



**Etxebizitzaren**  
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Pacto Social  
por la Vivienda

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# Social Pact for Housing 2022-2036

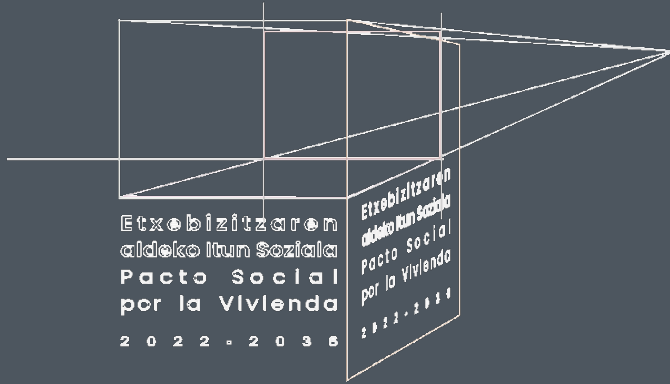
A **shared commitment** to accelerate the effective implementation of the **right to housing** in the Basque Country

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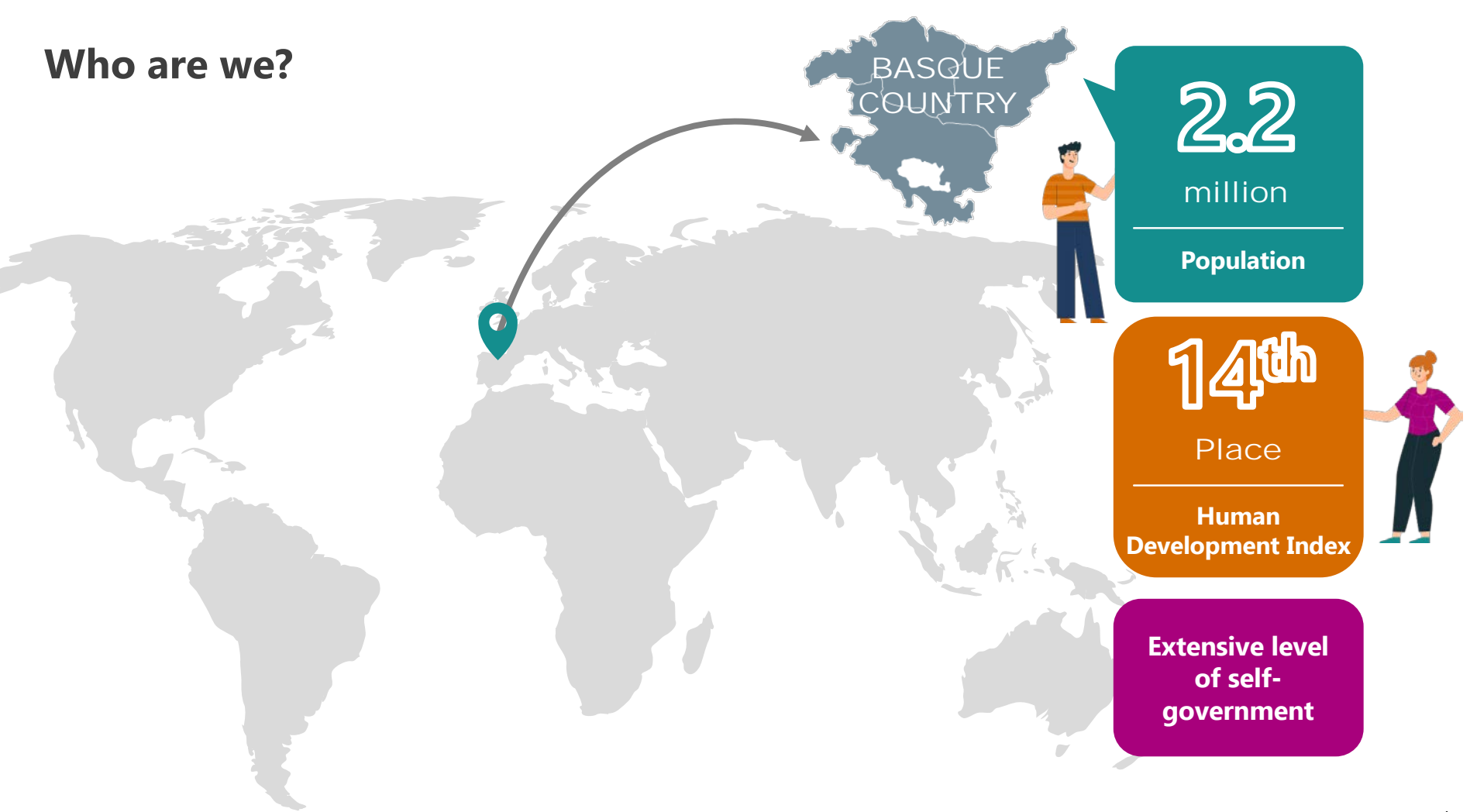
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Next steps: from the agreement to the effective implementation of the Pact

# 1. Why a Social Pact for Housing in the Basque Country?



# Who are we?



# Why a Social Pact for Housing in the Basque Country?



## SOCIAL NEED

Difficulties in accessing affordable housing for an important part of the Basque population

Urgent need to increase the pace of rehabilitation in the face of social needs (accessibility, aging) and the energy-climate challenge



## COUNTRY COMMITMENT

Basque Housing Law 3/2015 establishes stable access to housing as a subjective right



## OPPORTUNITY FOR SUSTAINABLE DEVELOPMENT

- + Social development/equity
- + Employment and economic activity
- + Sustainability

17 PARTNERSHIPS FOR THE GOALS



**OPPORTUNITY TO WORK WITH A LONG-TERM PERSPECTIVE FROM COLLABORATION/PARTNERSHIPS**

# 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

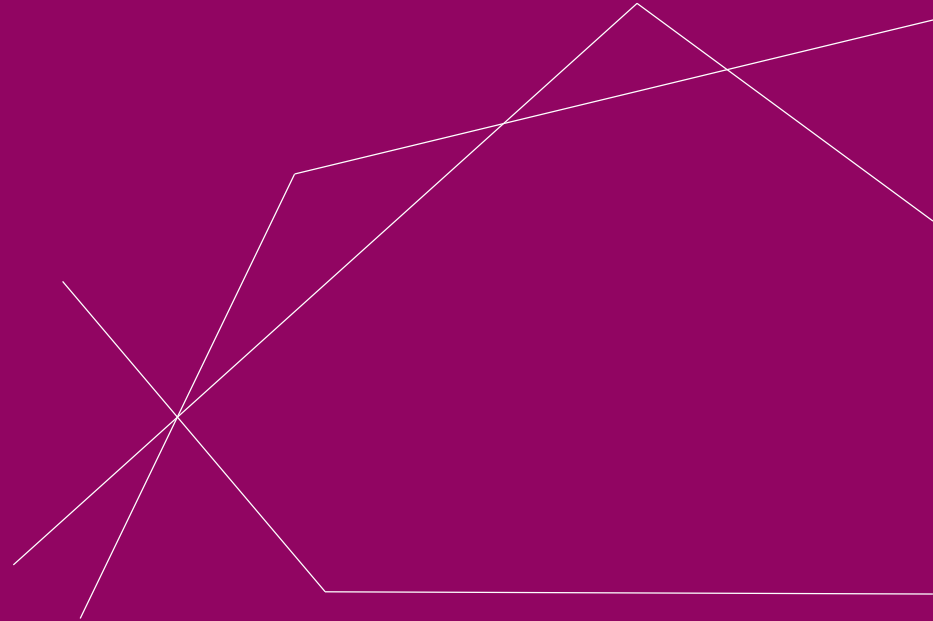
It represents only **13% of the housing stock** and is characterized by a "narrow" market that strains the areas with the highest demand



## 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

## 2. The process to build the Pact



# How has the process of building the Pact been approached?





**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



## PACTO SOCIAL POR LA VIVIENDA 2022-2036



Proceso para consensuar las metas y líneas prioritarias de actuación a largo plazo -a 15 años- en torno a la vivienda en Euskadi e implicar activamente en la consecución de estos objetivos a todos los agentes relevantes, tanto a nivel institucional como empresarial, social y del conocimiento.

# [CERRADO]



## PACTO SOCIAL POR LA VIVIENDA 2022-2036



### Proceso para consensuar las metas y líneas prioritarias de actuación a largo plazo -a 15 años- en torno a la vivienda en Euskadi

Proceso para consensuar las metas y líneas prioritarias de actuación a largo plazo -a 15 años- en torno a la vivienda en Euskadi e implicar activamente en la consecución de estos objetivos a todos los agentes relevantes, tanto a nivel institucional como empresarial, social y del conocimiento. El objetivo final del proceso era lograr que esta visión compartida se estructurara en torno a un documento (el **Pacto Social por la Vivienda**) y un proceso continuado de trabajo a través del cual se vayan definiendo políticas, programas y proyectos perfectamente alineados con los objetivos compartidos, en los que sobre todo prime el principio de colaboración.

El 30 de noviembre de 2022 se firma el Pacto Social por la Vivienda de Euskadi 2022-2036 para afrontar los retos de este sector en los próximos quince años.

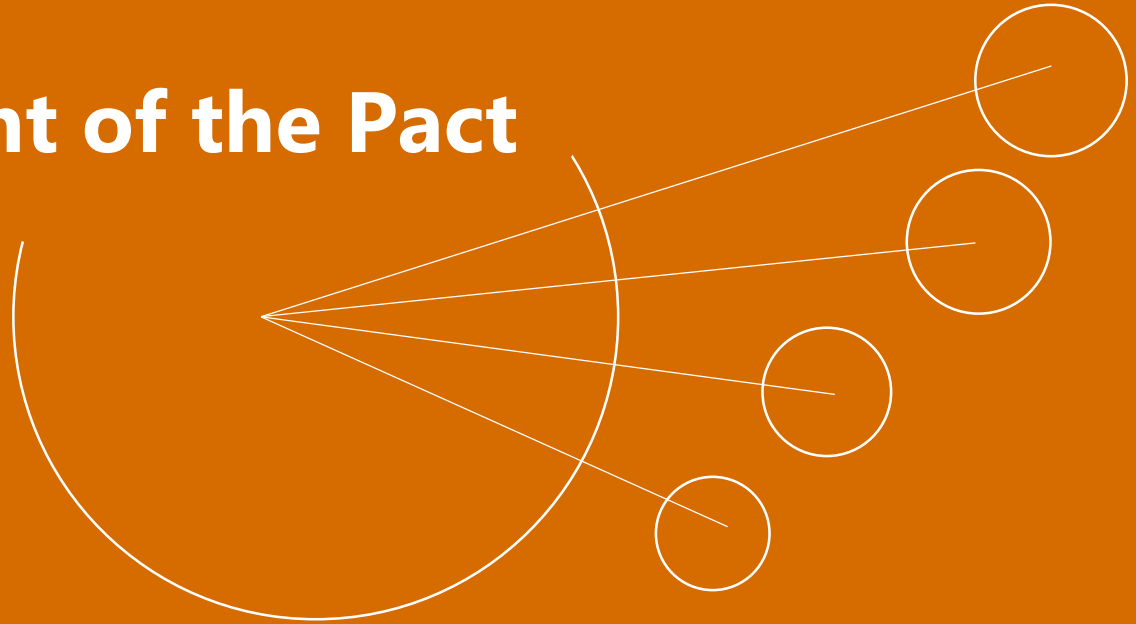


## DOCUMENTACIÓN DEL PROCESO

- Propuesta estratégica inicial del Departamento de Planificación Territorial, Vivienda y Transportes
- Calendario de talleres para la presentación de la propuesta estratégica inicial
- Pacto Social por la Vivienda 2022-2036
- Pacto Social por la Vivienda 2022-2036 – Memoria de la Participación
- Pacto Social por la Vivienda 2022-2036 – VIDEO

# 3.

## Content of the Pact



# Content of the Pact



**Quantitative objectives and targets**



**Priority action lines and guidelines**



**Participation, collaboration and governance model**

# Objective of the Pact



The acceleration of the conformation of the right to housing as an effective right, understanding that access to decent and affordable housing represents one of the fundamental elements of sustainable human development to which the Basque Country is fully committed.



To this end, it is essential to have a long-term, consensual and coherent housing policy, which is understood as a basis for our social model.



# Quantitative targets

## Quantitative target 1

By the end of 2036, the public supply of affordable rented housing should reach 5% of the main existing housing units in the Basque Country

This means doubling the current percentage, which is 2.9%, 26,000 homes, to 50,000 affordable public rental housing units, increasing the available offer by 24,000 homes, of which 19,000 would be new homes (new construction and renovation), and 5,000 would be mobilization of uninhabited housing.

## Quantitative target 3

Going from our current annual rehabilitation rate of 1.5% of all buildings to 3% per year, to meet the objectives set for 2030 and 2050 by European directives and policies

This means rehabilitating (understood as carrying out some type of rehabilitation intervention) a total of 350,000 homes over these 15 years.

## Quantitative target 2

Achieve that the number of homes subject to permanent public protection reaches 12% of existing main homes in the Basque Country by 2036, compared to 7.7% in 2021

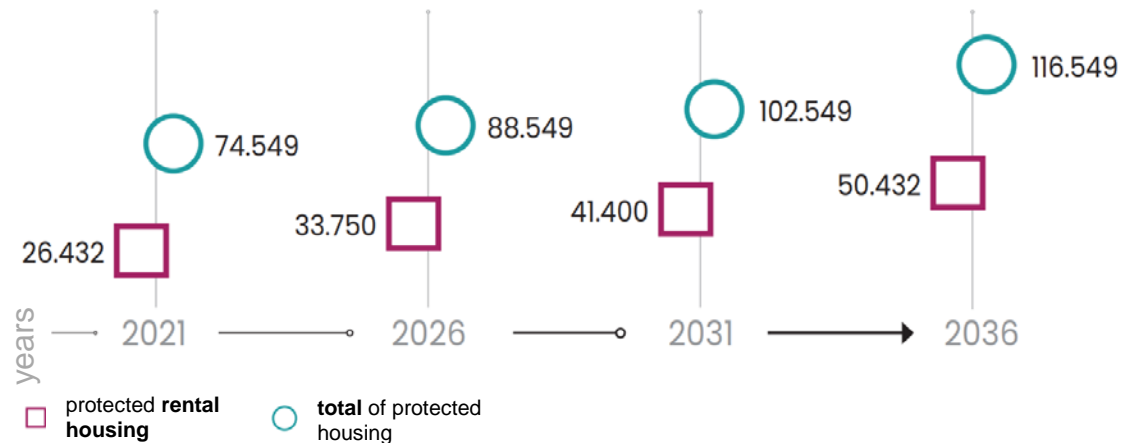
This target implies that the stock of housing subject to public protection will be around 116,000 homes in 2036, with an increase of 42,000 additional homes over the next 15 years.

## Quantitative target 4

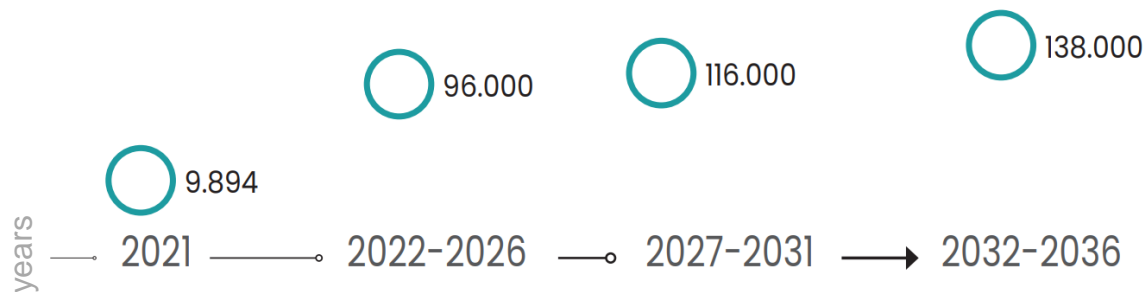
Enable the offer of free housing for solvent groups, through the promotion of both new construction and new homes that have arisen after rehabilitation processes in pre-existing buildings

To increase the free housing offer over the next 15 years, both new houses and houses created after renovation, by generating 42,000 new housing units. This is an indicative indicator (non-normative, unlike the case of those assigned to public housing).

**Number of protected rental housing stock and total protected housing stock**



**Number of rehabilitated houses**



# 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

# Key elements of the Pact governance model

## Governance model



Creation and dynamization of the **Forum for Housing** as a stable space for participation and formalization of the stakeholders' work who signed the Pact



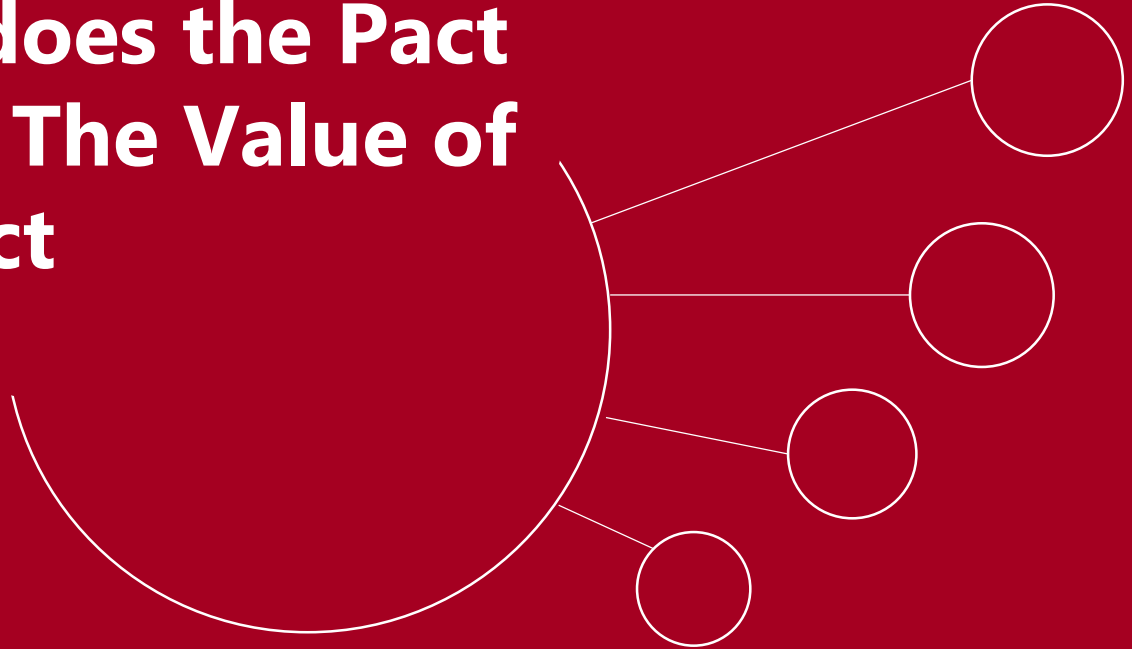
**Citizen participation** processes as a complement to stakeholder participation



Annual **accountability** report to inform Basque society of the progress made in relation to the goals of the Pact

**4.**

## **What does the Pact mean? The Value of the Pact**



# What does the Pact mean? The Value of the Pact



From **participation**

to **collaboration**



From a **government**  
housing policy

To a **country**  
housing policy



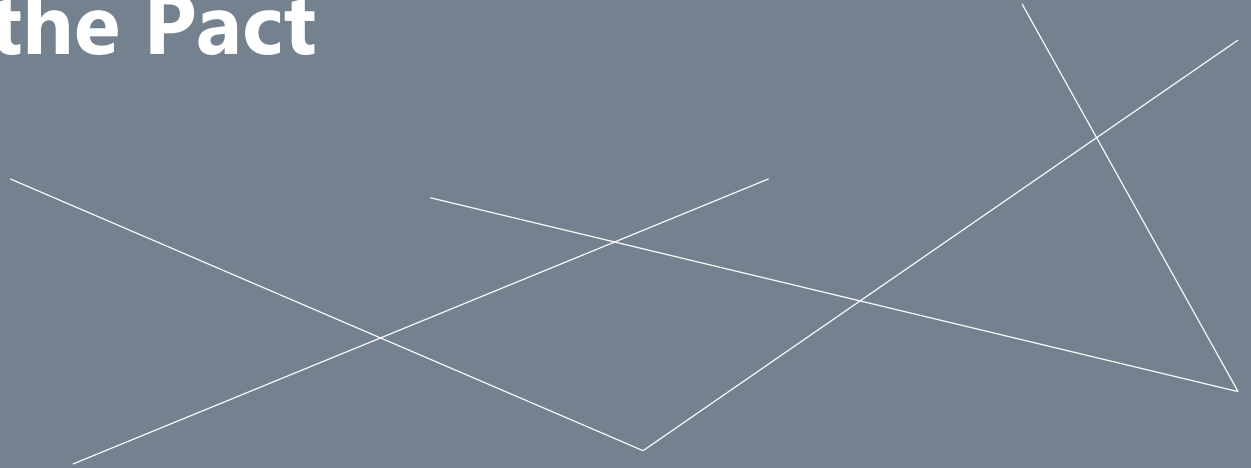
From a **short-term**  
planning

to a **shared long-**  
**term** strategy



**5.**

**Next steps: from the agreement  
to the effective implementation  
of the Pact**



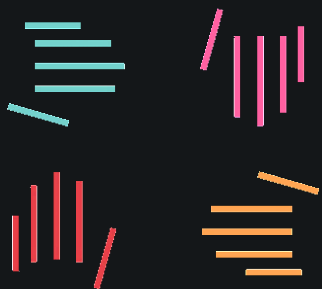
# Next steps: creation/adaptation of the necessary tools to implement the Pact



Creation of the **Basque Forum for Housing**



New role of the **Basque Observatory of Housing**, which will act as an auditor and evaluator of the process



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A new way to implement a housing policy **consensual, coherent** and with a **long-term** horizon, based on the **active involvement and collaboration** of all stakeholders

