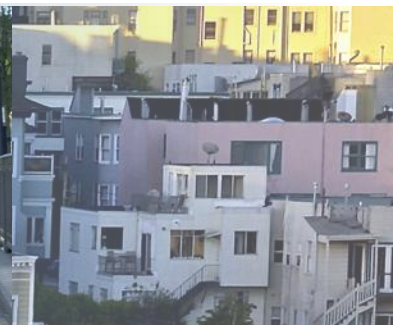




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European High-Level Roundtable on Housing

Joining forces the gap in affordable, adequate, energy efficient housing

Fco. Javier Martín Ramiro. General Director for Architecture, Housing and Urban Policy



- 1. Background**
- 2. Housing in Spain: Diagnosis and Challenges**
- 3. Action Plan: Emergency + Durable Solutions**
- 4. Integrated Measures based on Cooperation**
- 5. Sustainable habitat context**



1. Background

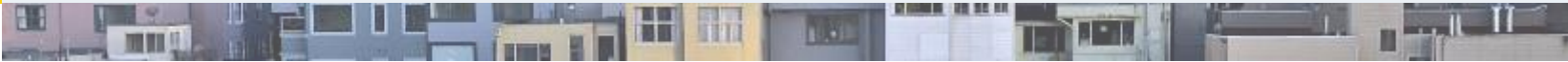


Administrative and Financing Framework:

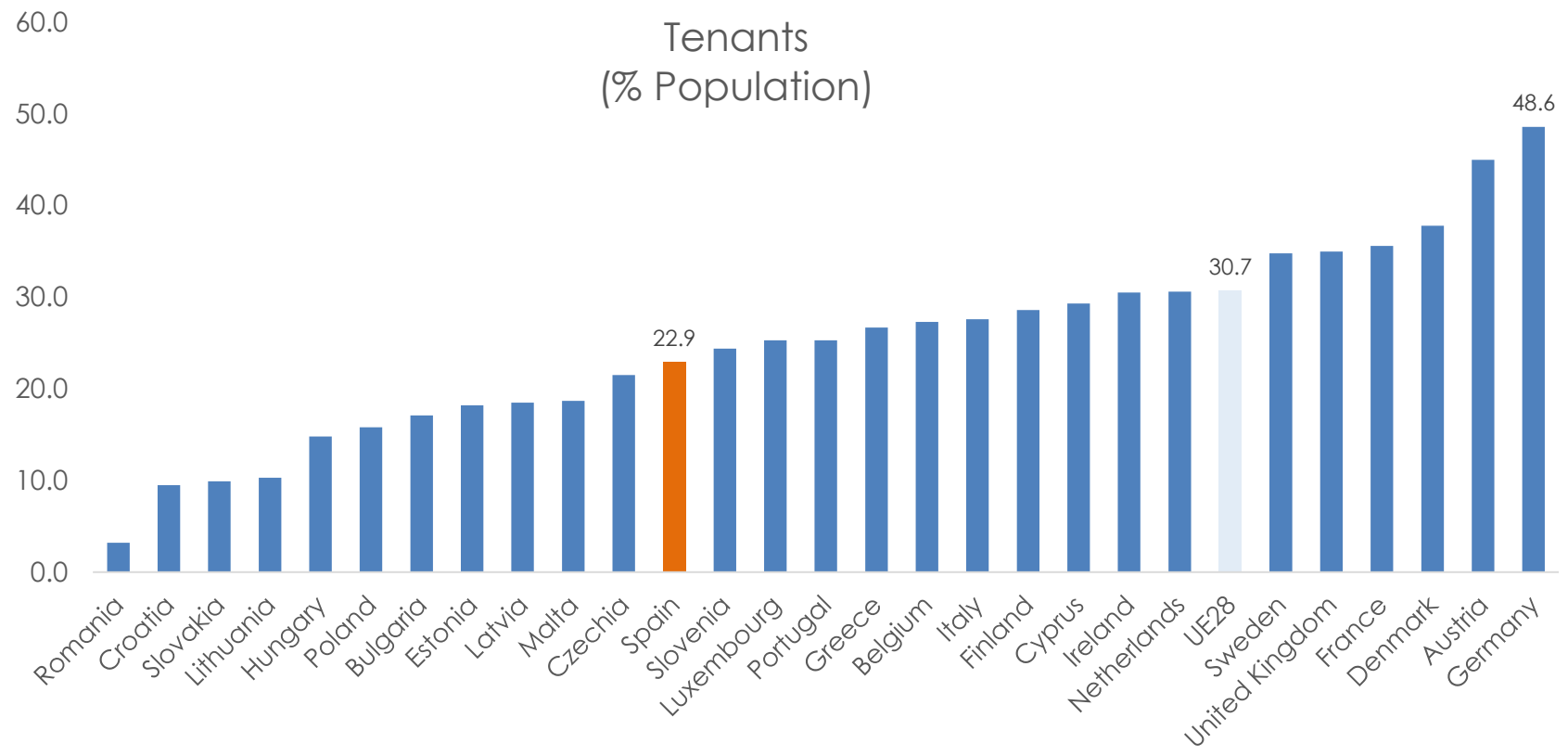
- ✓ **National framework. Right to Adequate Housing (art. 47 CE). Base-regulation of economic activity.**
- ✓ **Essential financing and programs at national level.**
- ✓ **Housing policies, specific regulation and implementation at regional level.**
- ✓ **The real problems and consequences has to be faced by municipalities**



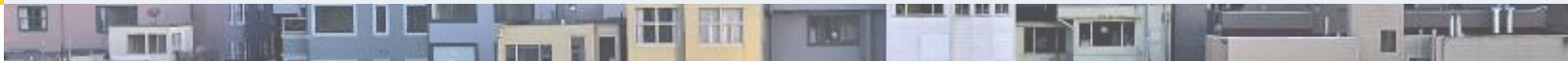
1. Background



- ✓ The structure of the housing market in Spain is very different from the average of the EU in terms of the tenure status and the social housing stock.

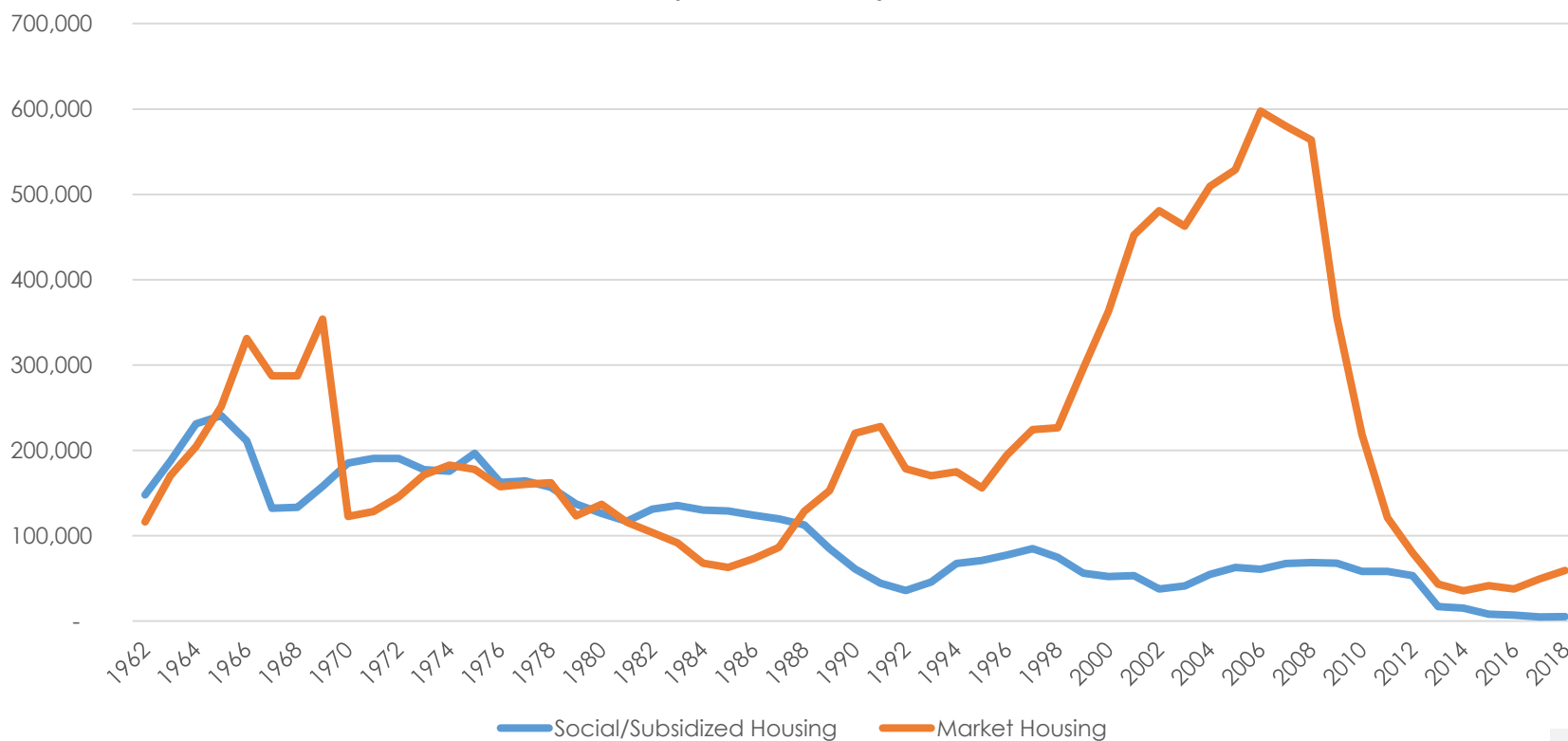


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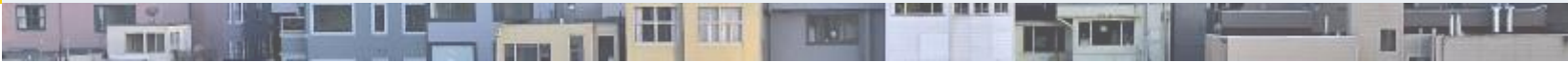
- ✓ **More than 5.8 millions of units of social/subsidized housing were built in Spain during the period 1962-2018 (32,3%).**

Total annual amount of built housing in Spain
(1962-2018)





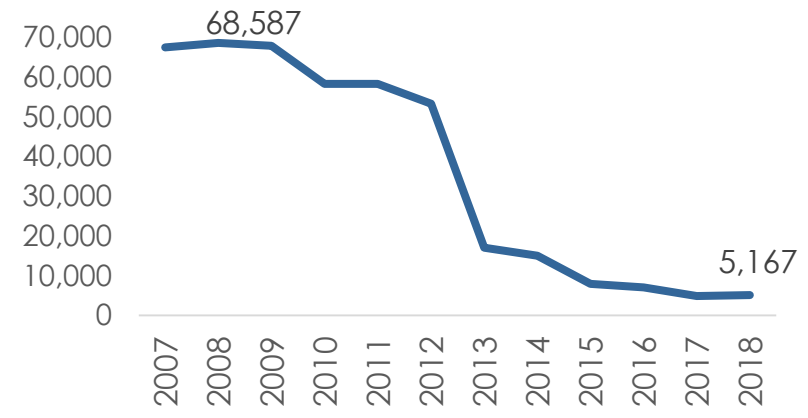
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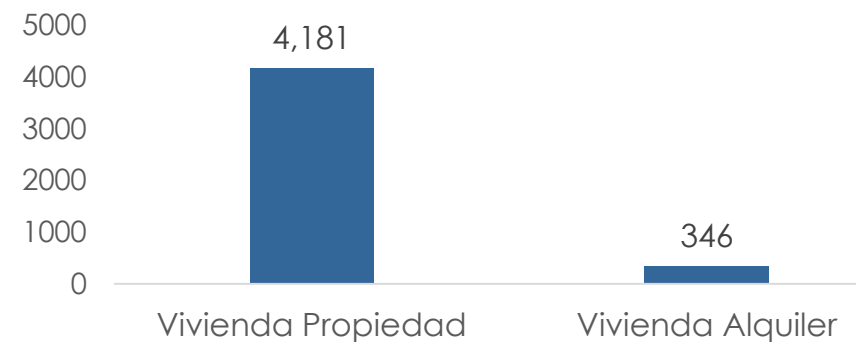
The construction of social housing has collapsed in recent years, aggravating the situation of social crisis.

Specifically, **social housing for rent is very weak**: in 2018, 346 housing units for rent were built, ten times less than the amount of subsidized housing for sale.

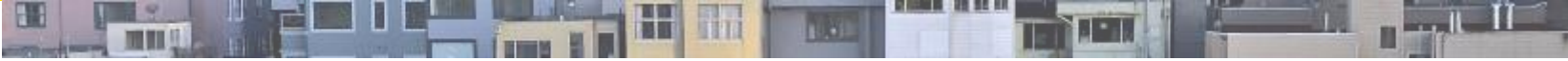
Vivienda Protegida Terminada (Calificación Definitiva)



Construcción Vivienda Protegida Según Régimen Tenencia (2018)

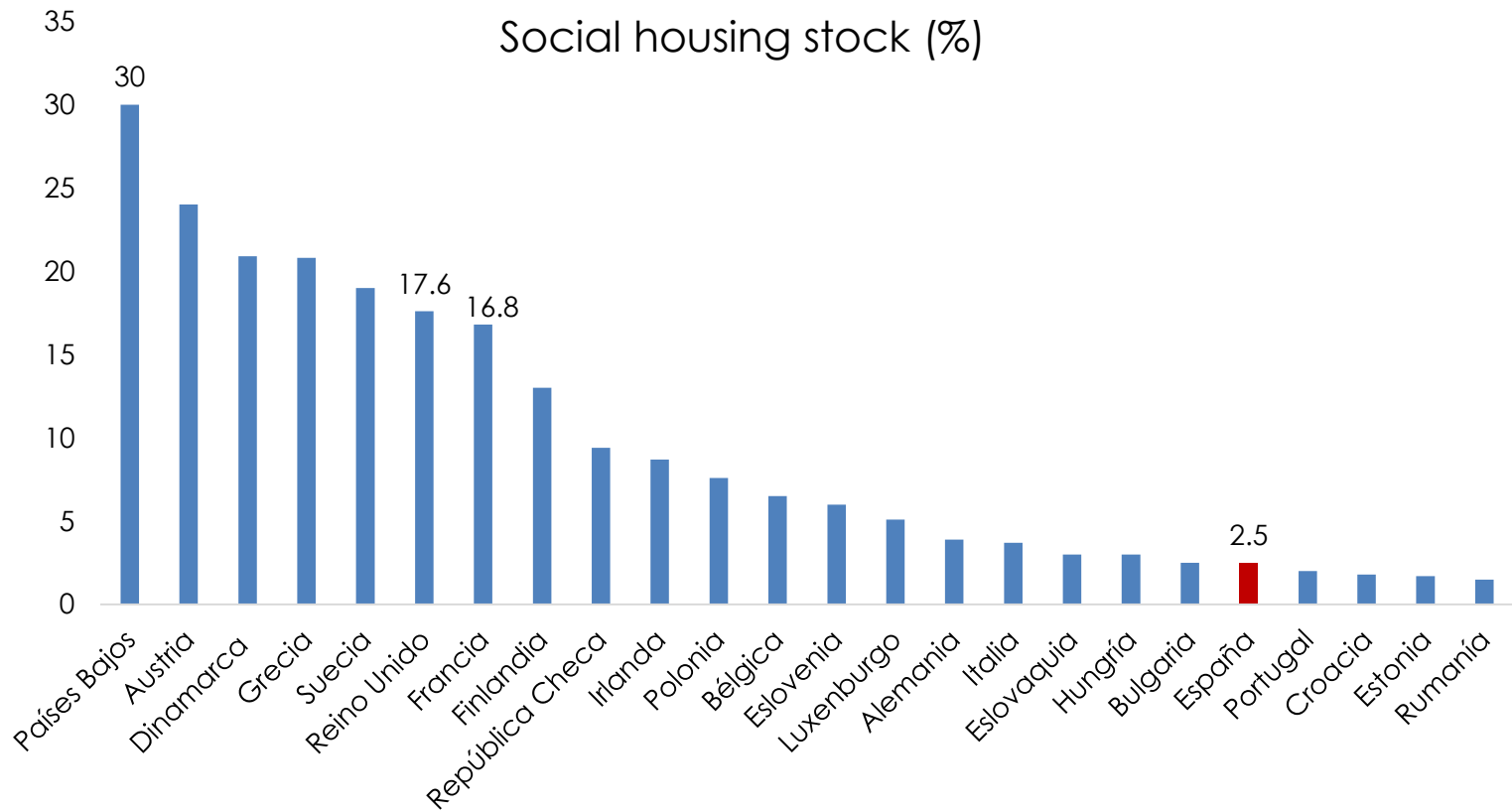


2. Housing in Spain: Diagnosis and Challenges



Social Housing supply:

✓ **Social housing stock in Spain gives support to less than 2.5% of households.**



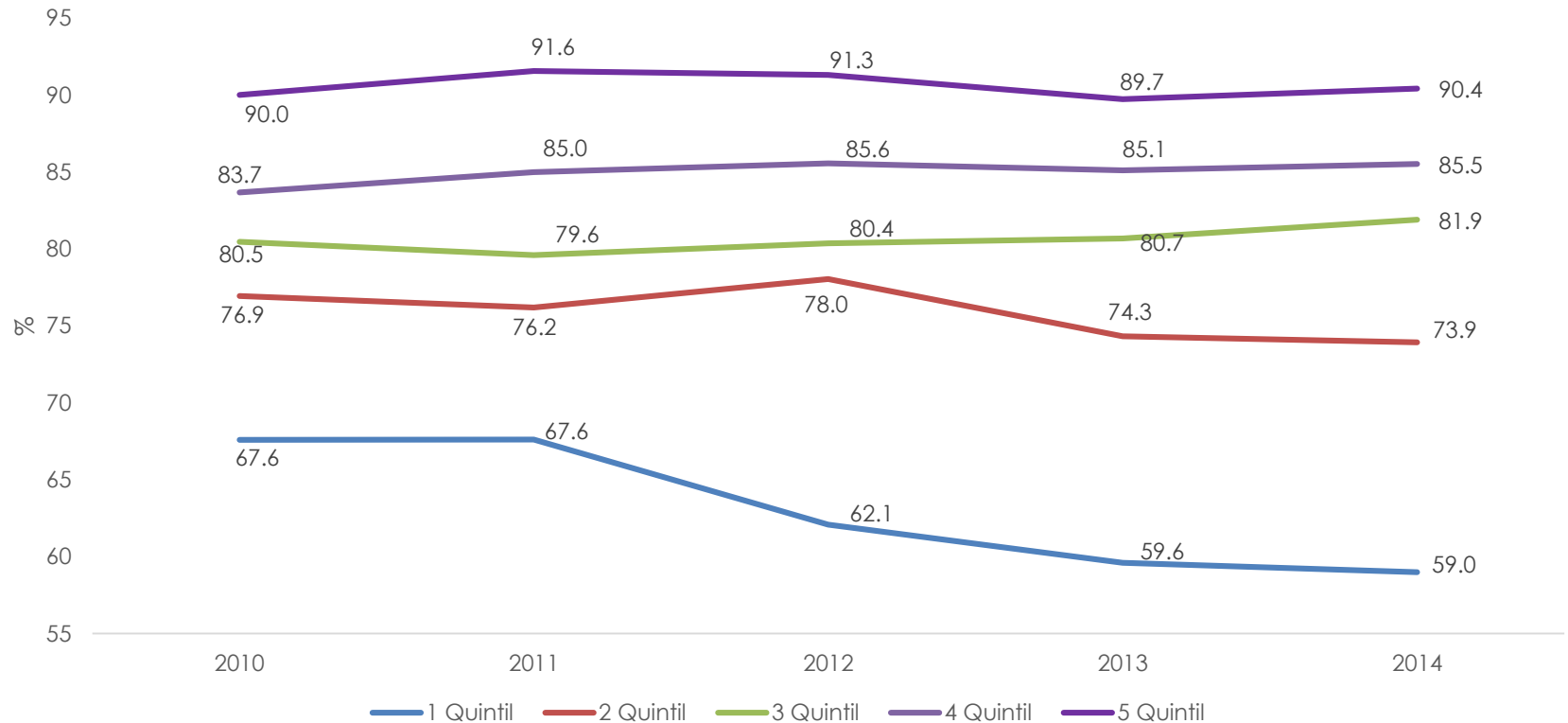
2. Housing in Spain: Diagnosis and Challenges



High demand of rental housing and vulnerability:

✓ **Mostly derived from high levels of unemployment, precarious work and restriction to credit.**

Owners, distributed by income quintile (% population)

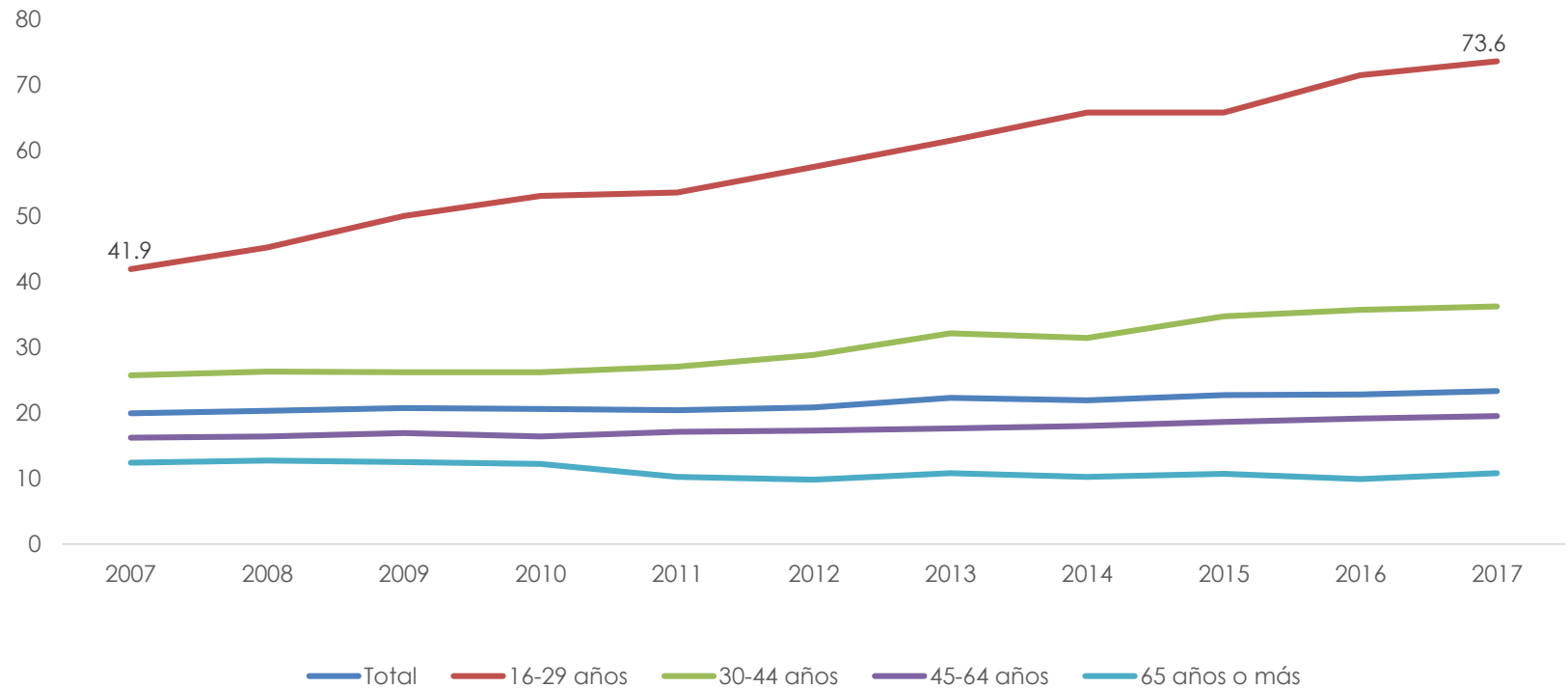


2. Housing in Spain: Diagnosis and Challenges

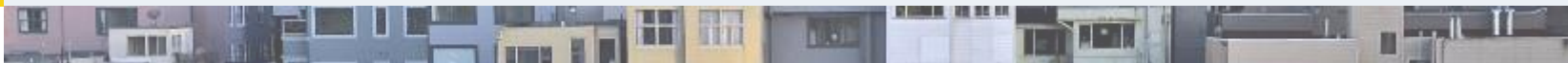
High demand of rental housing and vulnerability:

✓ **Specifically, young people have become one of the most vulnerable groups.**

Households who live in a rental housing, by age (%)



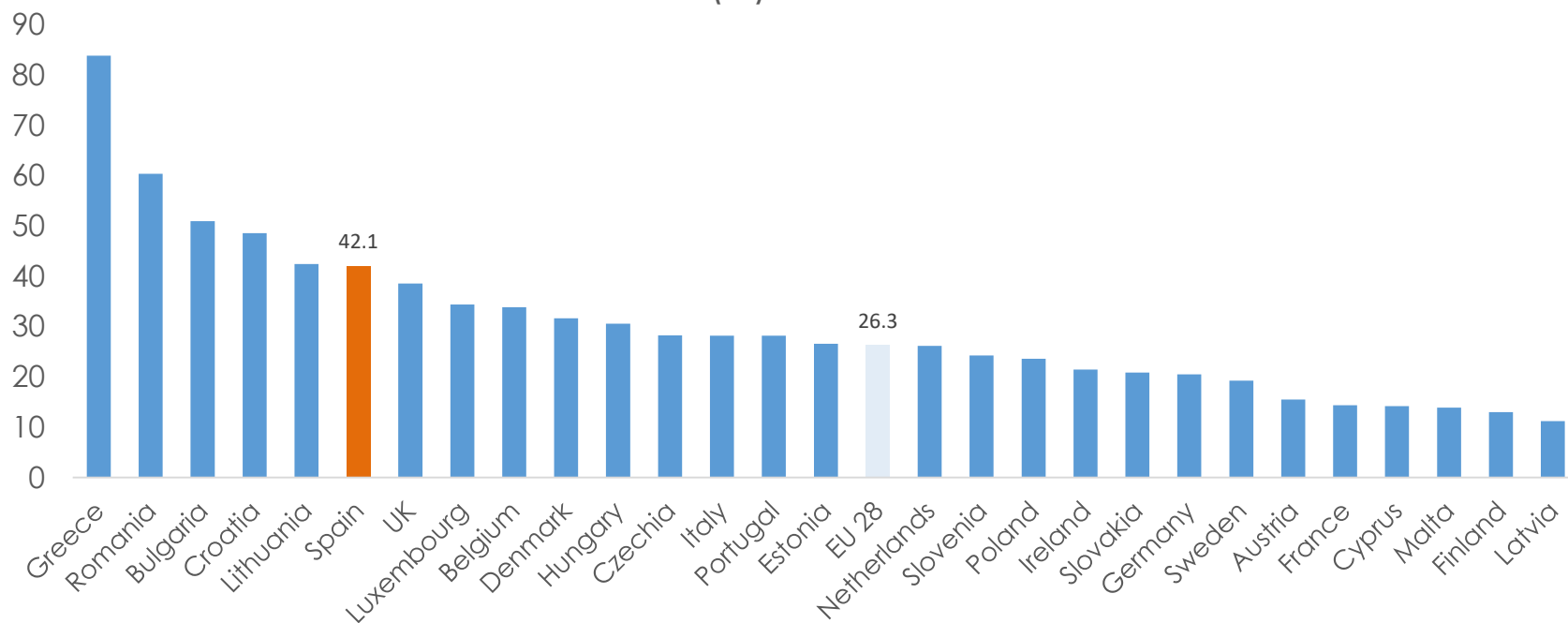
2. Housing in Spain: Diagnosis and Challenges



Rental housing prices:

✓ **In Spain, 42.1% of households spend more than 40% of disposable income on rent (at market price).**

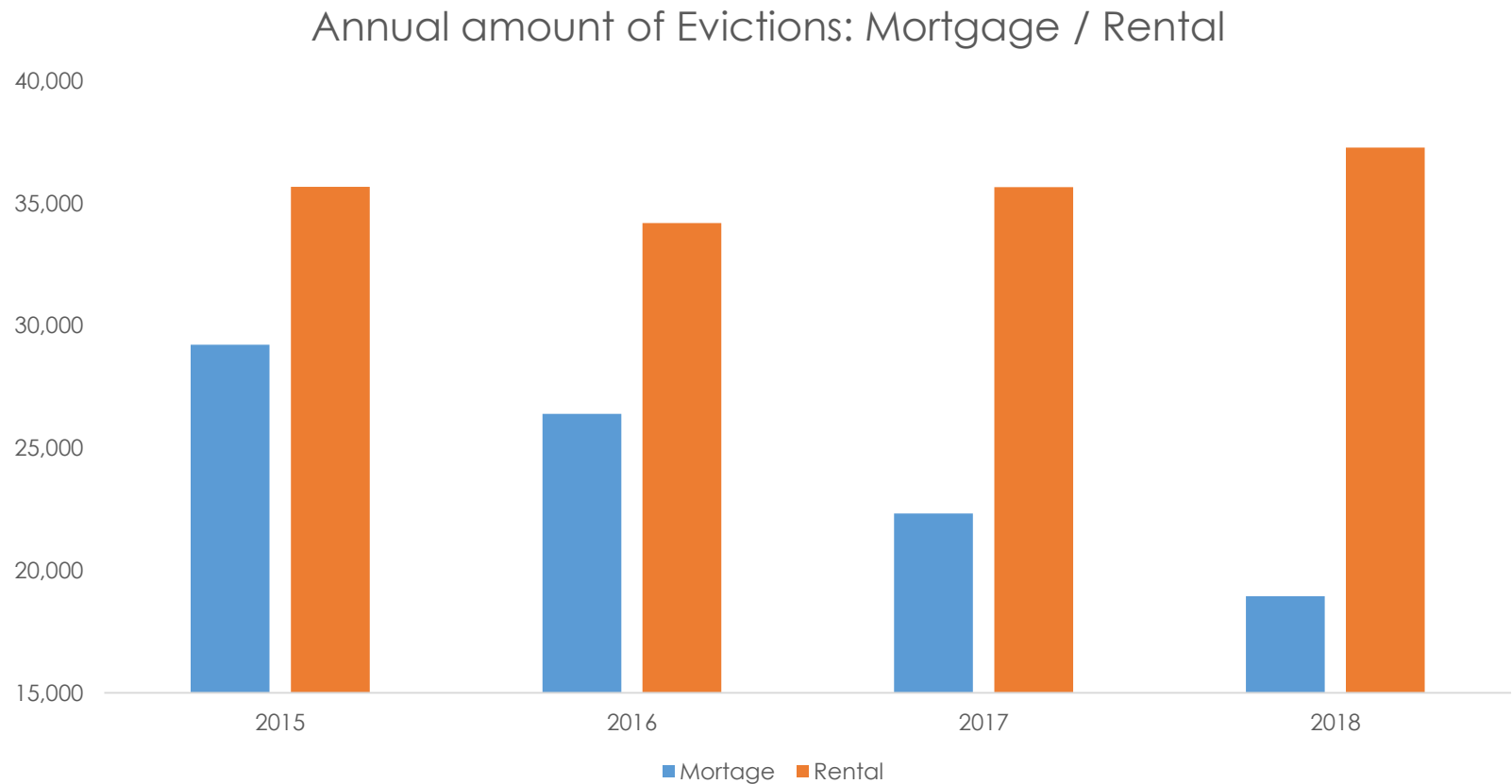
Housing cost overburden rate
Tenant, rent at market price
(%)



2. Housing in Spain: Diagnosis and Challenges

High demand of rental housing and vulnerability:

✓ **Evictions in rental housing have increased significantly in the last two years ($\approx 5\%$ of annual growth).**

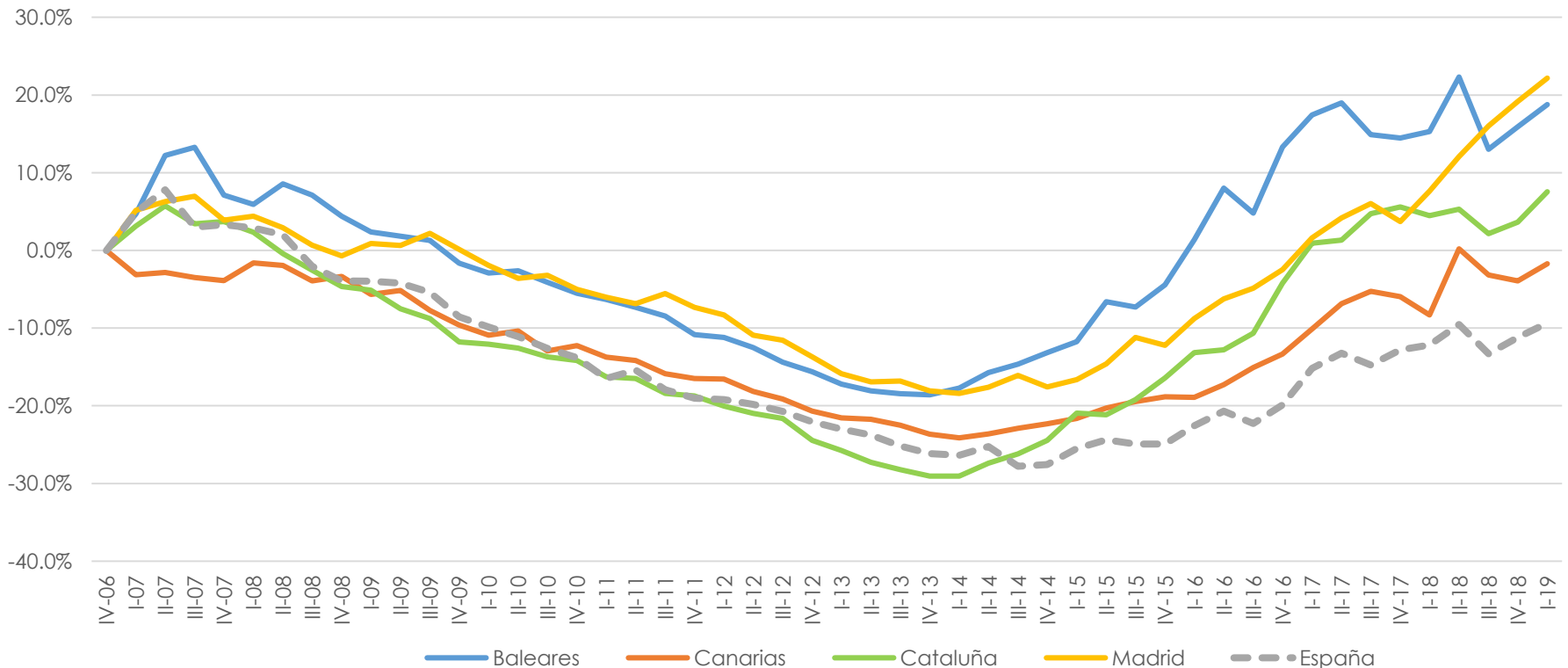


2. Housing in Spain: Diagnosis and Challenges

Rental housing prices:

✓ **In some locations, where demand for rent and touristic activity is higher, rental housing prices have exceeded their maximums.**

Catalonia, Madrid, Balearic and Canary Islands
Rental Prices, % (IV-06 a I-19)





3. Action Plan: Emergency + Durable Solutions



Increase the supply of affordable housing for rent, to give response to the growing demand in some territorial areas:

✓ **Promote the public-private partnership.**

Offer greater support to the most vulnerable groups:

✓ **State Aids more focused in target households.**

Give more balance to the rental market:

✓ **Reform the regulation on contracts. Rights and duties.**

Improvement in market information and transparency:

✓ **Reinforce the Housing and Land Observatory.**

More tools to deal with the housing touristic rental activity:

✓ **Regional law - Local Plan - Homeowners Communities.**

4. Integrated Measures based on Cooperation



Main tools to face the challenges:

- ✓ State Housing Plan 2018-2021. Review the programs and incorporate new aids programs for specific needs.
- ✓ Interministerial working group to jointly address the housing sector requirements.
- ✓ Urgent Measures: RDL 7/2019, 1st march.
- ✓ National Rental Index. Transparency on the market.
- ✓ A Housing Building Plan, for social and affordable rental in specific locations.
- ✓ Leverage tools. Strengthen the role of public bodies (SEPES, ICO) and private sector in housing policies.
- ✓ Housing National Act.
- ✓ Legal Security on Urban Planning National Act.

5. Sustainable habitat context



Davos Declaration

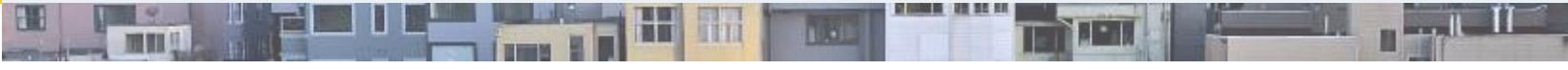
Baukultur and built environment

“Baukultur embraces every human activity that changes the built environment. The whole built environment, including every designed and built asset that is embedded in and relates to the natural environment, is to be understood as a single entity. Baukultur encompasses existing buildings, including monuments and other elements of cultural heritage, as well as the design and construction of contemporary buildings, infrastructure, public spaces and landscapes.

In addition to architectural, structural and landscape design and its material realisation, Baukultur is also expressed in the planning processes for building projects, infrastructures, cities, villages, and open landscape.”



5. Sustainable habitat context



Spanish Urban Agenda

2030 Agenda Sustainable Development

11 CIUDADES Y COMUNIDADES SOSTENIBLES

SDG 11
 Make cities and human settlements inclusive, safe, resilient and sustainable

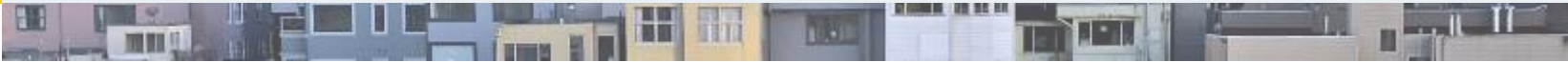
All countries in United Nations

17 Goals Sustainable Development

Approved in September 2015

OBJETIVOS DE DESARROLLO SOSTENIBLE
 17 OBJETIVOS PARA TRANSFORMAR NUESTRO MUNDO

1 FIN DE LA POBREZA	2 HAMBRE CERO	3 SALUD Y BIENESTAR	4 EDUCACIÓN DE CALIDAD	5 IGUALDAD DE GÉNERO	6 AGUA LIMPIA Y SANEAMIENTO
7 ENERGÍA ASEQUIBLE Y NO CONTAMINANTE	8 TRABAJO DECENTE Y CRECIMIENTO ECONÓMICO	9 INDUSTRIA, INNOVACIÓN E INFRAESTRUCTURA	10 REDUCCIÓN DE LAS DESIGUALDADES	11 CIUDADES Y COMUNIDADES SOSTENIBLES	12 PRODUCCIÓN Y CONSUMO RESPONSABLES
13 ACCIÓN POR EL CLIMA	14 VIDA SUBMARINA	15 VIDA DE ECOSISTEMAS TERRESTRES	16 PAZ, JUSTICIA E INSTITUCIONES SÓLIDAS	17 ALIANZAS PARA LOGRAR LOS OBJETIVOS	OBJETIVOS DE DESARROLLO SOSTENIBLE



Spanish Urban Agenda

Goals

- S.G.1.** Order the territory and make a rational use of the soil, conserve it and protect it.
- S.G.2.** Avoid urban sprawl and revitalize the existing city.
- S.G.3.** Prevent and reduce the effects of climate change.
- S.G.4.** Make a sustainable management of resources and favor the circular economy.
- S.G.5.** Favor proximity and sustainable mobility.
- S.G.6.** Promote social cohesion and seek equity.
- S.G.7.** Promote and favor the urban economy.
- S.G.8.** **Guarantee access to housing.**
- S.G.9.** Lead and promote digital innovation.
- S.G.10.** Improve intervention instruments and governance.



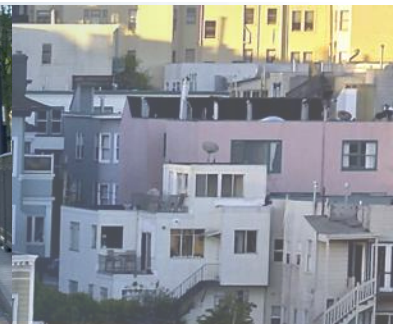
Demographic challenge, depopulation

*“The design of the built environment, the relationships between objects and their built and natural surroundings, spatial coherence, scale, materiality: these are all factors which have a direct impact on our **quality of life**”*

(Davos declaration)



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Thanks for your attention

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