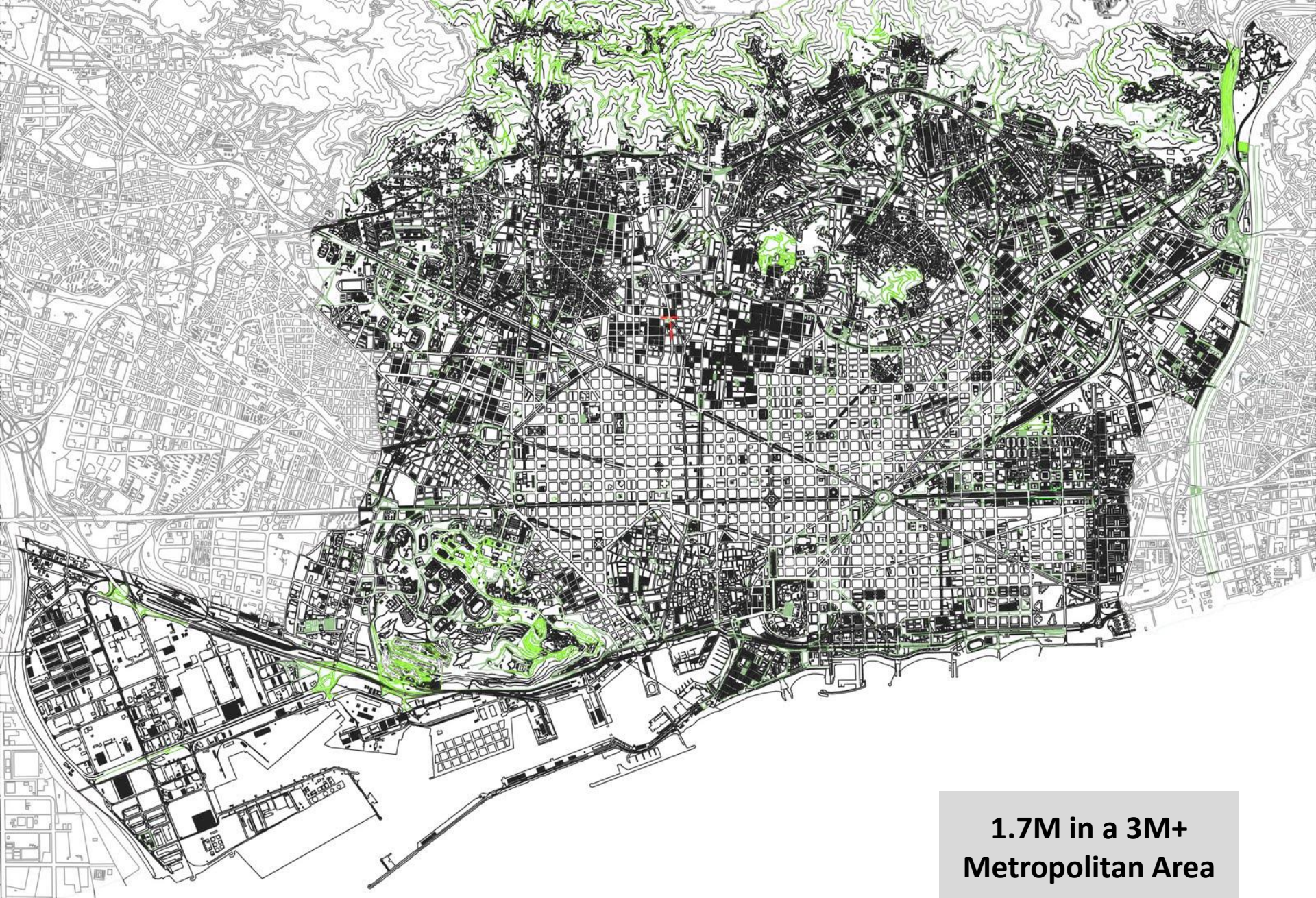


# Housing and Land in Barcelona

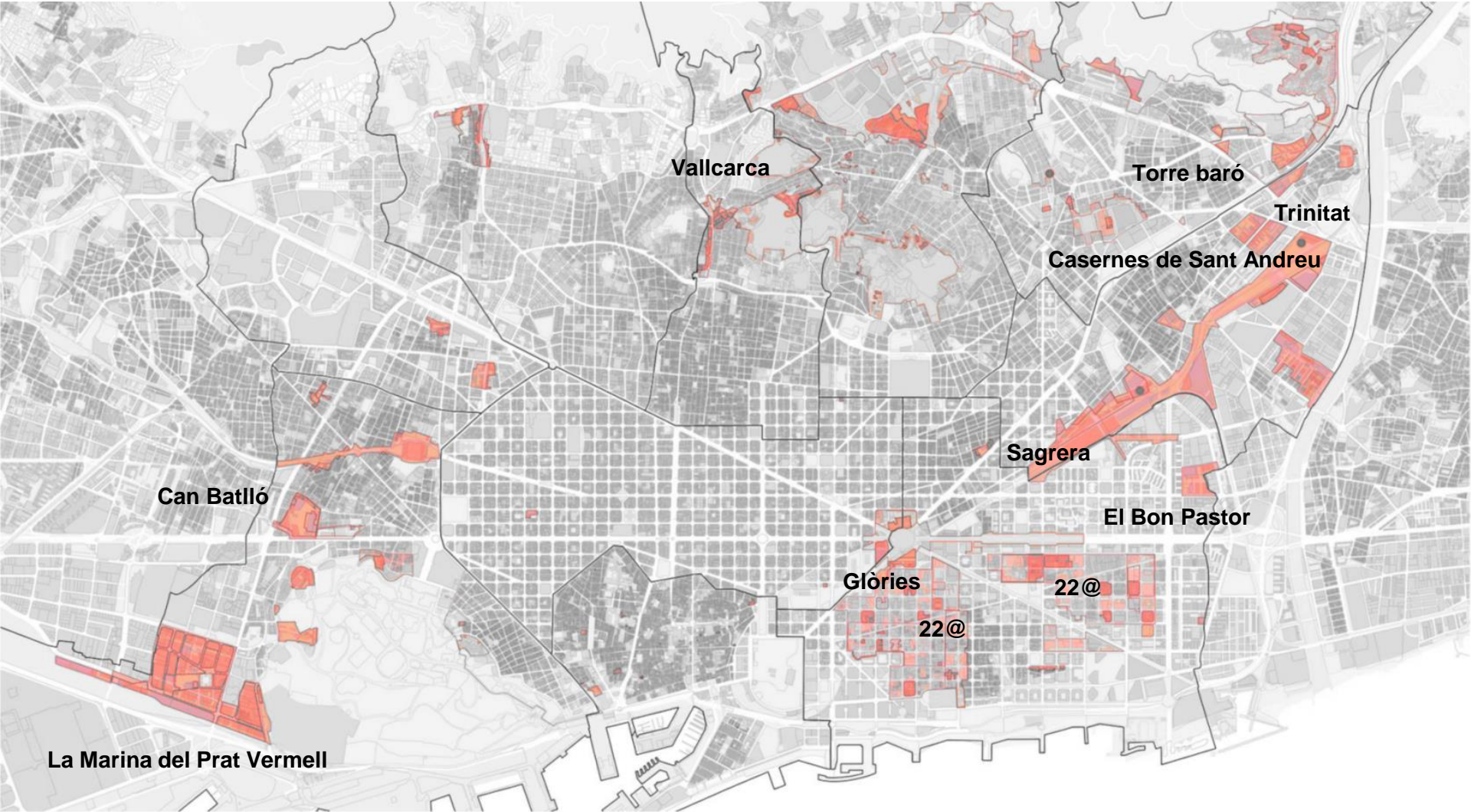
**Josep Maria Montaner**  
Councillor for Housing

June 2019





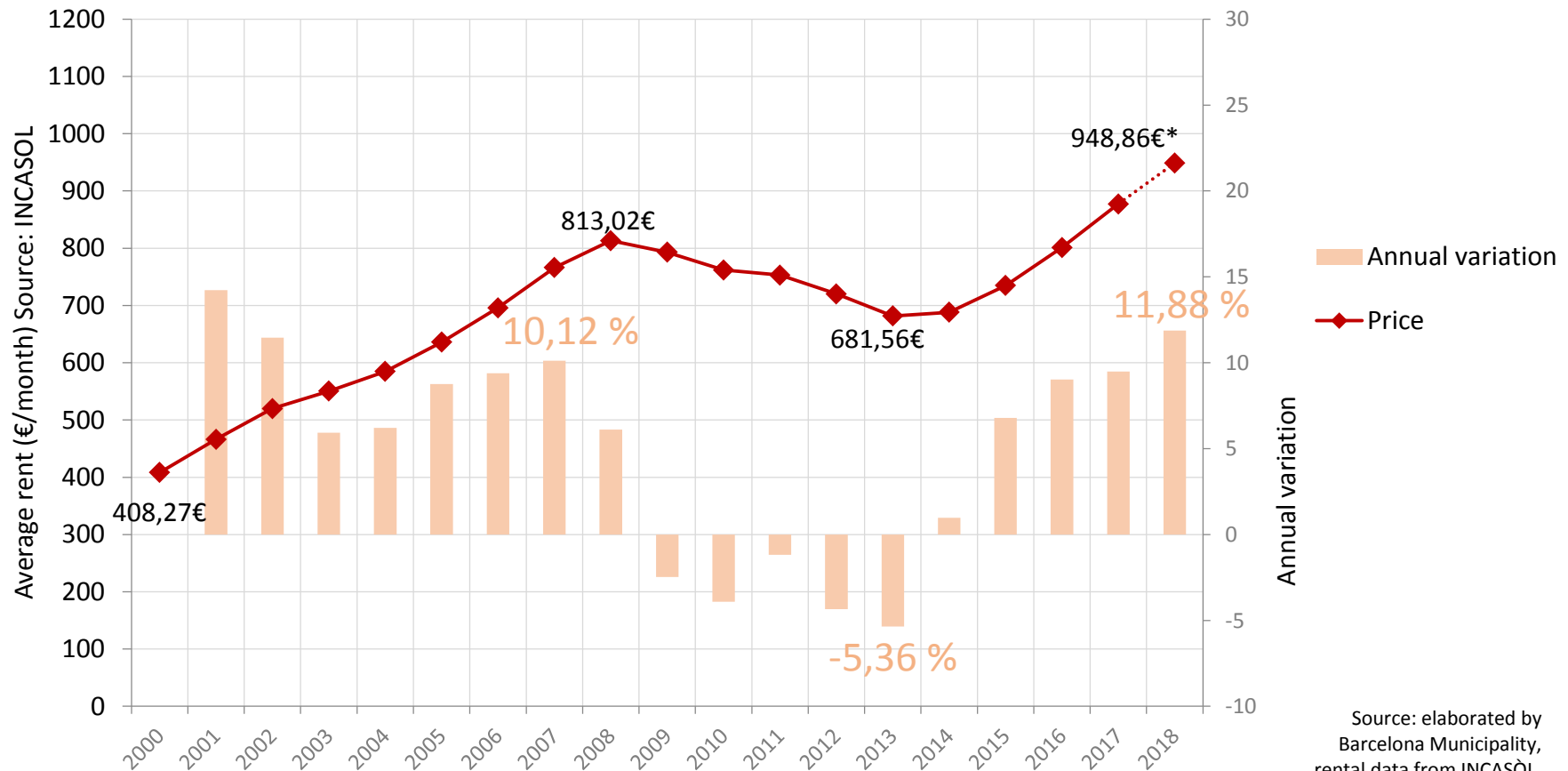
**1.7M in a 3M+  
Metropolitan Area**



## **AFFORDABLE HOUSING DEVELOPMENT SITES BY *IMHAB***

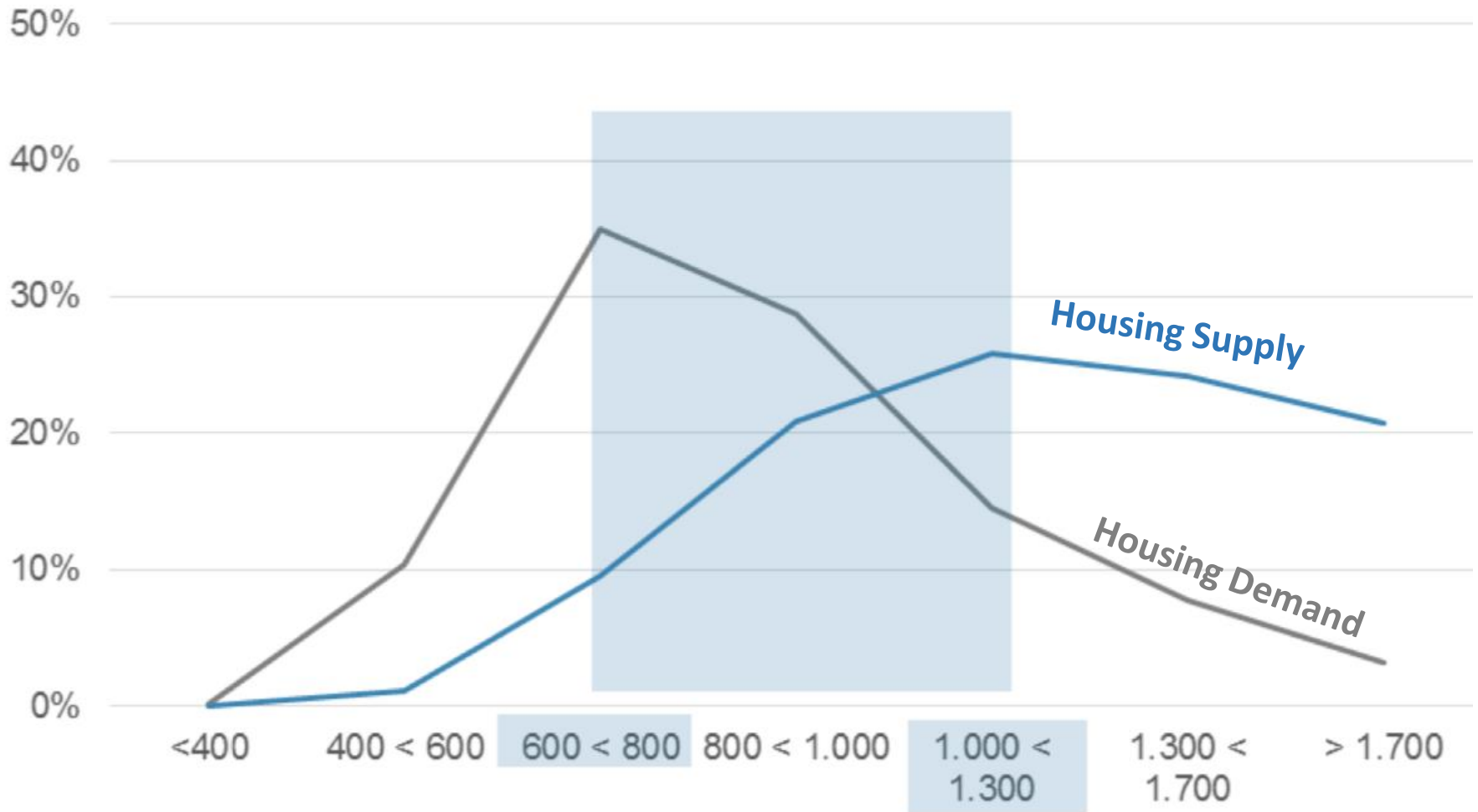
Very few land left, on only a handful of urban redevelopment sites.

# INCREASE IN RENTAL PRICES



Source: elaborated by Barcelona Municipality, rental data from INCASÒL.

# RENTAL MARKET (38% of the housing stock)



**WHAT ARE WE DOING IN TERMS OF *LAND*?**

The background image shows a construction site with two large cranes and several multi-story buildings under construction. The scene is slightly hazy, suggesting an overcast day. The text is overlaid on this background.

# **PREVENT THE PRIVATIZATION OF PUBLIC LAND**

We decided to **stop trading with public land** and promote **social rental and long-term leaseholds** instead.



***Quatre Camins –  
44 housing for elderly people***



***Glòries - 105 housing for elderly people***





## SUPPORT COLLABORATIVE HOUSING INITIATIVES

Co-housing program in Barcelona has already supported 2 projects and has issued 2 calls for tender, including 8 (5+3) plots of land.

The goal is to help build **535 cooperative housing units until 2025.**

Our model consist in the cession of public land through a **long-term leasehold**, and the construction and management by housing cooperatives including a community engagement proposal, a good and sustainable architectural project and rooted in the neighbourhood.

# COHOUSING

## FINISHED: 33 u.

C. Princesa 49

(Sostre cívic):

5 units

C. Constitució 85

(La Borda):

28 units

## ONGOING PROJECTS: 114 u.

Pg. Joan de Borbó Comte de Barcelona 11 (La Xarxaire): **8** units

C. Pla dels Cirerers, 2-4 (Cohabitatge cooperatiu i Sostre Cívic): **27** units

C. Espronceda 131-135 Sostre Cívic) : **21** units

C. d'Ulldecona 26-28 (Llar Jove): **41** units

C. General Vives 4-6 (Cohabitem Sarrià): **17** units

## IN BIDDING: 105 u.

Aiguablava 74-76:

**25** units

Constitució 41:

**45** units

Casernes U10:

**35** units



**Pg. Joan de Borbó Comte de Barcelona, 11  
La Barceloneta, Ciutat Vella**

Plot: 119 m<sup>2</sup>

Building area: 700 m<sup>2</sup>

Units: 8



**C. Pla dels Cirerers, 2-4  
Les Roquetes, Nou Barris**

Plot: 428 m<sup>2</sup>

Building area: 2.596 m<sup>2</sup>

Units: 27



**C/ Espronceda 131-135, finca C'1.3B (Sant Martí)  
El Poblenou, Sant Martí**

Plot: 472 m<sup>2</sup>

Building area: 2.287 m<sup>2</sup>

Units: 21



**C. d'Uldecona, 26-28  
La Marina del Prat Vermell, Sants-Montjuïc**

Plot: 557 m<sup>2</sup>

Building area: 3.756 m<sup>2</sup>

Units: 41





## SHARE RESPONSIBILITY WITH THE PRIVATE SECTOR

We require all new development and major rehabilitation across the city to **include 30% of affordable housing.**

We will also have **right of first refusal** over all properties in the City, for which we could consider a Community Land Trust model.

# Thank you very much!

More info at: [habitatge.barcelona/en](https://habitatge.barcelona/en)



**Ajuntament  
de Barcelona**