



# GUIDANCE PLAN FOR HOUSING 2018-2020

Executive Summary

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# 1. INTRODUCTION

The Guidance Plan for Housing 2018-2020 is the first plan elaborated under the framework of the Housing Law 3/2015 ('Ley 3/2015, de 18 de junio, de Vivienda'). This Law includes the explicit recognition, as a subjective right, of the right to legal and stable access to a home, in favour of those who do not have a decent home and lack the economic resources to access it.

It is clear that the effective recognition of the subjective right to housing determines the approach of the Plan, which sets the guidelines for the housing policy in the next years. It is a right that can be required before Court and that can be fulfilled with the offer of a rented home or by providing an economic aid. Although since 2016 and until 2018 the implementation of this right has been gradual, the next regulation of the subjective right to housing, with its definition and scope completed, requires that the core objective is to provide a home to people and families needing accommodation, rather than making economic compensations available, which should only be a transitory solution, although probably extended in time, due to current strong imbalances between offer and demand of public housing.

In any case, the allocation of the economic aid to housing in cases where it is not possible to award a public house will mean important management challenges to the Housing Department of the Basque Government. At a first stage, it will be necessary to count on the collaboration and coordination of Lanbide, the Basque public employment service, which also manages social aids, for the process of changing the supplementary aid to housing ('prestación complementaria de vivienda', PCV) into the economic aid to housing ('prestación económica de vivienda', PEV), so that the individuals that presently benefit from the supplementary aid to housing can access the new economic aid to housing. The exchange of information between Lanbide and the Housing Department is a key aspect in this transition process.

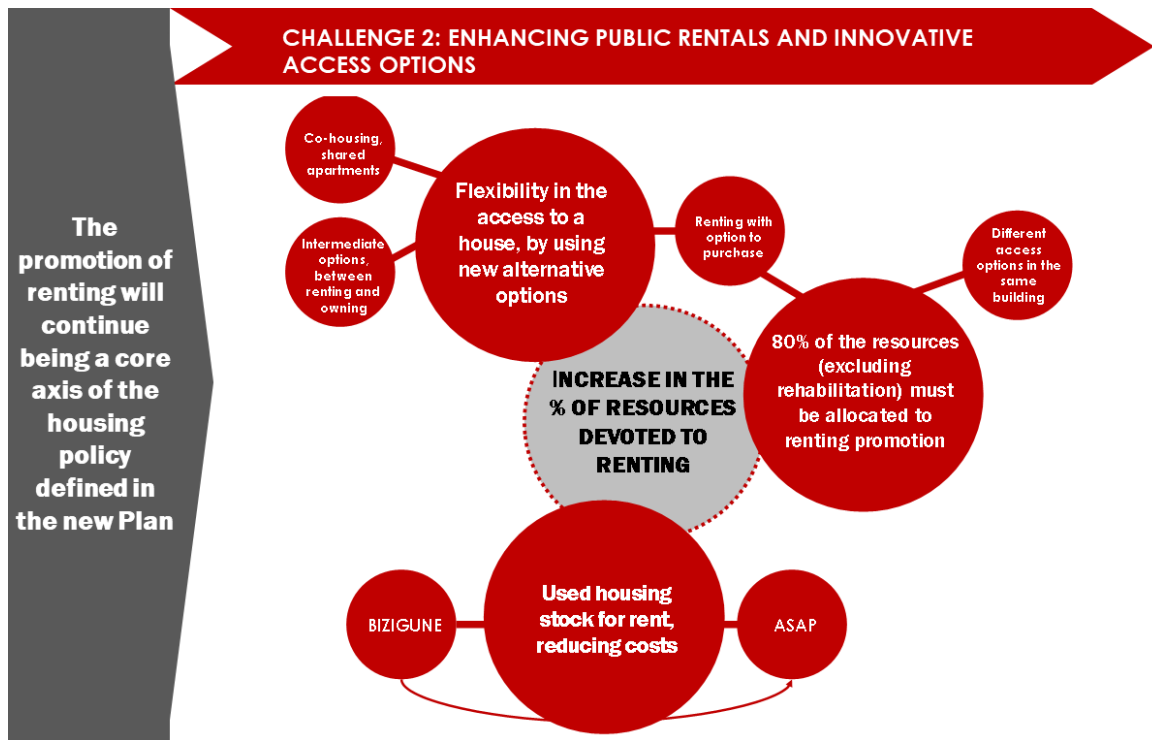


1. Introduction

The Plan must also face other challenges raised by the Housing Law: guarantee of the social function of the house, preferential promotion of rented houses, support to rehabilitation, use of empty houses, etc. All of it has direct consequences for the action of the Basque Government and its societies, as well as for other entities also relevant in the field of housing policies, particularly city councils and local housing and rehabilitation societies.

The main objective of the Plan is to act both directly and indirectly over the housing market, in order to improve the housing conditions of the population in general, and specially, to increase the possibilities to access a house for those groups with more difficulties, such as youngsters, older people, people with disadvantages, those affected by situations of eviction or energy poverty, women victims of gender violence, homeless people, etc.

It must be highlighted that the economic recession has left behind situations of inequality and difficulties for social inclusion (including housing problems) for large numbers of people, families and groups, who have particularly experienced the consequences of the crisis. As a consequence, the Plan for Housing aims to offer solutions adapted to the housing needs of these particular groups. There are not magical recipes, nor single solutions. Instead, in the future, it will be necessary to implement diversified and adjusted initiatives, trying to answer the particularities of the different types of housing needs.

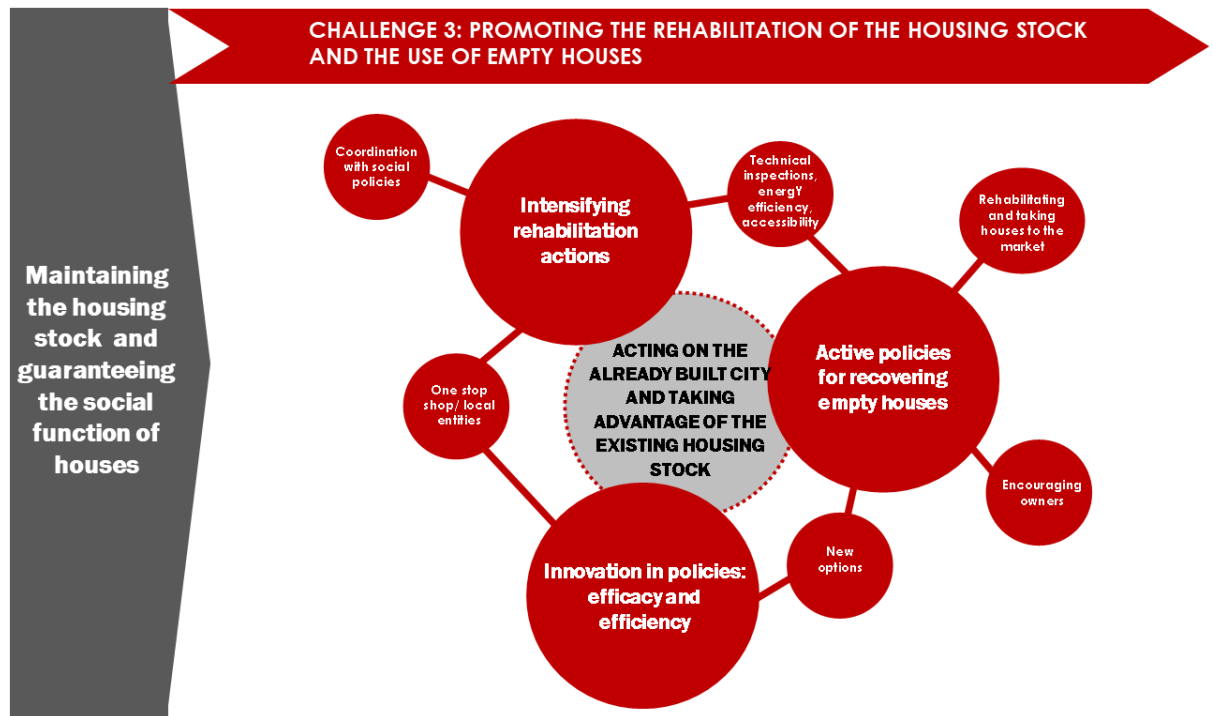


1. Introduction

For this purpose, together with the promotion of public renting, the Plan aims to explore alternative and flexible options for house access, through pilot actions of co-housing, cooperatives in cession of use, shared apartments and other intermediate modalities between property and renting (including renting with option to purchase). In fact, the Basque Housing Law foresees the promotion and purchase of residential complexes by non-profit associations, under cession of use schemes and other innovative options.

On the other hand, the fulfilment of the social function defined in the Housing Law establishes owners' obligation to keep houses and buildings in good condition, carrying out due works for maintaining and improving them. At the same time, the old age of the housing stock in the Basque Country (and the scarce land available for building development) requires that the Plan for Housing focuses on already built houses, keeping its support to rehabilitation and urban renovation activities. The big need for action derived from the programme of Technical Inspection of Buildings requires innovation in support programmes, so as to cover needs more efficiently and effectively. In this sense, there are synergies with the Urban Regeneration Plan, or, at European level, with the Europe 2020 Strategy and its sustainability objectives, and at global level, with the 2030 Agenda for Sustainable Development.

And of course, it is important to mention the recovery and arrangement of empty houses in the market, which often implies rehabilitation. Thus, the Guidance Plan proposes to revise all existing programmes, so that those initiatives aiming to take used houses to the rental market are promoted.

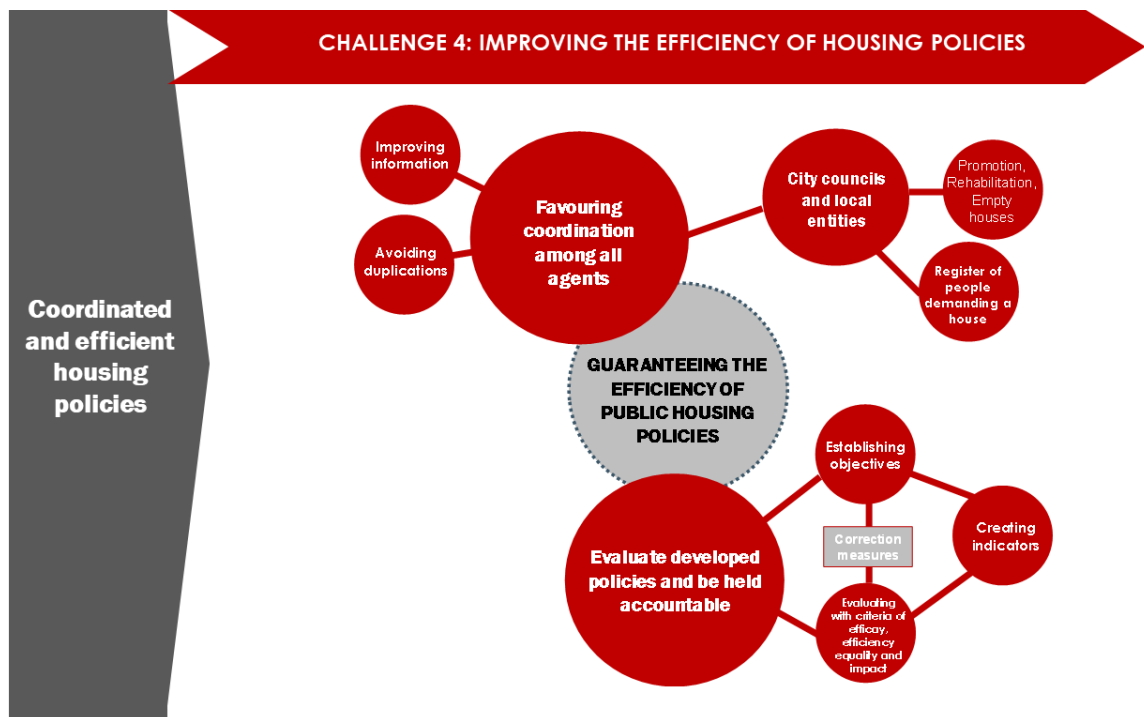


1. Introduction

All this, coordinating the action (and avoiding duplications) with other Departments of the Basque Government, and especially with city councils and local housing and rehabilitation societies. It is important to highlight synergies of the Housing Plan with other plans of the Basque Government, such as the Youth Plan, the Social Inclusion Plan, the Families and Children Plan, Housing First, etc.

The Basque society demands an efficient and effective use of public resources, as well as more and more proofs of transparency and participation in public management. Therefore, the Guidance Plan includes an exhaustive collection of evaluation and monitoring indicators, in order to know the results achieved, analyse if the measures adopted are convenient to reach the objectives set, and, if not, introduce due correcting measures.

It is necessary to highlight that the Guidance Plan has been elaborated through a wide participatory process, where interested parties and agents in housing policies as well as population in general have had the opportunity to set out their proposals and contributions. Interested parties and agents have participated in thematic working groups, with the involvement of representatives from city councils, local housing and rehabilitation societies, the building sector, real estate agents, property administrators, architect associations, citizens associations, social entities, third sector entities, etc. The population in general has taken part through their participation in the blog and in surveys conducted via the Basque Observatory of Housing.



## 2. MISSION, VISION AND VALUES OF THE PLAN

### MISSION

The mission of the Guidance Plan for Housing 2018-2020 is to encourage the growth of the public rental housing stock, so that it can guarantee the subjective right to housing and cover the needs of the groups with more difficulties, social cohesion through mixing, paying particular attention to young people’s emancipation and older people’s quality of life improvement in an increasingly aged society, through the improvement of accessibility and energetic efficiency, with the required collaboration of public and private agents and institutions.

### VISION

The vision of the Department of Environment, Territorial Planning and Housing is to channel, within 3 years, the development of the Housing Law 3/2015, which constitutes the general action framework for housing policies in the Basque Country, so that through the passing of the required regulation developments, an efficient and effective management model and the gathering of resources, lay the foundations for a sustainable housing policy in the long term.

### VALUES

- ▶ Transparency, citizen participation and evaluation
- ▶ Efficacy, efficiency and continuous improvement
- ▶ Respect and tolerance
- ▶ Cooperation between institutions and with social and economic agents
- ▶ Sustainability
- ▶ Innovation
- ▶ Awareness and culture of maintaining the housing stock
- ▶ Facilitation and communication
- ▶ Universal accessibility
- ▶ Public service
- ▶ Social and economic impact



### 3. STRATEGIC AXES OF THE PLAN

The mission and vision of the Housing Plan are translated into (6) Strategic Axes which try to answer to the challenges identified in the diagnosis, always within the action framework defined by the Housing Law. To begin with, it establishes that available resources must be firstly allocated to renting schemes, so the first Strategic Axis revolves around the promotion of the public rental housing stock.

The second Axis focuses on the efficient management of the public housing stock, concerning the Housing Department and its Societies, as well as other agents, trying to guarantee the social function of the housing stock. Linked to this, the third Axis refers to the improvement of allocation processes and the revision of the requirements for accessing public housing, so that it is possible to cover the demand of the different types of people with housing needs, particularly priority and most disadvantaged groups.

The fourth Axis concentrates on rehabilitation as a key element of housing policies, giving a new boost to the intense activity already deployed, and focusing on objectives of energetic efficiency and accessibility, as well as on integrated rehabilitation and urban regeneration. Axis five aims to promote innovation in housing, in order to balance offer and demand, and provide access opportunities for people with fewer economic resources or with very specific needs (such as youngsters, with great difficulties to become emancipated).

Finally, Axis six tries to create collaboration networks which allow the different agents operating in the field of housing (particularly city councils) to work as a network, facilitating management and coordination with other sectoral policies.

#### SUMMARY OF OBJECTIVES OF THE HOUSING PLAN 2018-2020

- 2,950 new public rental houses
- 3,400 new public houses to purchase or rented with option to purchase
- Residential land for 2,000 houses
- 7,000 households with recognised right to housing
- 28,750 households receiving the supplementary aid to housing (PCV)
- 6,400 houses captured by the Bizigune programme
- 800 houses captured for the ASAP programme
- 4,500 youngsters beneficiaries of the GAZTELAGUN Programme
- 28,500 public houses inspected
- 55,530 houses affected by rehabilitation action
- 420 projects of universal accessibility
- A TOTAL OF 140,250 ACTIONS





## 3. General Strategy of the Plan

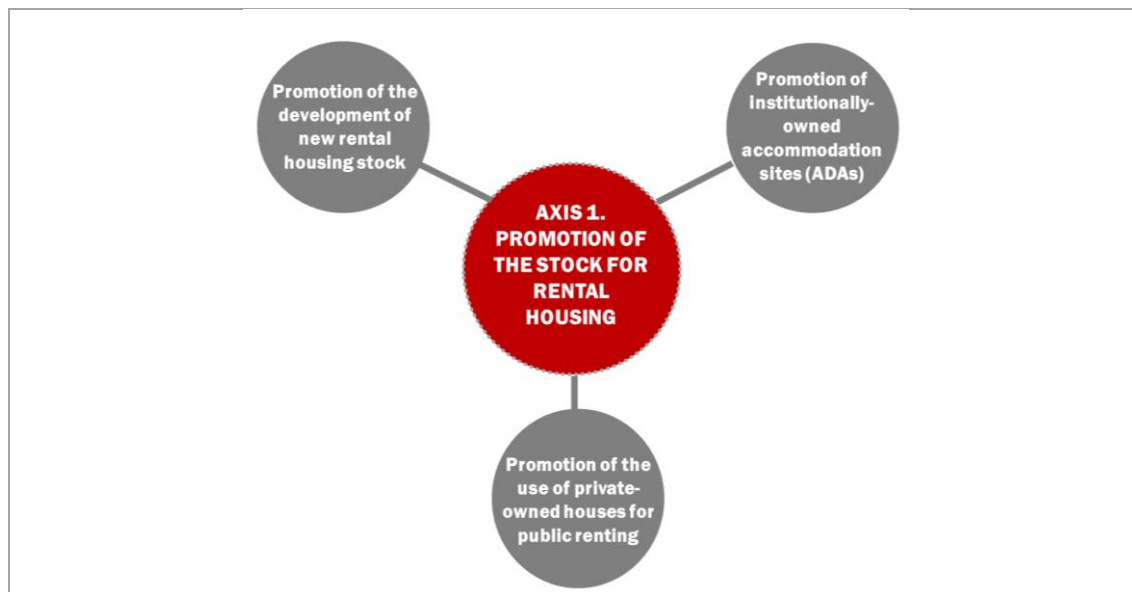
## STRATEGY OF THE GUIDANCE PLAN FOR HOUSING 2018-2020

<b>AXIS 1. PROMOTION OF THE STOCK FOR RENTAL HOUSING</b>	<ul style="list-style-type: none"> <li>1.1. Promotion of the development of new rental housing stock.</li> <li>1.2. Promotion of institutionally-owned accommodation sites (ADAS).</li> <li>1.3. Promotion of the use of private-owned houses for public rental housing.</li> </ul>
<b>AXIS 2. EFFICIENCY IMPROVEMENT IN THE MANAGEMENT OF THE RENTAL HOUSING STOCK</b>	<ul style="list-style-type: none"> <li>2.1. Strengthening of the social function of the management of the rental housing stock.</li> <li>2.2. Turning Alokabide, the rental housing agency, into an example of energy sustainability and accessibility.</li> <li>2.3. Housing subsidies: progressive assumption by the department of housing.</li> <li>2.4. Promotion of the lifetime itineraries and avoidance of the underutilization of housing.</li> <li>2.5. Guaranteeing the social function of the public housing stock.</li> <li>2.6. Implementation of a transitional programme for the allocation of the stock of houses with a social price ceiling and the recovery of the investment.</li> </ul>
<b>AXIS 3. REVISION AND MODIFICATION OF THE ALLOCATION PROCEDURES AND REQUIREMENTS FOR ACCESS TO PUBLIC HOUSING</b>	<ul style="list-style-type: none"> <li>3.1. Modification of the current scale system for the allocation of public housing. Guaranteeing social cohesion through a mechanism of quotas.</li> <li>3.2. Redefinition of housing needs in accordance with new socioeconomic scenarios.</li> <li>3.3. Definition of concrete measures for priority assistance collectives. Collaboration and strategic integration of social policies and the housing policy.</li> </ul>
<b>AXIS 4. PROMOTION OF BUILDING MAINTENANCE AND REHABILITATION. IMPROVEMENT OF ACCESSIBILITY AND ENERGY EFFICIENCY OF THE CURRENT PUBLIC HOUSING STOCK.</b>	<ul style="list-style-type: none"> <li>4.1. Stimulation of the rehabilitation of houses and buildings.</li> <li>4.2. Promotion and positive discrimination of rehabilitation projects for universal accessibility of urban spaces and buildings.</li> <li>4.3. Promotion of maintenance and conservation of the public housing stock.</li> <li>4.4. Promotion, strengthening and facilitation of technical inspections of buildings (ITES).</li> <li>4.5. Improvement of information, training and communication on rehabilitation.</li> <li>4.6. Facilitation of the integrated management of rehabilitation.</li> <li>4.7. Prioritization of the urban regeneration programmes (in coordination with the strategy of the directorate of territorial and urban planning and regeneration).</li> </ul>
<b>AXIS 5. ADVANCE IN HOUSING INNOVATION: IDENTIFICATION AND IMPLEMENTATION OF MODELS MATCHING THE DEMAND OF YOUTH POPULATION AND OTHER GROUPS</b>	<ul style="list-style-type: none"> <li>5.1. Development of new formulas and measures to facilitate youngsters' emancipation through the GAZTELAGUN Programme and the access to housing by collectives at risk of exclusion.</li> <li>5.2. Support for initiatives of promotion of facilitating living environments for the elderly: elderly friendly housing. Housing strategy facing an aging population.</li> <li>5.3. Facilitation of the collaboration among the key sectoral actors for the promotion of innovation programmes and measures for housing.</li> </ul>
<b>AXIS 6. CREATION OF COLLABORATION NETWORKS FOR THE IMPROVEMENT OF MANAGEMENT AND INTEGRATION OF SECTORAL POLICIES</b>	<ul style="list-style-type: none"> <li>6.1. Network of collaboration with the housing departments of local governments and municipal public corporations.</li> <li>6.2. Collaboration network with social services of the local governments.</li> <li>6.3. Enhancement of the collaboration with the third sector for housing.</li> <li>6.4. Promotion of the committee on land use, for coordinated action between the department for housing of the Basque Government and the public housing corporation Visesa.</li> <li>6.5. Network of collaboration with the rehabilitation sector.</li> <li>6.6. Creation of a joint public-private debate forum on housing.</li> </ul>

## 4. Actions by strategic axis

## 4. ACTIONS BY STRATEGIC AXIS

### AXIS 1. PROMOTION OF THE STOCK FOR RENTAL HOUSING



#### LINE 1.1. PROMOTION OF THE DEVELOPMENT OF NEW RENTAL HOUSING STOCK

- ▶ Action 1.1.1. | Promotion of rental housing exclusively in all future projects directly managed by the Housing Department.
- ▶ Action 1.1.2. | Redirection of promotion activity of VISESA towards rental housing.
- ▶ Action 1.1.3. | Public Promotion for-sale housing only as a subsidiary and locally justified measure, and without any net public budget investment.
- ▶ Action 1.1.4. | Collaboration with local governments for the promotion of rental housing.
- ▶ Action 1.1.5. | Stimulation of the involvement of the private sector in the promotion of rental housing
- ▶ Action 1.1.6. | Collaboration with social and third sector entities in social housing programmes.
- ▶ Action 1.1.7. | Intervention through urban development planning: exploration of possibilities offered by the PTS (sectorial and territorial land use plan) in terms of potential sites for promotion of rental housing.

#### LINE 1.2. PROMOTION OF INSTITUTIONALLY-OWNED ACCOMMODATION SITES (ADAs)

- ▶ Action 1.2.1. | Inter-institutional collaboration for the extension of the supply of ADAs
- ▶ Action 1.2.2. | Prioritization of ADAs for the youth and the elderly.

#### LINE 1.3. PROMOTION OF THE USE OF PRIVATE-OWNED HOUSES FOR PUBLIC RENTAL HOUSING

- ▶ Action 1.3.1. | Increase of the stock of houses of the Bizigune programme for promotion of use of previously unused houses.
- ▶ Action 1.3.2. | Revision and re-formulation of the ASAP programme (version of the Bizigune programme for higher income and non-subsidized beneficiaries).
- ▶ Action 1.3.3. | Proposition of revision of the tax regulation of rental housing, towards an improvement of the tax conditions for the houses involved in the programmes Bizigune and ASAP.



## 4. Actions by strategic axis

## AXIS 2. EFFICIENCY IMPROVEMENT IN THE MANAGEMENT OF THE RENTAL HOUSING STOCK



### LINE 2.1. STRENGTHENING OF THE SOCIAL FUNCTION OF THE MANAGEMENT OF THE RENTAL HOUSING STOCK

- ▶ Action 2.1.1. | Promotion of the social assistance of the Alokabide public rental housing agency
- ▶ Action 2.1.2. | Enhanced coordination of interventions by the CGPJ (general council of the judicial system), the Basque Government and the Eudel association of local governments
- ▶ Action 2.1.3. | Expansion of the community intervention programme of the Alokabide social rental housing agency
- ▶ Action 2.1.4. | Production of a guide on the management of the rental housing stock.
- ▶ Action 2.1.5. | Collaboration with institutions and entities of the third sector in the social assistance at the public rental housing stock.
- ▶ Action 2.1.6. | Transfer of houses to institutions and entities of the third sector for the development of projects related to social inclusion
- ▶ Action 2.1.7. | Response to special cases of housing need
- ▶ Action 2.1.8. | Strengthening of the Bizilagun programme as a service of mediation and advice about rights or obligations of neighbours (owners and tenants)
- ▶ Action 2.1.9. | Collaboration of the Alokabide rental housing agency and the local governments for the management of their rental housing stock

### LINE 2.2. TURNING THE ALOKABIDE RENTAL HOUSING AGENCY INTO AN EXAMPLE OF ENERGY SUSTAINABILITY AND ACCESSIBILITY

- ▶ Action 2.2.1. | Raising awareness among the tenants about the effective use of energy.
- ▶ Action 2.2.2. | Identification of situations of real energy poverty and problems of accessibility.
- ▶ Action 2.2.3. | Provision of solutions for an effective management of energy and resources. Study of the development of an electricity distribution company for public housing.
- ▶ Action 2.2.4. | Fine-tuning of renewable energy facilities.
- ▶ Action 2.2.5. | Energy optimization at the rental housing stock managed by Alokabide.
- ▶ Action 2.2.6. | Implementation of the system AUGE: efficient energy administration in social rental housing buildings.
- ▶ Action 2.2.7. | Transfer of knowledge on the experience of Alokabide in the management of its rental housing stock to other managers of public or private rental housing stocks.



## 4. Actions by strategic axis

**LINE 2.3. HOUSING SUBSIDIES: PROGRESSIVE ASSUMPTION BY THE DEPARTMENT OF HOUSING**

- ▶ **Action 2.3.1.** | Revision and approval of the Subjective housing rights Decree for the legal occupation of a dwelling or the economic benefit for housing.
- ▶ **Action 2.3.2.** | Coordination with the Lanbide (public employment agency) in the transition process from the PCV (supplementary benefit for housing) to the newly created PEV (economic benefit for housing).
- ▶ **Action 2.3.3.** | Provision of the PEV (economic benefit for housing) in cases of impossibility of direct provision of public housing, for a guaranteed inclusion of the former beneficiaries of PCV (supplementary benefit for housing) and of new beneficiaries of the newly acknowledged subjective housing rights.

**LINE 2.4. PROMOTION OF THE LIFETIME ITINERARIES AND AVOIDANCE OF THE UNDERUTILIZATION OF HOUSING**

- ▶ **Action 2.4.1.** | Facilitation of the exchange of both for-rent and for-sale types of public protection houses, towards the promotion of the for-rent type.
- ▶ **Action 2.4.2.** | Facilitation of the exchange of for-sale public protection housing, in general and particularly in cases of special needs (accessibility or other).
- ▶ **Action 2.4.3.** | Facilitation of the subdivision of houses.

**LINE 2.5. GUARANTEEING THE SOCIAL FUNCTION OF THE PUBLIC HOUSING STOCK**

- ▶ **Action 2.5.1.** | Improvement of the inspection processes of the public housing stock. Development of general and specific plans of inspection.
- ▶ **Action 2.5.2.** | Promotion of the use of the rights of first refusal and retraction (repurchase) in the transmissions of public housing in areas with especially high demand for housing.
- ▶ **Action 2.5.3.** | Guarantee of repurchase by the Government in public protection housing with mortgages formalized under the 2018-2020 financial agreement for housing and land between the Basque Government and credit institutions.

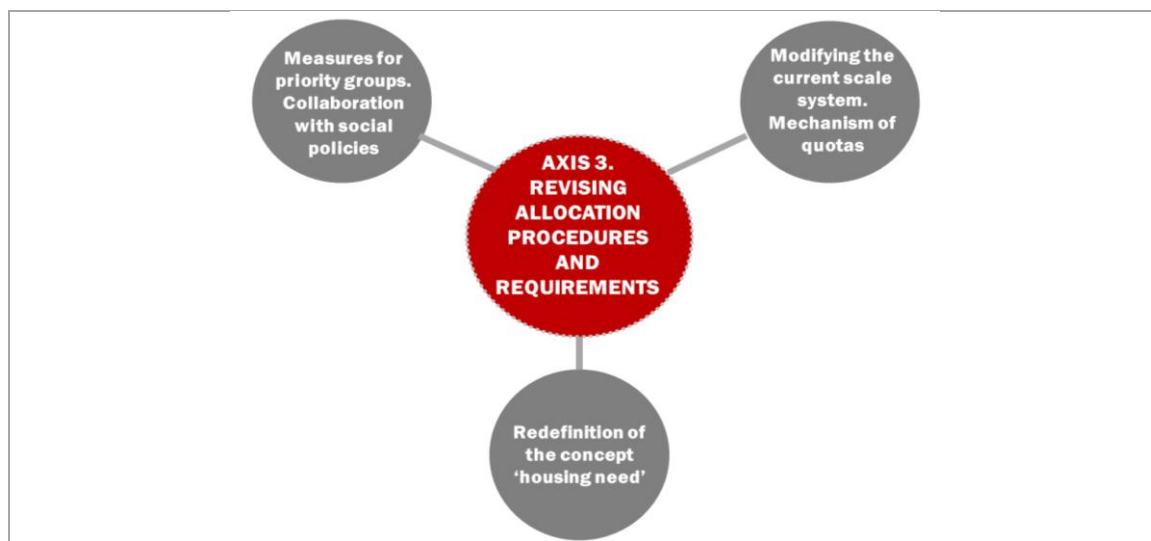
**LINE 2.6. IMPLEMENTATION OF A TRANSITIONAL PROGRAMME FOR THE ALLOCATION OF THE STOCK OF HOUSES WITH A SOCIAL PRICE CEILING AND THE RECOVERY OF THE INVESTMENT**

- ▶ **Action 2.6.1.** | Revision of the requirements for access to housing stock with a social price ceiling (requirement that beneficiaries do not own a house).
- ▶ **Action 2.6.2.** | Mobilization of the housing stock with a social price ceiling towards public rental housing through the Bizigune programme.



4. Actions by strategic axis

**AXIS 3. REVISION AND MODIFICATION OF THE ALLOCATION PROCEDURES AND REQUIREMENTS FOR ACCESS TO PUBLIC HOUSING**



**LINE 3.1. MODIFICATION OF THE CURRENT SCALE SYSTEM FOR THE ALLOCATION OF PUBLIC HOUSING. GUARANTEEING SOCIAL COHESION THROUGH A MECHANISM OF QUOTAS**

- ▶ Action 3.1.1. | Favours a mix of different social groups in the allocation of new public housing neighbourhoods to reinforce social cohesion.
- ▶ Action 3.1.2. | Reservation of specific quotas for priority groups with special needs.

**LINE 3.2. REDEFINITION OF HOUSING NEEDS IN ACCORDANCE WITH NEW SOCIOECONOMIC SCENARIOS**

- ▶ Action 3.2.1. | Revision of minimum and maximum income limits for access to different types of public housing.
- ▶ Action 3.2.2. | Revision of the requirement of not owning a house to allow for exchanges of public housing homes.
- ▶ Action 3.2.3. | Characterization of demand and its classification in accordance with an increasingly diversified supply, in order to optimize the response to different needs.

**LINE 3.3. DEFINITION OF CONCRETE MEASURES FOR PRIORITY ASSISTANCE COLLECTIVES. COLLABORATION AND STRATEGIC INTEGRATION OF SOCIAL POLICIES AND THE HOUSING POLICY**

- ▶ Action 3.3.1. | Guaranteeing the subjective right to housing.
- ▶ Action 3.3.2. | Assistance to people and families in a situation of, or at serious risk of, residential and social exclusion.
- ▶ Action 3.3.3. | Facilitation of youth emancipation.
- ▶ Action 3.3.4. | Establishment of quotas for other priority groups with special needs: single-parent families, (including the separated and / or divorced), persons over 65 years old, large families, people with mental illnesses, among others.
- ▶ Action 3.3.5. | Differentiated attention to the specific problems of the elderly. Promotion of accessibility and elderly friendly housing.
- ▶ Action 3.3.6. | Review and extension of the criteria applied to the exceptional direct allocation of public protection housing (risk of exclusion, victims of domestic violence...).

## 4. Actions by strategic axis

## AXIS 4. PROMOTION OF BUILDING MAINTENANCE AND REHABILITATION. IMPROVEMENT OF ACCESSIBILITY AND ENERGY EFFICIENCY OF THE CURRENT PUBLIC HOUSING STOCK



### LINE 4.1. STIMULATION OF THE REHABILITATION OF HOUSES AND BUILDINGS

- ▶ **Action 4.1.1.** | Improvement of the grants for rehabilitation with prioritization of accessibility-oriented and energy efficiency actions.
- ▶ **Action 4.1.2.** | Favouring access to financing for rehabilitation actions (individual and joint financing): negotiation with financing entities and administrative simplification. Design of specific financial instruments.
- ▶ **Action 4.1.3.** | Promotion of savings for the maintenance and rehabilitation of buildings and homes
- ▶ **Action 4.1.4.** | Collaboration and coordination with the Rural Development Department of the Basque Government for the management of actions and grants for the "caseríos" and other homes of the rural areas
- ▶ **Action 4.1.5.** | Revision of the minimum habitable surface requirements of homes
- ▶ **Action 4.1.6.** | Proposal for a revision of the tax criteria regarding rehabilitation

### LINE 4.2. PROMOTION AND POSITIVE DISCRIMINATION OF REHABILITATION PROJECTS FOR UNIVERSAL ACCESSIBILITY OF URBAN SPACES AND BUILDINGS

- ▶ **Action 4.2.1.** | Identification of priority needs for intervention on accessibility
- ▶ **Action 4.2.2.** | Communication, raising of awareness, information and facilitation of projects guaranteeing accessibility in priority cases
- ▶ **Action 4.2.3.** | Promotion of the definition of a universal accessibility strategy in the Basque Autonomous Community

### LINE 4.3. PROMOTION OF MAINTENANCE AND CONSERVATION OF THE PUBLIC HOUSING STOCK

- ▶ **Action 4.3.1.** | Improvement of the conservation of the public rental housing stock with governmental ownership.
- ▶ **Action 4.3.2.** | Improvement of the management and administration of neighbourhood communities. Administrative and economic support for guaranteeing sustainability.
- ▶ **Action 4.3.3.** | Creation of a specific line of grants for the rehabilitation of public rental housing, aimed at local governments, including municipalities and others.
- ▶ **Action 4.3.4.** | Increased quality control of governmentally subsidized rehabilitation works.
- ▶ **Action 4.3.5.** | Experimental programme of "rehabilitation for rent" on the public housing stock (lower rent in exchange for direct responsibility of the tenant over the rehabilitation).



## 4. Actions by strategic axis

**LINE 4.4. PROMOTION, STRENGTHENING AND FACILITATION OF TECHNICAL INSPECTIONS OF BUILDINGS (ITEs)**

- ▶ **Action 4.4.1.** | Information campaign on the benefits of ITEs, aimed at local governments and neighbourhood communities (radio, press, etc.)
- ▶ **Action 4.4.2.** | Collaboration with local governments for the promotion of ITEs and actions derived from them.
- ▶ **Action 4.4.3.** | Tracing and inspection of the quality of the ITEs

**LINE 4.5. IMPROVEMENT OF INFORMATION, TRAINING AND COMMUNICATION ON REHABILITATION**

- ▶ **Action 4.5.1.** | Development of an information campaign for clarification of obligations of maintenance and rehabilitation of buildings (regulations and schedules) and particular explanation of the new use and maintenance plans established by the ITEs' Decree.
- ▶ **Action 4.5.2.** | Promotion of preventive, sustainable and integral maintenance of buildings.
- ▶ **Action 4.5.3.** | Increased understandability of grant programmes for the public.
- ▶ **Action 4.5.4.** | Development and implementation of a programme aimed at property managers and neighbourhood associations on regulations and access to the grant system.
- ▶ **Action 4.5.5.** | Promotion of the professionalization of the rehabilitation sector through training programmes
- ▶ **Action 4.5.6.** | Promotion of the development of training and counselling programmes related to the efficient consumption of energy and prevention of energy poverty, preferably in the most disadvantaged territorial areas.

**LINE 4.6. FACILITATION OF THE INTEGRATED MANAGEMENT OF REHABILITATION**

- ▶ **Action 4.6.1.** | Update and dissemination of the map of vulnerable areas of the Basque Autonomous Community among local governments and municipal public corporations.
- ▶ **Action 4.6.2.** | Establishment of a schedule based on the map of vulnerable zones
- ▶ **Action 4.6.3.** | Simplification and promotion of the identification of degraded areas, and official declaration as such, in order to facilitate an integrated priority intervention in urban, social, economic and environmental matters.
- ▶ **Action 4.6.4.** | Encouragement of official identifications of degraded areas by local governments, by means of communication and sharing of experiences.
- ▶ **Action 4.6.5.** | Promotion of the establishment of guarantee funds for the facilitation of the development of projects of energy efficiency improvement for houses, within the framework of comprehensive urban regeneration programmes, so as to guarantee the participation of family units with the lowest incomes.

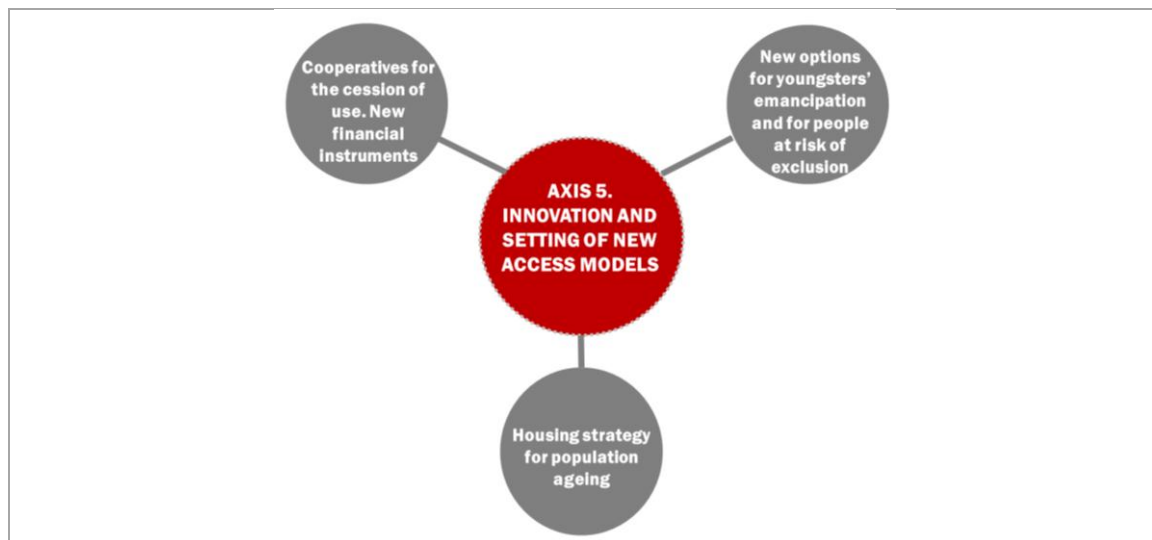
**LINE 4.7. PRIORITIZATION OF THE URBAN REGENERATION PROGRAMMES IN COORDINATION WITH THE STRATEGY OF THE DIRECTORATE OF TERRITORIAL AND URBAN PLANNING AND REGENERATION.**

- ▶ **Action 4.7.1.** | Support for the development of programmes of urban regeneration, in coordination with the Strategy of the Directorate of Territorial and Urban Planning and Regeneration.



4. Actions by strategic axis

**AXIS 5. ADVANCE IN HOUSING INNOVATION: IDENTIFICATION AND IMPLEMENTATION OF MODELS MATCHING THE DEMAND OF YOUTH POPULATION AND OTHER GROUPS**



**LINE 5.1. DEVELOPMENT OF NEW FORMULAS AND MEASURES TO FACILITATE YOUNGSTERS' EMANCIPATION THROUGH THE GAZTELAGUN PROGRAMME AND THE ACCESS TO HOUSING BY COLLECTIVES AT RISK OF EXCLUSION**

- ▶ Action 5.1.1. | GAZTELAGUN Programme to facilitate young population's emancipation
- ▶ Action 5.1.2. | Promotion of flat sharing
- ▶ Action 5.1.3. | Promotion of the creation of cooperatives with cession of use: experimental programme
- ▶ Action 5.1.4. | Implementation of experimental programme of intergenerational coexistence
- ▶ Action 5.1.5. | Definition of an experimental programme of combination of rehabilitation and rental housing
- ▶ Action 5.1.6. | Redirection of the ADAs (institutionally-owned temporary homes) preferably to the youth

**LINE 5.2. SUPPORT FOR INITIATIVES OF PROMOTION OF FACILITATING LIVING ENVIRONMENTS FOR THE ELDERLY: ELDERLY FRIENDLY HOUSING. HOUSING STRATEGY FACING AN AGING POPULATION.**

- ▶ Action 5.2.1. | Support for collaborative housing initiatives (cohousing)
- ▶ Action 5.2.2. | Guaranteeing universal accessibility (included in axis 4 of rehabilitation)
- ▶ Action 5.2.3. | Facilitation of housing exchanges (house cession in exchange for public protection status)
- ▶ Action 5.2.4. | Promotion of associations of community participation and collaboration with and among the elderly.

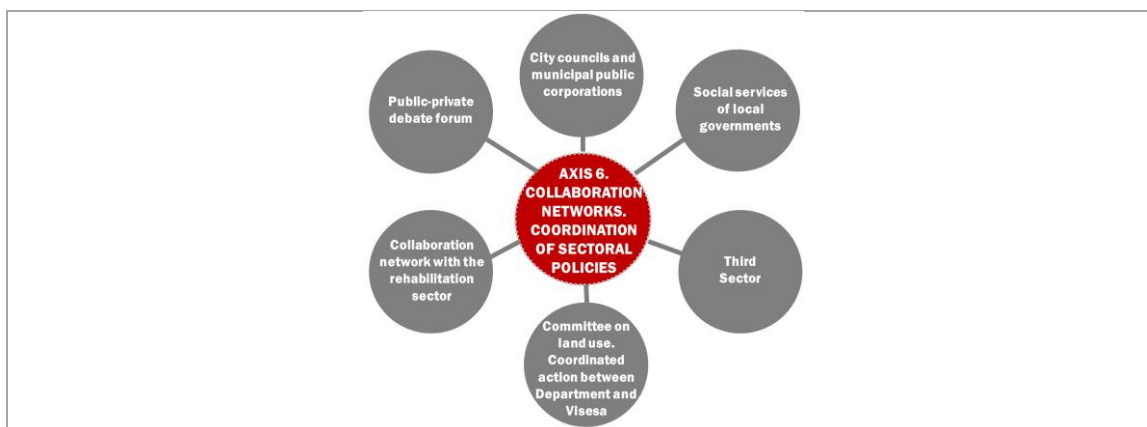
**LINE 5.3. FACILITATION OF THE COLLABORATION AMONG THE KEY SECTORAL ACTORS FOR THE PROMOTION OF INNOVATION PROGRAMMES AND MEASURES FOR HOUSING.**

- ▶ Action 5.3.1. | Implementation of a programme of specific and comprehensive service aimed at the elderly in collaboration with the municipal and provincial social services, to be started with an experimental project in one municipality.
- ▶ Action 5.3.2. | Collaboration between key actors for the sharing and spreading of experiences and knowledge.



## 4. Actions by strategic axis

## AXIS 6. CREATION OF COLLABORATION NETWORKS FOR THE IMPROVEMENT OF MANAGEMENT AND INTEGRATION OF SECTORAL POLICIES



### LINE 6.1. NETWORK OF COLLABORATION WITH THE HOUSING DEPARTMENTS OF LOCAL GOVERNMENTS AND MUNICIPAL PUBLIC CORPORATIONS

- ▶ Action 6.1.1. | Production of a guide as a framework of municipal action on housing
- ▶ Action 6.1.2. | Establishment of common spaces for sharing of knowledge and experiences (rental housing management, successful programmes, ...)
- ▶ Action 6.1.3. | Promotion of agreements between the Administration of the Basque Autonomous Community and the local governments for the purpose of the progressive creation of a municipal network of public accommodations (such as ADAs) for the social sectors in need.
- ▶ Action 6.1.4. | Encouragement of the production of municipal housing plans.

### LINE 6.2. COLLABORATION NETWORK WITH SOCIAL SERVICES OF THE LOCAL GOVERNMENTS

- ▶ Action 6.2.1. | Ensuring coordination with the services managing the AES (social emergency aid): establishment of collaboration and coordination mechanisms for the prevention of unidentified needs and cases, as well as duplications involving extra workload for administrations.
- ▶ Action 6.2.2. | Coordination with social service departments of local and provincial governments ("Deputations") to avoid overlaps and duplications in the addressing of situations of serious residential exclusion.

### LINE 6.3. ENHANCEMENT OF THE COLLABORATION WITH THE THIRD SECTOR FOR HOUSING

- ▶ Action 6.3.1. | Implementation of a social infrastructure promotion plan: cession of premises to organizations of the TSSE.
- ▶ Action 6.3.2. | Cession of houses to entities of the third sector for the development of programmes related to social inclusion.
- ▶ Action 6.3.3. | Collaboration with social entities for the support to various profiles of tenants of the rental housing stock.

### LINE 6.4. PROMOTION OF THE COMMITTEE ON LAND USE, FOR COORDINATED ACTION BETWEEN THE DEPARTMENT FOR HOUSING OF THE BASQUE GOVERNMENT AND THE PUBLIC HOUSING CORPORATION VISESA

- ▶ Action 6.4.1. | Coordinated action by the Department for Housing and Visesa for the achievement of their corresponding objectives of incorporation of new land.



#### 4. Actions by strategic axis

##### **LINE 6.5. NETWORK OF COLLABORATION WITH THE REHABILITATION SECTOR**

- ▶ **Action 6.5.1.** | Creation of a committee of the various actors involved in rehabilitation
- ▶ **Action 6.5.2.** | Measures of administrative simplification, for coherence and procedural economy: one-stop window and management of grants via SURs.

##### **LINE 6.6. CREATION OF A JOINT PUBLIC-PRIVATE DEBATE FORUM ON HOUSING**

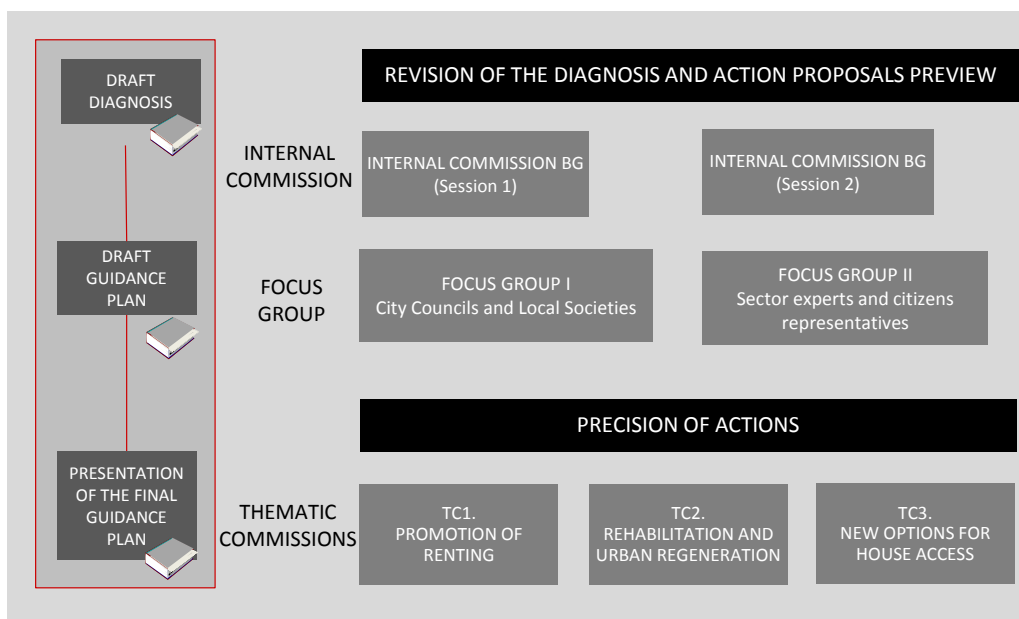
- ▶ **Action 6.6.1.** | Promotion and formalization of the coordination and collaboration between all agents or actors of the sector and those from outside interrelated with the housing policy, including the Basque Government and / or the rest of the administrations of the CAPV.

## 5. THE PARTICIPATORY PROCESS

### ■ Focus Group and Thematic Commissions

The participatory process has been a transversal element in the whole process of elaboration of the Guidance Plan for Housing 2018-2020. Through the organisation of numerous work meetings (Focus Group and Thematic Commissions), public and private agents directly involved in housing issues have participated, together with other agents such as sectoral experts, city councils and Departments of the Basque Government, who have offered other perspectives, and they have contributed to design the strategy, action lines and priorities of the housing policies in the Basque Country for the next years.

#### SCHEME OF WORK FOR THE PARTICIPATORY PROCESS OF THE GUIDANCE PLAN FOR HOUSING 2018-2020



On the other hand, on 11 December 2017, the participatory process for citizens was launched. For that purpose, the resources used for information collection are a specific survey and several forums in the communication and citizen participation platform of the Basque Observatory of Housing ('Etxebizitza'). At the same time, citizens have kept giving their opinion through the section 'proposals' of Etxebizitza.

### ■ Survey to citizens

More than 2,300 citizens have taken part in the consultation process on the Guidance Plan for Housing. Basque citizens agree with the main challenges raised by the Guidance Plan, such as the enhancement of public renting and innovative access options, the boost to the rehabilitation of the housing stock and the use of empty houses. They are also in favour of improving the efficiency of housing policies (and their coordination and evaluation) and the support to the development of the Housing Law and the guarantee of the Subjective Right to housing.

## 6. QUANTITATIVE OBJECTIVES

The Guidance Plan for Housing 2018-2020 proposes the objective of building 6.350 new public houses during the 3 years of duration of the Plan, 46.5% of them for rent (2,950 houses) and 53.5% of them for sale (3,400 houses). In this sense, it is necessary to highlight that the houses for sale should 'self-finance' themselves, that is, they will not make use of public resources. Moreover, another objective is to gain land for building 2,000 new public houses.

On the other hand, and in order to increase the public rental housing stock in the Basque Country, the Guidance Plan estimates that 7,200 houses should be captured through rental market intermediation programmes. In particular, the Bizigune Programme should take 6,400 houses by the deadline of the Plan, and the ASAP Programme (with its prior reformulation) 800 houses. Additionally, the Guidance Plan foresees to implement the GAZTELAGUN Programme, which aims to facilitate the access to a decent rented house by Basque youngsters, facilitating their emancipation. Its objective is to concede direct aids to 4,500 young people in total during the whole duration of the Plan. Meanwhile, it is expected that the public rental housing stock will reach 22,000 units, which means a third of the total public housing stock.

The Plan foresees the recognition of the subjective right to housing for 7,000 households in 2020, and it assumes the challenge of the transfer from the supplementary aid to housing ('prestación complementaria de vivienda', PCV) to the economic aid to housing ('prestación económica de vivienda', PEV). According to the objectives, the number of households perceiving the supplementary aid to housing or the economic aid to housing is 28,750 households per month on average during the 3 years of validity of the Plan.

In the section concerning rehabilitation, the objective establishes consists on the support to rehabilitation actions through different existing support programmes ('Plan Renove Rehabilitación'), so that a total of 55,530 houses can benefit from them. Additionally, the Plan will also support city councils and minor local entities for carrying out 420 plans or works for guaranteeing universal accessibility.

Along these lines, the Plan foresees the installation of 1,300 lifts in the period 2018-2020, which will improve accessibility conditions for 13,000 households thanks to the installation of those lifts, but also thanks to the building of ramps and the elimination of architectural barriers.

The Plan aims to continue with inspection processes in the public housing stock, in order to guarantee its social function, by inspecting 9,500 houses per year. Moreover, it is expected that by 2020 a total of 35,000 Technical Inspections of Buildings will be registered in Euskoregite, whereas the objective set regarding the number of rental contracts registered is 50,000.

In addition to this, the Plan includes other actions with more modest numerical objectives, but which are also of great importance. Among them, it is worth mentioning the cession of 100 houses and 150 premises to third sector entities; 100 houses set aside for the programme of shared apartments for youngsters under 35 years of age; 100 houses to fight against homelessness via the Housing First programme; 60 houses set aside as an accommodation option for those families victims of eviction, which includes the renovation and enhancement of the Agreement signed with the General Council of the Judiciary, Eudel (Association of Basque Municipalities) and the Basque Government; and 60 other houses for gender violence victims.



## 6. Quantitative Objectives

**Table 6.1**  
**Balanced Scorecard of the Guidance Plan for Housing 2018-2020**

N.	Indicator	2018	2019	2020	2018-2020
<b>PROMOTION OF PUBLIC HOUSING</b>					
1.	Newly built houses (n. of houses)	2,000	2,100	2,250	6,350
2.	Rented houses	850	950	1,150	2,950
3.	Institutionally –owned accommodation sites and social public houses	275	250	250	775
4.	Social public houses from VISESA	275	350	475	1,100
5.	Institutionally –owned accommodation sites and social public houses from local entities and subsidised by the Programme for Rental Promotion	250	125	125	500
6.	Houses promoted by private initiative (private promoters, Listed Companies of Investment in the Real Estate Market or SOCIMIs, etc.), captured by Alokabide through Bizigune 2.	--	150	200	350
7.	Public houses under cooperative schemes in cession of house or cohousing	50	75	100	225
8.	Houses to purchase or to rent with option to purchase	1,150	1,150	1,100	3,400
9.	Public houses or arranged with private agents or cooperatives	950	1,025	1,100	3,075
10.	Public houses or arranged by VISESA	200	125	--	325
11.	Residential land (n. of public houses that can be built on lands captured by operators)	600	700	700	2,000
12.	Land captured by the Department	450	500	500	1,450
13.	Land captured by VISESA	150	200	200	550
<b>EFFICIENT MANAGEMENT OF THE PUBLIC HOUSING STOCK</b>					
14.	Households with the subjective right to housing recognised (YTD)	3,500	5,000	7,000	7,000
15.	Households receiving the supplementary aid to housing or the economic aid to housing (monthly average each year)	29,750	28,900	27,600	28,750
16.	Houses captured by intermediation in the market for public renting (YTD)*	5,800	6,400	7,200	7,200
17.	Bizigune Programme*	5,400	5,900	6,400	6,400
18.	ASAP Programme*	400	500	800	800
19.	Number of public houses inspected	9,500	9,500	9,500	28,500
20.	Number of young people benefitting from GAZTELAGUN Programme*	0	2,500	4,500	4,500
<b>PROMOTION OF THE REHABILITATION</b>					
21.	Rehabilitation actions (n. of houses)	17,050	18,580	19,900	55,530
22.	Urban rehabilitation (n. of houses benefitting from structural rehabilitation aids for conservation, maintenance or improvement actions)	10,178	10,352	10,700	31,230
23.	Integral projects concerning efficient rehabilitation: initiated actions: n. of houses concerned by aids conceded	2,372	2,628	3,000	8,000
24.	N. of households that have improved accessibility (installation of lifts, ramps, etc.)	3,500	4,500	5,000	13,000
25.	N. of city council public houses rehabilitated	100	100	100	300
26.	Newly created houses in process of rehabilitation	900	1,000	1,100	3,000
27.	Universal accessibility (n. of projects subsidised by works or plans)	140	140	140	420
<b>TOTAL OF ACTIONS OF THE GUIDANCE PLAN FOR HOUSING</b>		<b>68,340</b>	<b>73,920</b>	<b>78,790</b>	<b>140,250</b>

\*Total accrued indicators



## 6. Quantitative Objectives

**Table 6.2**  
Additional monitoring objectives of the Guidance Plan for Housing 2018-2020

N.	Indicator	2018	2019	2020	2018-2020
<b>ADDITIONAL OBJECTIVES OF THE PLAN</b>					
1.	Public rental housing stock	19,675	20,675	22,000	22,000
2.	% of public rental housing stock over the total public housing stock	28%	30%	33%	33%
3.	ITES (Technical Building Inspections) registered in Euskoregite*	24,000	30,000	35,000	35,000
4.	Financial resources allocated to the system via financial agreements (M€)	100	125	150	375
5.	N. of rental contracts registered*	35,000	42,500	50,000	50,000
6.	Houses ceded by the Department/Alokabide to institutions and third sector entities for the creation of the social insertion Network	25	30	45	100
7.	N. of premises ceded to third sector entities by the Department and Visesa	25	50	75	150
8.	N. of houses included in the programme rehabilitation and renting	-	20	30	50
9.	N. of homeowners' associations that have implemented a collaborative community project ('Stairs' Project)	-	3	17	20
10.	Shared Apartments Programme: n. of shared apartments allocated to young people under 35 years of age	15	30	55	100
11.	Housing First Programme	20	40	40	100
12.	Programme for an accommodation alternative against evictions	20	20	20	60
13.	Programme for an accommodation alternative against gender violence	20	20	20	60
14.	N. of Eraikal projects subsidised	50	50	50	150
15.	N. of public housing policies evaluation reports	4	4	4	12
16.	Development regulations of the Housing Law	4	8	10	10
17.	N. of horizontal plans of the Government where it participates	6	6	6	6
18.	N. of lifts installed	350	450	500	1,300
19.	Integral projects concerning efficient rehabilitation: N. of houses concerned by allocated aids* (indicator included in the Operative Programme for the Basque Country within the European Regional Development Fund)	882	1,763	2,865	2,865

\* Total accrued indicators



## 7. Budgetary costs and financing

## 7. BUDGETARY COSTS AND FINANCING

The budgetary cost of the Guidance Plan for Housing 2018-2020 (without considering Public Societies) amounts to 806 million Euros. If fixed costs derived from commitments prior to 2018 are considered, the total budget for the Housing Programme amounts to 904 million Euros.

The Budget of the Cost of VISESA and Alokabide in the framework of the Guidance Plan for Housing 2018-2020 amounts to 618 million Euros.

The total of the budgets of the Department and its Public Societies (without eliminating inter-relations) equates to 1,522 million Euros, whereas the **Consolidated Budget of the Guidance Plan for Housing 2018-2020 amounts to 1,119 million Euros**. Meanwhile, the consolidated budget deducting the amounts corresponding to the supplementary aid to housing ('prestación complementaria de vivienda', PCV) and the economic aid to housing ('prestación económica de vivienda', PEV) is 839 million Euros.

BUDGETARY COSTS OF THE HOUSING PLAN 2018-2020	
➤ TOTAL COSTS OF THE HOUSING PLAN 2018/2020	806 M€
➤ FIXED COSTS COMMITMENTS PREVIOUS TO 2018	97 M€
➤ TOTAL BUDGET COSTS HOUSING PROGRAMME	904 M€
➤ TOTAL COSTS VISESA-ALOKABIDE	618 M€
➤ TOTAL ADMINISTRATIVE COSTS HOUSING GROUP	1,522 M€
➤ TOTAL CONSOLIDATED BUDGET OF COSTS (WITHOUT PCV/PEV AIDS)	839 M€
➤ COST OF PCV/PEV AIDS	280 M€
➤ TOTAL CONSOLIDATED BUDGET	1,119 M€



## 7. Budgetary costs and financing

Table 7.1  
Budgetary Costs of the Guidance Plan for Housing 2018-2020

	2018-2020				Committed costs in the future	TOTAL
	2018	2019	2020	Total		
<b>COSTS OF THE HOUSING PROGRAMME</b>						
Collection of Land	4,160,000	7,640,000	10,500,000	22,300,000	11,900,000	34,200,000
Building	2,000,000	12,537,500	22,312,500	36,850,000	29,325,000	66,175,000
Capital transfers group businesses	12,425,000	15,040,000	18,250,000	45,715,000	9,630,000	55,345,000
Contract-programme VISESA	425,000	5,040,000	8,250,000	13,715,000	9,630,000	23,345,000
ALOKABIDE per operations	12,000,000	10,000,000	10,000,000	32,000,000	--	32,000,000
<b>Subvention Policies housing and land</b>	<b>129,815,000</b>	<b>160,208,000</b>	<b>179,036,650</b>	<b>469,059,650</b>	<b>110,874,001</b>	<b>579,933,651</b>
Economic aids to housing	91,190,000	94,500,000	94,500,000	280,190,000	--	280,190,000
GAZTELAGUN Programme	--	5,000,000	11,250,000	16,250,000	34,500,000	50,750,000
Collection of land and urbanisation	100,000	450,000	450,000	1,000,000	--	1,000,000
Promotion of renting	500,000	2,698,750	8,308,750	11,507,500	6,205,000	17,712,500
Promotion of rentals – subsidies	250,000	1,320,000	2,410,000	3,980,000	38,770,000	42,750,000
Used houses rural areas	100,000	100,000	100,000	300,000	--	300,000
Agreed promotions	750,000	750,000	2,000,000	--	2,000,000	750,000
Mobilisation of empty houses.						
Bizigune 1 + 2	26,000,000	29,130,250	31,056,750	86,187,000	--	86,187,000
Building rehabilitation	10,000,000	20,000,000	20,000,000	50,000,000	14,500,000	64,500,000
Renting intermediation programme	225,000	280,000	280,000	785,000	--	785,000
Subventions to houses efficient rehabilitation	550,000,0	2,577,000	4,342,400	7,469,400	7,076,000	14,545,400
Accessibility	400,000	3,402,000	5,588,750	9,390,750	9,823,000	19,213,751
<b>Other subvention policies</b>	<b>2,400,000</b>	<b>3,350,000</b>	<b>3,550,000</b>	<b>9,300,000</b>	<b>700,000</b>	<b>10,000,000</b>
Eraikal	100,000	400,000	600,000	1,100,000	700,000	1,800,000
Support subventions for innovation in the fields of housing, building and architecture	2,300,000	2,950,000	2,950,000	8,200,000	--	8,200,000
<b>Personnel and functioning costs</b>	<b>18,488,177</b>	<b>18,506,665</b>	<b>18,525,172</b>	<b>55,520,014</b>	<b>--</b>	<b>55,520,014</b>
Other costs	509,903	1,250,000	1,500,000	3,259,903	2,100,000	5,359,903
<b>TOTAL COSTS PLAN 2018-2020</b>	<b>169,798,080</b>	<b>218,532,165</b>	<b>253,674,322</b>	<b>642,004,567</b>	<b>164,529,001</b>	<b>806,533,568</b>
Fixed costs linked to commitments prior to 2018	46,369,221	17,898,286	8,549,000	72,816,507	24,654,734	97,471,241
<b>TOTAL BUDGET HOUSING PROGRAMME COSTS</b>	<b>216,167,301</b>	<b>236,430,451</b>	<b>262,223,322</b>	<b>714,821,074</b>	<b>189,183,735</b>	<b>904,004,809</b>
<b>VISESA AND ALOKABIDE COSTS</b>						
<b>Total real investments</b>	<b>87,958,949</b>	<b>86,755,109</b>	<b>88,187,627</b>	<b>262,901,686</b>	<b>--</b>	<b>262,901,686</b>
Grounds and Lands	21,097,528	21,308,503	21,521,588	63,927,620	--	63,927,620
Building of houses	52,074,951	53,376,825	54,711,245	160,163,021	--	160,163,021
Buying of houses for social renting	12,486,713	10,000,000	10,000,000	32,486,713	--	32,486,716
Other investments	2,299,757	2,069,781	1,954,793	6,324,332	--	6,324,332
<b>Capital transfers and subventions</b>	<b>74,677,406</b>	<b>79,814,021</b>	<b>86,491,516</b>	<b>240,982,943</b>	<b>--</b>	<b>240,982,943</b>
Financial Investments and long-term credits amortization	44,415,006	45,525,381	46,663,516	136,603,903	--	136,603,903
Bizigune Programme	30,262,400	33,288,640	37,828,000	101,379,040	--	101,379,040
Right of first refusal		1,000,000	2,000,000	3,000,000	--	3,000,000
<b>Total current expenditure</b>	<b>37,850,035</b>	<b>37,989,695</b>	<b>38,136,390</b>	<b>113,976,121</b>	<b>--</b>	<b>113,976,121</b>
Personnel and functioning costs	31,264,034	31,732,995	32,208,989	95,206,018	--	95,206,018
Financial costs	6,586,001	6,256,701	5,927,401	18,770,103	--	18,770,103
<b>COSTS BUDGET VISESA AND ALOKABIDE</b>	<b>200,486,390</b>	<b>204,558,826</b>	<b>212,815,533</b>	<b>617,860,749</b>	<b>--</b>	<b>617,860,749</b>
<b>TOTAL ADMINISTRATIVE BUDGET OF THE HOUSING GROUP COSTS</b>	<b>416,653,691</b>	<b>440,989,277</b>	<b>474,038,855</b>	<b>1,332,681,823</b>	<b>189,183,735</b>	<b>1,521,865,558</b>



## 7. Budgetary costs and financing

Table 7.2

## Consolidated budget of the Guidance Plan for Housing 2018-2020

	2018	2019	2020	Total
TOTAL CONSOLIDATED BUDGET OF THE HOUSING GROUP WITHOUT PCV-PEV	261,007,144	275,719,027	301,982,105	838,708,276
AMOUNT OF PCV-PEV	89,190,000	94,500,000	94,500,000	280,190,000
<b>TOTAL CONSOLIDATED BUDGET</b>	<b>350,197,144</b>	<b>370,219,027</b>	<b>396,482,105</b>	<b>1,118,898,276</b>

The Guidance Plan for Housing 2018-2020, in order to reach the objectives considered, aims to mobilise 294 million Euros in financial resources, through the instrumentation of annual financial agreements with credit entities operating in the Basque Country.

The promotion of rental schemes gathers more than half of the financial resources allocated to the Plan (154.7 million Euros), followed by the promotion of purchasing schemes, which get 30% of the total (88.7 million Euros) and finally, rehabilitation actions capture 17% of the foreseen financing (50.5 million Euros).

Table 7.3

## Financing Table of the Guidance Plan for Housing 2018-2020 including Department and Societies

	2018	2019	2020	2018-2020
<b>Promotion of renting</b>	<b>40,550,000</b>	<b>50,825,000</b>	<b>63,361,928</b>	<b>154,736,928</b>
VIKESA/ALOKABIDE	32,800,000	43,200,000	54,326,928	130,236,928
Local societies	6,250,000	3,125,000	3,125,000	12,500,000
Private	1,500,000	4,500,000	6,000,000	12,000,000
<b>Promotion of surface right/ sale</b>	<b>33,750,000</b>	<b>30,000,000</b>	<b>25,000,000</b>	<b>88,750,000</b>
VIKESA	10,000,000	6,250,000	--	16,250,000
Private	23,750,000	23,750,000	25,000,000	72,500,000
<b>Rehabilitation</b>	<b>10,230,000</b>	<b>16,722,000</b>	<b>23,561,072</b>	<b>50,513,072</b>
Department	10,230,000	16,722,000	23,561,072	50,513,072
<b>TOTAL</b>	<b>84,530,000</b>	<b>97,547,000</b>	<b>111,923,000</b>	<b>294,000,000</b>

