Barcelona Housing Consortium

Three key steps have been taken in 2018 to bring the services closer to the public:

- **Unification of the housing website.**
This has made it possible to:
 - Integrate the sites of the Barcelona Municipal Institute of Housing and Renovation (IMHAB) and Barcelona City Council to facilitate access to all the information on grants, subsidies, services and housing developments.
 - Create a new blog, “Housing in figures”, to increase transparency.
 - Activate an interactive plan on housing developments being built on public land.
- Housing Guide. - Housing Guide. Includes all the information on grants, subsidies and services available at the

Housing Offices in the city. The guide is designed both for owners and tenants, as well as to facilitate access to housing on public land with different forms of tenure and community living models.

- **Production of information resources to help people find out more about the services.** Among other things, this material has served to support the campaigns carried out:
 - Campaign on building and home renovation grants: “If we renovate homes, we gain quality of life”.
 - Campaign to acquire private flats for the Rental Housing Pool: “You have the key to make Barcelona a fairer city”.

Housing website unified to enable integrated access to Barcelona Housing Consortium and IMHAB services.

6. EMPOWERMENT AND NETWORKING

Promoting a new housing policy has made it necessary to carry out a whole series of actions to make it possible. Key actions include boosting the participation of social entities in defining, validating and evaluating new projects. In turn, this participation has also been taken to the technical forums with the creation of inter-departmental

committees at the City Council with particular impact in the districts.

Barcelona has also been active in building city networks on a Catalan, Spanish and international level to change central government policies on housing and equip cities with more instruments for tackling the housing-related problems experienced by their residents.

Strengthened participation

2015

- The Barcelona Right to Housing Plan for 2016-2025, the city's first housing plan produced with citizen participation (21 open sessions).

2016

- COCHA (COmpartim Coneixement d'Habitatge) set up.

2018

- Conference on "Renovation Policies in southern Europe".

2016 – 2018

- Boost to the Barcelona Social Housing Council with the creation of numerous groups.

Networking with other cities

2017

- Cities for Change network set up.
- Joint work started with New York.



2018

- *Local world manifesto for tackling the housing crisis drawn up.*

2016 – 2018

- Trips to share knowledge with municipal housing services: London, Paris, Berlin, New York.



6.1. CONFERENCES AND DISSEMINATION

The impetus given to a new housing policy has been accompanied by the establishment of alliances as well as seeking out and disseminating new experiences. This has gone hand in hand with improving the publications produced by the municipal housing services themselves, in order to publicise the work they do and the results.

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6.1.1. Conferences, meetings and exhibitions

Over the course of 2018, various conferences and meetings have been held to get to know more about municipal projects, frame them in the European context and learn from other experiences. The main events held were as follows:

- **“Renovation Policies in southern Europe”.** Barcelona City Council organised this gathering in collaboration with other bodies where representatives of various institutions and international organisations assessed the measures rolled out in various southern European countries and their applicability in other countries.

The same day a round table was organised on funding renovation projects, with the participation of Barcelona and Santa Coloma de Gramenet city councils, the Catalan Association of Social Housing Policy Managers, the Spanish Association of Public Housing and Land Policy Managers, Housing Europe, the European Investment Bank, the Ciudad 3R Observatory and Federcasa.

- **Temporary local accommodation (APROP).** Exhibition and event. To publicise the new temporary accommodation model promoted by Barcelona City Council and exhibit the two modules planned – one individual and one double. So far they have been exhibited at the HUB Museum and Jardinetes de Gràcia.

- **Smart City Conference.** Barcelona took advantage of this international conference to publicise its most innovative projects: the Metropolitan affordable housing operator, the Rental Housing Pool and the Metropolitan Housing Observatory.

The Renovation Policies in southern Europe conference brings together political and technical authorities from Italy, Portugal, Greece and Spain.

6.1.2. Publications

In 2018 new issues were produced of the periodicals published by Barcelona City Council and the Barcelona Municipal Institute of Housing and Renovation (IM-HAB).

- **Qüestions d’habitatge/Housing Issues.** Issue 21, with the aim of publicising the Barcelona Right to Housing Plan for 2016-2025.

- **Xifres d’habitatge/Housing figures.** With the support of the Barcelona Metropolitan Housing Observatory, this has been redesigned over the course of 2018 and the next two issues will be published at the start of 2019.

6.2. INITIATIVES CO-PRODUCED WITH SOCIAL AND PUBLIC ENTITIES AND PLAYERS

The new initiatives implemented have been driven on various occasions, by networking between the city's social entities. As well as giving an impetus to these initiatives, this work has also served to assess and review them. The Barcelona Social Housing Council is the participatory body for housing in the city and it is through its working groups that most of the work with the city's social players has been done.

At the same time, mechanisms for working with different municipal departments and services have been strengthened, paying special attention to the districts. Various technical working spaces have been set up and consolidated, in some cases also with citizen participation.

6.2.1. Social Housing Council and its working groups

The Barcelona Social Housing Council (CHSB) is the main consultative and information body on housing policy in the city. It has over 60 members, with representatives from the Catalan government and the City Council, municipal political party groups, public

bodies and enterprises involved in housing planning and construction, sectoral municipal participation councils, non-profit social entities, associations and entities providing social support for housing access, cooperative bodies, the resident movement, trade unions, social foundations, universities, professional associations and so on.

The CHSB comprises the Full Council, which brings together all the entities and bodies on the Council, a Standing Committee and various working groups that are set up according to the interests of those entities and the participating players.

Eight CHSB working groups have been active in 2018, with two of them created this same year.

Networking reinforced with new Social Housing Council working groups and new work spaces between municipal areas and with citizens.

Name	Local resident expulsion WG
Purpose	It has basically dealt with the state of play regarding sanction proceedings against property harassment, the Tenant's Guide and its FAQs, development of the ORPIMO amendment and the report from the HOs on blocks in danger of expulsion.
Meetings	February, May and November
Name	Renovation WG
Purpose	It has dealt with the 2017 call for grants and the lines of grants for 2018, in which housing interiors and highly complex properties feature. Also that the Hàbitat 3 and Foment d'Habitatge Social foundations could be at OBRA.
Meetings	May

Name Purpose	Cooperative Housing Board WG
	Basically it discussed conducting an assessment of the first tender of land sites and the state of the projects under way, the PGM amendments regarding parking, the second tender in the future, the cooperative housing festival and the leasehold tenders of foundations and cooperatives.
Meetings	June and December
Name Purpose	Regulation Amendment and Participation WG
	It has finished the work of defining the new regulation and adapting it to the Citizen Participation Regulations.
Meetings	April and October
Name Purpose	Energy poverty WG
	Monitoring the policies that Barcelona City Council implements on energy poverty.
Meetings	April
Name Purpose	Sustainable industrial housing production WG
	Diversifying affordable housing production mechanisms, based on analysing international experiences of industrial production of accommodation. It has presented the Temporary local accommodation (APROP) projects for El Gòtic, La Bordeta and La Llacuna.
Meetings	January
Name Purpose	MPGM (30% and right of first refusal) monitoring committee
	It has dealt with the General Metropolitan Plan (PGM) amendments on housing which affect the percentage of HPOs in developments and private renovations, and the whole city as an area of right of first refusal. Led jointly with the Urban Ecology Manager's Office as the monitoring committee for these PGM amendments. The working group has been closed.
Meetings	4 meetings: 3, 12 and 16 July and 18 September.
Name Purpose	Ciutat Vella Housing Sectoral Council (new WG)
	To work on specific housing problems in the district. The creation of this group signifies a change in the way the CHS works, by incorporating a group that will work on a district rather than a city level.
Meetings	November

6.2.2 Work between departments and with the districts

Various working committees have been set up to improve coordination in tack-

ling the housing-related problems that are identified in each district. Currently they are as follows.

District	Ciutat Vella
Body Frequency	Eviction Board Weekly
Body Frequency	Ciutat Vella Discipline Board Bimonthly
Body Frequency	Gentrification Board Bimonthly
Body Frequency	Housing Sectoral Council (part of the Social Housing Council). To be decided.
Body Frequency	Working group for detecting housing problems (included in the Sectoral Council). Monthly
Body Frequency	Mental Health Board housing committee. Monthly

District	Eixample
Body Frequency	Housing Board Monthly
Body Frequency	Eixample Discipline Board Quarterly

District	Sants-Montjuïc
Body Frequency	Eviction Board Weekly
Body Frequency	Housing and Community-Life Board Monthly
Body Frequency	Sants-Montjuïc Discipline Board Quarterly

District	Les Corts
Body Frequency	Housing Board Bimonthly (and on demand)
Body Frequency	Mental Health Board Two meetings held in 2018.

District	Sarrià - Sant Gervasi
Body Frequency	Housing Board Bimonthly

District	Gràcia
Body Frequency	Eviction Board Monthly
Body Frequency	Gràcia Discipline Board Quarterly
District	Horta-Guinardó
Body Frequency	Housing Board Monthly
Body Frequency	Highly Complex Properties Renovation Board Three meetings held.
Body Frequency	Mental Health Board Bimonthly
District	Nou Barris
Body Frequency	Housing Sectoral Council Six-monthly
Body Frequency	Housing WG Bimonthly
Body Frequency	Highly Complex Properties Renovation Board Three meetings held.
Body Frequency	Eviction Board Weekly
District	Sant Andreu
Body Frequency	Housing Board Fortnightly
Body Frequency	Highly Complex Properties Renovation Board Quarterly
Body Frequency	Sant Andreu Discipline Board Quarterly
Body Frequency	Mental Health Board No established schedule
District	Sant Martí
Body Frequency	Settlements Board Monthly
Body Frequency	Housing Board Monthly
Body Frequency	Sant Martí Discipline Board Quarterly
Body Frequency	Highly Complex Properties Renovation Board Quarterly
Body Frequency	Besòs and Verneda neighbourhood plans Fifteen meetings held.
Body Frequency	Mental Health Board Bimonthly

6.3. WORK WITH OTHER CITIES

6.3.1 Catalan networks

The first meeting of Catalan cities to exchange concerns, share experiences and prepare a common front to face the Catalan government on housing policies was held in 2017. The contacts and meetings have continued in 2018, resulting in the drafting of the *local world manifesto for tackling the housing crisis*, which the cities of Badalona, Barcelona, L'Hospitalet de Llobregat, Sabadell, Terrassa and Santa Coloma de Gramenet worked on.

This manifesto states the interest that the signatory cities have in actively participating in the construction of policies that move forward in recognising the right to a decent home in Catalonia and call on the Catalan government to convene the National Housing Pact to work on the following proposals:

- Review the National Housing Pact for tackling the emergency and lay the basis for a new public policy. In this way the idea is to:
 - Establish a Catalan regulation on squatting.
 - Apply the European ruling that declares the land clauses null and void.
 - Expand the tools for preventing evictions.
 - More collaboration in ensuring decent rehousing in line with Act 24/2015.
- Increase investment and the existing public stock:
 - Establish an indefinite duration for official protection.
 - Exercise the power to impose penalties for improper use of the public housing stock.
 - Form a common front to demand more State investment.

- Promote new forms of housing tenure.
- Strengthen the Catalan Finance Institute so it can fund public or affordable rental projects.
- Review some laws linked to the right to decent housing:
 - Take part in drawing up the new Urban Rents Act (LAU).
 - Call on the State to transfer jurisdiction in rental matters to the big cities, as already happens in France and Germany.

6.3.2 Spanish networks

A Spanish city network has been set up to call on central governments to improve housing policies in matters that affect the city as a whole. This network currently embraces Barcelona, Cádiz, Córdoba, A Coruña, Madrid, Santiago de Compostella, Zaragoza and Valencia.

The main demands of these cities, which the teams in charge of housing have put to Spain's Secretary-General of Housing, are as follows:

- Enable cities to introduce systems for regulating and restricting rent increases. These systems already operate in other European cities, such as Berlin, Amsterdam, Paris and London and offer more stability to families and property owners who rent out their properties.
- Demarcate and define the areas where the housing market is strained. This will enable measures to be applied that restrict rent increases, as happens in Paris or Berlin
- Amend the Civil Prosecution Act so the judge can assess the vulnerable situation of the accused family and

listen to the mediation proposals put by local councils.

- In accordance with the Barcelona Bar Association, scrap the LAU amendment which states that when a rental contract is not entered in the Property Register, if a new owner acquires the property, they are not compelled to respect it.
- Create areas of right of first refusal in Spain, as has been done in Barcelona.
- Increase the budget for housing policies to 1.5% of GDP.
- Allocate the tax benefits of property investment companies (SOCIMI) to promoting affordable rental housing.
- Do away with the “Golden Visas”

6.3.3 International networks and work

Barcelona’s international role as a leading city in the search for new mechanisms to promote a municipal housing policy that will enable the citizens’ right to housing to be defended has been consolidated in 2018. To this end, various initiatives have been launched and the city has participated:

- Attended the Social Affairs Forum, Brussels, Eurocities.
- The Barcelona City Councillor for Housing participated remotely in a public event on Cohousing held in New York.
- Presented the housing policies carried out in Barcelona at Urban Futures in Vienna.
- Participated in the EFL Financing Affordable Housing Conference in Paris.
- Participated in the Housing WG, Dublin “Financing Affordable Housing”.
- Participated in the High-Level Political Forum at the UN headquarters in New York.
- Participated in the “Intersections 2018 conferences on Community Land Trusts” in Pittsburgh.
- Participated in the European Week of Regions and Cities in Brussels.
- Participated in the Housing for All International Conference in Vienna.
- Visit to London to share criteria and proposals with the Mayor’s Office and housing services.

7. DEGREE OF FULFILMENT OF THE RIGHT TO HOUSING PLAN (2016 –2019)

A. PREVENTING AND ADDRESSING THE HOUSING EMERGENCY AND RESIDENTIAL EXCLUSION

Quantitative Goals

Financial help for rent payments and arrears from the Social Rental Housing Fund⁽¹⁾

Municipal follow-up, ratio regular home evictions and vulnerable people

Dwellings for homeless people. “Housing First”

Creation of an experimental public programme for renting rooms

Completed shelters

Introduction of e-processing

Creation of the housing website

¹ Does not include help with paying for homes with services for elderly people, which had risen to €3.4M in 2018.

B. PREVENTING AND ADDRESSING THE HOUSING EMERGENCY AND RESIDENTIAL EXCLUSION

Quantitative Goals

Neighbourhoods with a vacant housing census

Creation of the Barcelona Housing Observatory

Publication of benchmark average rent prices in the city

% of awards in new-builds according to the type of social housing with official protection (HPO)⁽²⁾

Social rental housing⁽³⁾

Affordable rental housing⁽⁴⁾

Leasehold

Total rent

Sale

% of awards in the reallocation of HPOs and housing from the rental pool, purchases and assignments, according to the type of HPO⁽²⁾

Social rental housing⁽³⁾

Affordable rental housing⁽⁴⁾

Leasehold

Total rent

Sale

Creation of an integrated housing support service

¹ The census in the Sant Martí district (8 new neighbourhoods) was completed in 2018, but the data for flats from IMHAB. Persons affected by urban planning not included as they could be renters or buyers. ³ Dwellings whose rent is below the market rate. Includes inclusion housing assigned by the IMHAB. ⁴ This includes housing for young people. At least 30% will be for young people.

2015	2016-2020 (half year)	2016	2017	2018
1,628,580	2,426,000	€1,781,506.59	€2,172,393.94	€2,033,786.85
0.33	0.60 (2020)	0.58	0.93	0.95
50	30	50 (+15 RAIS Foundation)	50 (+15 RAIS Foundation)	50 (+15 RAIS Foundation)
No	2017	-	-	-
25	20	0	0	20
No	2018	-	-	-
No	2016	2016: achieved	-	-

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2015	2016-2020 (half year)	2016	2017	2018
0	14.6	6 Neighbourhoods	17 Neighbourhoods	41 neighbourhoods 1
No	2016	2016: achieved	-	-
No	2017	-	2017: achieved	-
19%	75%	3%	89%	78%
27%	25%	36%	3%	3%
7%	0%	61%	9%	19%
46%	100%	39%	91%	81%
46%	-	-	-	0%
75%	62%	83%	58%	54%
25%	38%	17%	41%	45%
0%	-	-	1%	1%
100%	100%	100%	99%	99%
-	-	-	-	-
No	2017	-	2017: achieved	-

from the Rental Pool were still unavailable.² The data on the contract awards correspond to the contracts awarded by the
e users receive rent-payment subsidies (including dwellings for elderly and vulnerable people, but not for young people).
be allocated to people below the age of 35 and 10% to women and single-parent families.

C. INCREASING THE STOCK OF AFFORDABLE HOUSING

Quantitative Goals

Officially protected (HPO), specific-needs (dotational) and free-market dwellings awarded by City Council under approved planning

Officially protected (HPO), specific-needs (dotational) and free-market dwellings awarded by City Council in approved reparcellations

Acquisition of new housing

Private flats acquired for affordable rents

Financial help with rent payments

Investment in rent subsidies

Housing completed by the IMHAB

Leasehold HPOs completed by social developers

Completed HPOs completed by assigned-for-use cooperatives and urban masoverias.

HPOs and specific-needs (dotational) dwellings completed by the Affordable Rent Operator

¹ Includes the new municipal rent subsidy, introduced in the third quarter of 2015 with an allocation that year of €8.1M. ² In 2016 the keys were handed over to 150 dwellings completed in 2015.

2015	2016-2020 (half year)	2016	2017	2018
581	1200	869	2,823	58
1,351	800	34	1,238	804
69	192	157 homes	289 homes	68 dwellings + 265 in the process of being acquired
777	2,050 (2020)	883	1,017	1,117
9,117	13,500	9,468	9,692	9,511
€19,972,953 ⁽¹⁾	€32,400,000	€21,362,359.59	€24,140,294.72	€23,689,095.52
0	708	150, ⁽²⁾	407 dwellings, 7 developments	91 dwellings, 2 developments
0	250	-	-	39 dwellings, 1 development
0	31	-	-	33 dwellings, 2 developments
0	150	-	-	-

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D- MAINTAINING, RENOVATING AND IMPROVING THE CURRENT HOUSING STOCK

Quantitative Goals

Buildings with renovation grants (does not include interiors)

Flats benefiting from renovation grants (does not include interiors)

Total resources mobilised in grants for renovation (does not include interiors)

Public subsidy in renovation grants (does not include interiors)

Flats benefiting from interior grants⁽¹⁾

Total resources mobilised in grants for flat interior renovations⁽¹⁾

Public subsidies in renovation grants for flat interiors¹

Buildings with accessibility grants (included in the previous sections)

Flats with accessibility grants (included in the previous sections)

Public subsidy for accessibility (included in the previous sections)²

Buildings included in renovation agreements: highly complex properties (FACs).

Flats included in renovation agreements: FACs

Total resources mobilised in renovation agreements: FACs

Public subsidy in housing included in agreements: FACs

TOTAL resources mobilised

TOTAL public subsidy

Introduction of renovation employment plans by Barcelona Activa

¹ Includes grants for flats to be included in the Rental Housing Pool, not grants to vulnerable people which, on the closing date for this document, had not been resolved. ² These correspond to all the subsidies allocated to accessibility improvements, whether for lift installations or the removal of architectural barriers in resident communities. ³ Municipal spending in 2015 was very much higher than the average for the period 2012-2015, when it was €18,656,979.

2015	2016-2020 (half year)	2016	2017	2018
630	777	790	1,321	878
10,100	9,328	12,337	18,292	13,627
€58,616,649	€58,303,000	€72,004,837	€91,300,406	€77,423,507
€27,484,344	€23,321,200	€25,431,084	€31,425,039	€23,980,752
15	353	65	226	136
€398,421	€3,178,800	€411,088	€3,298,810	€2,861,226
€139,499	€3,178,800	€333,250	€2,835,615	€2,290,974
142	255	142	194	196
1,892	3,167	1,885	2,472	2,494
€5,319,891	€9,000,000	€5,642,028.12	€8,949,466	€8,099,839
	73			33
	875			435
	€5,833,333			€9,289,716
	€3,500,000			€6,067,231
€59,015,070	€67,315,133	€73,413,718	€107,601,293	€89,574,449
€27,623,843⁽³⁾	€30,000,000	€26,612,458	€45,312,420	€32,338,957
-	2017	-	-	-

ANNEXE: INITIATIVES PROVIDED FOR UNDER THE BARCELONA RIGHT TO HOUSING PLAN 2016-2025 2016-2025

A / PREVENTING AND ADDRESSING THE HOUSING EMERGENCY AND RESIDENTIAL EXCLUSION

A1. Preventing residential exclusion

- A1.1 Social aid relating to accommodation, provided by Social Services
- A1.2 Strengthening the role of the Housing Offices
- A1.3 Energy poverty help and Information
- A1.4 Measures relating to the ageing population
- A1.5 Measures for receiving refugees

A2. Assisting people in the process of losing their home

- A2.1 Mediation service for people having difficulties paying their rent or mortgage
- A2.2 Eviction follow-up and support mechanisms
- A2.3 Fines for large-property owners that do not offer social rental housing

A3. Helping people who cannot get access to decent housing

- A3.1 Addressing the housing situation in settlements
- A3.2 Attending to homeless people
- A3.3 Intervening against squatting
- A3.4 Action against substandard housing
- A3.5 Action against overcrowded housing
- A3.6 Extending home-sharing programmes
- A3.7 Increasing the availability of shelters

B / ENSURING THE PROPER USE OF HOUSING

B1. Putting empty dwellings on the rental housing market

- B1.1 Carrying out censuses of vacant dwellings
- B1.2 Fines for vacant dwellings

B2. Maintaining residential use and residents

- B2.1 Detecting and penalising cases of property mobbing
- B2.2 Amending planning regulations to prevent residential use being replaced by other uses
- B2.3 Incorporating the proposals of plans for tourist uses
- B2.4 Measures for monitoring and controlling free-market rent prices

B3. Improving knowledge and management of the public housing stock

- B3.1 Inspecting, regularising and penalising improper uses of the public rental housing stock
- B3.2 Redefining the Barcelona Register of Officially Protected Housing Applicants (RSHPOB)
- B3.3 Awarding public housing to the various collectives of applicants
- B3.4 Extending the scope of the Social Emergency Committee
- B3.5 Providing the Committee for Accessing Inclusive Public Housing with dwellings
- B3.6 Co-responsibility for social housing fund tenants
- B3.7 Expanding the initiatives of the Public Housing Protection, Intervention and Mediation Service
- B3.8 Implementing a tool for managing the demand for affordable housing

C / EXPANDING THE AFFORDABLE HOUSING STOCK

C1. Increasing the current stock of public housing

- C1.1 Generating new land sites for housing that is officially protected and with special services
- C1.2 Implementing new officially protected housing models
- C1.3 Promoting new housing that is

officially protected and with special services

C1.4 Purchasing housing and buildings for allocation to public rental housing

C1.5 Creating housing that is officially protected and with special services on consolidated urban land

C2. Extending and improving rent subsidies

C2.1 Subsidies for rent payments for housing maintenance

C2.2 Support for accessing rental housing

C3. Putting private housing on the affordable rental housing market

C3.1 Registering empty land sites and promoting affordable housing on vacant sites

C3.2 Acquisition of private housing for affordable rental housing

C3.3 Generating affordable housing through renovation

C3.4 Agreements with banks for handing over housing

C4. Boosting the social market

C4.1 Promoting the assigned-for-use cooperative model: cohousing

C4.2 Promoting “urban masoveria” (repairs in lieu of rent)

C4.3 Setting up an Affordable Housing Association to produce and manage housing

C4.4 Social entity development of affordable rental housing

D1.4 Virtual *open data* space on the state of the housing stock (OBRA)

D1.5 Assessing and monitoring renovations carried out with public funding

D2. Establishing a renovation policy with a more social focus

D2.1 Promoting the culture of housing maintenance and renovation

D2.2 Disciplinary action over lack of conservation of dwellings

D2.3 Renovation grants

D2.4 Establishing active renovation mechanisms

D2.5 Renovating housing estates

D2.6 Neighbourhood Plan

D2.7 Intervening in areas with urban-planning changes to land uses and classifications

D2.8 Improving housing accessibility

D3. Improving the intervention capacity of the renovation policy

D3.1 Implementing new mechanisms for providing funding for renovations

D3.2 Creating decent employment through renovations

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

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