

Planning and programming Social Housing Policies

An overview of Basque Social Housing Policies

Pablo García Astrain

Director of Housing, Land and Architecture

Basque Government



Who are we?



2.2
million
Population

14th
Place
Human
Development
Index

Extensive level
of self-
government

Euskadi / Basque Country

2.186.517 inhabitants

1.075.076 Houses.

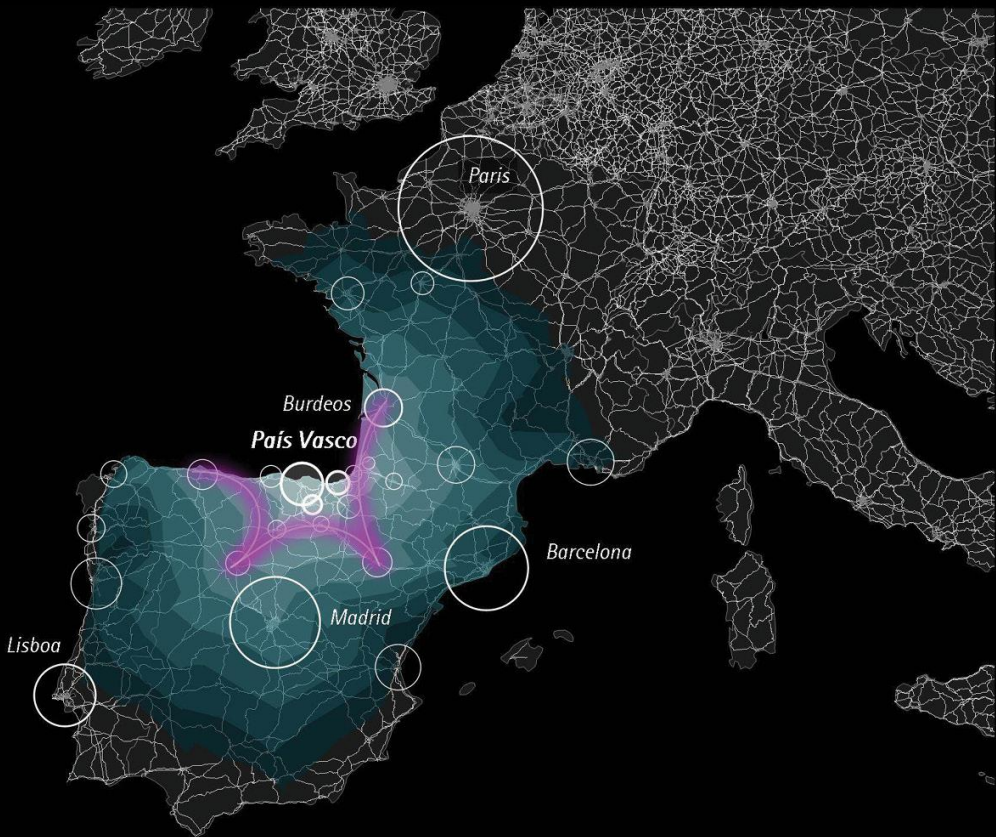
84,5% of basque families are owners

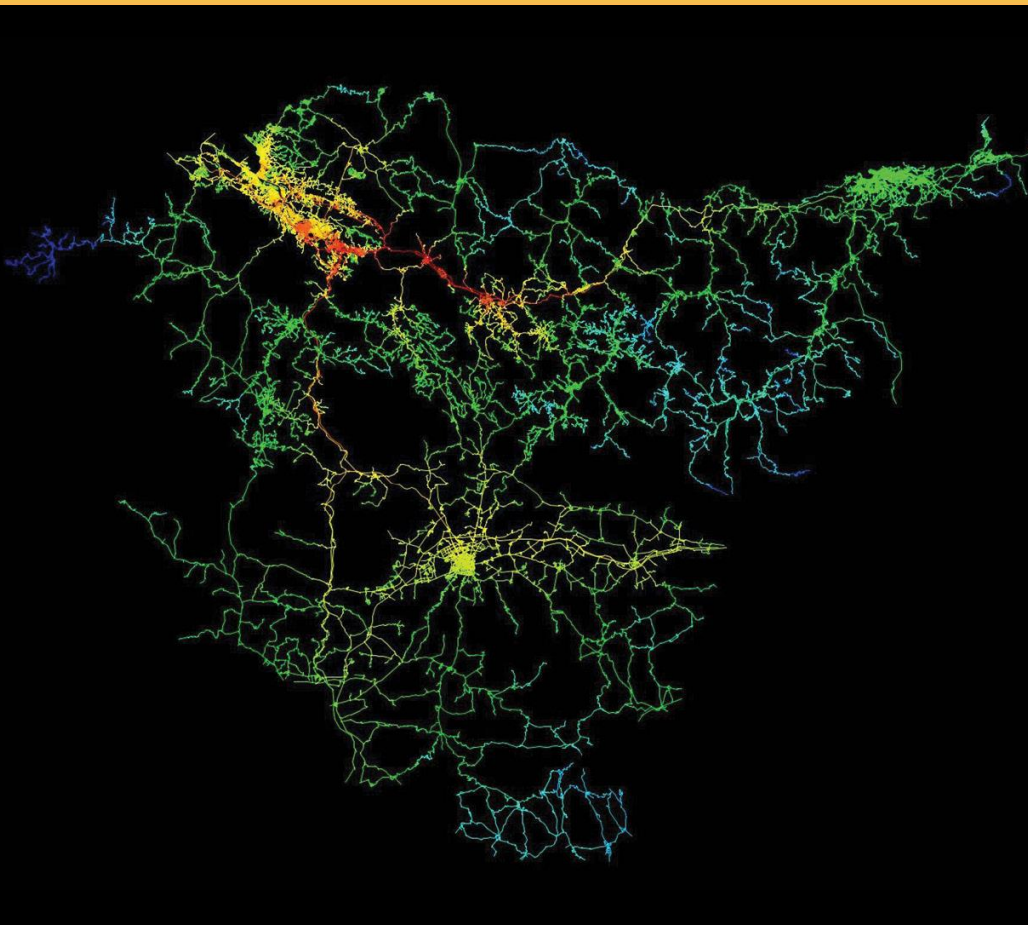
average house size is 87m²

average price is 246.489 €

average individual income is 22.343 €

average family income is 45.266 €





> **130.000**

Houses with public protection (promoted since 1981)

74.549 remain protected today

> **34.000** promoted by the Basque Gov.

> 26.000 Social Rental houses

7.200 Empty houses moved to social rental

26.132 units remain as empty houses

Coming soon (?):

More than **180.000 Protected Houses** are planned on 'long term' urban plans

• Building Housing policies and social rental housing stock:

step by step and day by day

1981

BASQUE COUNTRY AUTONOMY CHART

THE 'MATURANA' LAW

40% Urban land for Protected Housing
65% Urban development for protected Housing

1994

2003

PERMANENT CERTIFICATION ('Calificación') for protected Housing.

2015 BASQUE HOUSING LAW

Improving the real right to Housing
And the social rental way

2022

THE SOCIAL AGREEMENT ON HOUSING

Long term policies shared aims and goals for public housing policies.

Main elements of the diagnosis of housing in the Basque Country



Reduction in average household size

From 3.1 to **2.4 persons** in 20 years. Despite the trend towards population stability, more housing will be needed, although with different typologies



Growth in the average rental price

To exceed 717 euros per month and reach an **average of 805 euros** in the Basque capitals by December 2021



Growing demand for affordable rents

The demand for social renting **has multiplied by 2.6 times** since 2009, and it is a demand closely linked to the imbalance between disposable income and the price of rental housing in the open market



Insufficient income

Only 1 in 4 people in need of housing has the income being considered as enough to afford their first home



Aid to pay free rent

Nearly **35,000 households** in the Basque Country receive some type of aid or benefit to pay free rent.



The housing stock is of considerable age, with an **average age of 46 years** with significant needs of rehabilitation and adaptation to the conditions of **accessibility and energy efficiency**. More than 89,000 households (10% of households in the Basque Country) **need to rehabilitate their homes**, with 2 out of every 3 households considering this need to be high



Growing energy poverty

In 4 out of 10 households in need of re-habilitation, this is linked to the need to better maintain the temperature of the dwelling. In addition, fuel poverty is a growing phenomenon



Reduced rental housing stock

It represents only **13% of the housing stock** and is characterized by a "narrow" market that strains the areas with the highest demand



Unattractive building sector

The level of activity in the building sector was **30% lower in 2020 than in 2010**. This sector is characterized by the low average size of its establishments (95% micro-enterprises), very **male-dominated** (89%), with an **average age above** that of other productive sectors, a high weight of **self-employment** (39%) and a **low level of education** (1 out of 3 people with a basic level of education). It is **very difficult** to attract new and specialized labor

THE MAIN KEY POINTS IN THE SOCIAL AGREEMENT ON HOUSING

Long term policies shared aims and goals for public housing policies.



**Etxebizitzaren
aldeko Itun Soziala**

Pacto Social
por la Vivienda

2 0 2 2 • 2 0 3 6



- A collaborative and participative process
- Signed by 90 entities involved in housing matters
- A shared framework for housing policies for the next 15 years
- A new permanent overview check for the new ongoing housing policies

How has the process of building the Pact been approached?

April 2022

Preparation of a preliminary strategic proposal by the Department



April-May 2022

Presentation of the preliminary strategic proposal to the stakeholders: workshops and meetings



May-July 2022

Receipt of opinions and contributions to the preliminary strategic proposal



May-July 2022

Analysis of opinions and contributions, and drafting of the Pact document



September - October 2022

Presentation of the Pact document to the stakeholders + Obtaining the final commitment for each stakeholder's signature



30th November 2022

Signing of the Pact



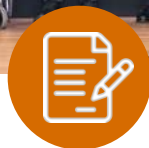
15

workshops and meetings



97

stakeholders participating in the meetings



87

stakeholders submitted inputs



90 stakeholders signing

24 institutional stakeholders, among them 17 of the municipal level

40 stakeholders of the economic and business field

23 stakeholders of the social field

3 stakeholders of the knowledge field

Content of the social agreement on housing



-  **Quantitative objectives and targets**
-  **Priority action lines and guidelines**
-  **Participation, collaboration and governance model**

Priority action lines and guidelines

4 direct impact lines

INCREASED INVESTMENT IN HOUSING SUPPORTED BY TAX INCENTIVES

FURTHER DEEPENING THE SOCIAL DIMENSION OF HOUSING POLICY

GENERALIZE THE INCLUSION OF HOUSING IN THE MUNICIPAL STRATEGIC AGENDA

SHAPING AN ATTRACTIVE, COMPETITIVE, AND INNOVATIVE CONSTRUCTION SECTOR

2 cross support lines

DATA INTELLIGENCE AND ADVANCED EVALUATION

PUBLIC-PRIVATE-SOCIAL INVOLVEMENT AND COLLABORATION

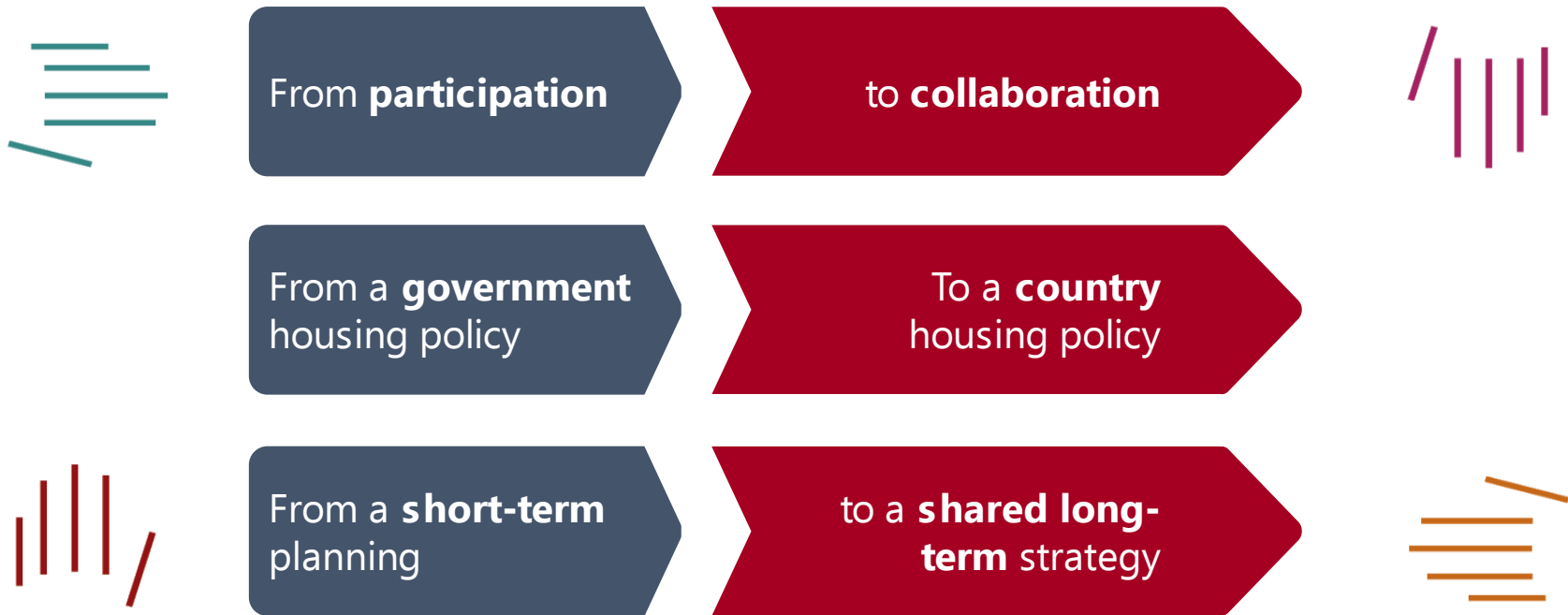
THE MAIN KEY POINTS IN THE SOCIAL AGREEMENT ON HOUSING

Long term policies shared aims and goals for public housing policies.

- We must **double the social rental housing stock**. From 26.000 units to 50.000 in 2036 **(5%)**
- We must increase housing stock with public protection to 116.000 units **(from 7,7% to 12%)**
- We must refurbish around 350.000 houses
 - (increasing the average of refurbished houses **from 1,5% to 3,5%** per year in 2036)
- We must create a **strategic land reserve for social rental housing**.

What does the social agreement on housing mean?

The Value of the Pact



**eskerrik asko
thank you**



direcciondevivienda@euskadi.eus