

STRATEGIC
GOAL

8

ENSURING
ACCESS
TO HOUSING



SPECIFIC GOALS

- 8.1. PROMOTE THE EXISTENCE OF AN ADEQUATE HOUSING STOCK AT AN AFFORDABLE PRICE.
- 8.2. GUARANTEE ACCESS TO HOUSING, ESPECIALLY FOR THE MOST VULNERABLE GROUPS.

In terms of housing, Spain has important challenges:

- 1 | **Diversify public housing programmes** and subject a significant amount of this housing to a public protection regime, primarily accessible through rental, that is suited to the income of all social groups. In short, it is a question of adjusting the housing supply to the different living needs of society and of allocating the resources that are necessary to provide habitability, from the three levels of government.
- 2 | **Balance the ownership and rental of property**, whether unsubsidised or subject to a public protection regime.
- 3 | **Improve the rental market, quantitatively and qualitatively.** Many of the measures that would allow this goal to be achieved are still absent from the Spanish legal system and from the housing policies implemented by the various government agencies. These include identifying areas at the district level that allow for the establishment of rental conditions; the active application of methods such as the right of first refusal, or the surface right to obtain an inclusive social housing rental stock that fosters social cohesion.
- 4 | **Ensure social cohesion** by pursuing the diversification of the public housing stock among the different neighbourhoods, physical proximity to public facilities, a mix of different types of housing intended for different social and cultural groups, the improvement and integration of vulnerable neighbourhoods and the use of strategies that combine various objectives such as housing, work, education, culture, etc.
- 5 | **Avoid the gentrification that often results from urban renovation, regeneration and renewal policies.** These intervention techniques should be considered not as a set of isolated actions, but as an intervention in a complex setting that includes the inhabitants and responds to their needs. Its fundamental objective must be, beyond increasing average income, to mix different populations into the same urban fabric in order to improve their living conditions. Measures such as the public acquisition of finished housing in areas where urban regeneration operations have already been carried out, allow us to combat the gentrification that occurs when owners sell their own homes.
- 6 | **Ensure the coherence and necessary reconciliation between housing plans and programmes** (national, regional and municipal) and the regulatory requirements in force at any given time, with regard to housing.
- 7 | Finally, **the scattering of activities throughout the territory** - driven by the dominant mobility model - is one of the causes of the degradation of the habitability of those who see their access to this mobility restricted. It is therefore valid and especially opportune to group activities into more complex structures and with building models that allow this grouping to be contained in a manner that is acceptable from a functional point of view.

Therefore, the main goal of the Agenda is to achieve a decent, adequate, affordable and sufficient housing stock to meet social needs, underpinned by a quality building stock. This stock must be ener-

gy efficient and ensure the correct habitability of the properties, although these basic and preliminary requirements are insufficient in and of themselves.

It is not enough that the homes be habitable and meet basic quality requirements that are guaranteed by law (Technical Building Code). There must also be enough of them, they must have suitable conditions and affordable prices, to meet society's social needs at any given moment. To do this, it will be necessary to use various resources and take a wide range of actions, both public and private. A public housing stock must also be created that is suited to meet the social rental needs of the population. Work will also be needed to guarantee an adequate and diverse supply through different housing tenure regimes, because the social and economic reality of families also differs. Finally, the refurbishment of property already built, promoting its reuse, will result in maximum occupancy and also in energy efficiency.

To address these challenges, the following goals are proposed and the lines of action referred to below are identified:

SPECIFIC GOAL

8.1. PROMOTE THE EXISTENCE OF AN ADEQUATE HOUSING STOCK AT AN AFFORDABLE PRICE.

LINES OF ACTION

- ✓ Ensure that **land zoned for residential use** by land and urban planning is used to uphold the right to enjoy decent, adequate housing. To do this, we must encourage the effective use of dwellings that are empty in those areas where there is a real and verified demand, and, where applicable, use the necessary measures, whether supportive or even coercive, to ensure that the social function of the property is fulfilled and the primary purpose of the homes is for residential use, as foreseen by urban planning.
- ✓ Promote positive measures to guarantee the **right to access suitable and decent housing**, both through publicly owned housing and through measures that facilitate the placing of sufficient housing on the market at affordable prices.
- ✓ Promote **a comprehensive view of housing as an element that is integrated into a suitable environment.**
- ✓ Guarantee that the planning itself **sets aside a certain amount of land** for housing subject to some public protection regime, with a criterion for its allocation that respects social cohesion and prevents the formation of ghettos.
- ✓ Promote the **generation of public or social housing** in which public ownership is guaranteed indefinitely.



- ✓ Favour **renting** to balance this form of tenure with ownership.
- ✓ Improve the safety, **habitability**, universal accessibility and energy efficiency of homes.
- ✓ Include **people with disabilities as specific beneficiaries** in plans and programmes that provide vulnerable groups access to housing.
- ✓ **Avoid gentrification.** Restrict the areas in which the government can use the right of first refusal to acquire properties so as to promote subsidised renting. This same purpose would also be served by purchasing homes within the purview of urban renewal operations that are financed mostly with public funds.
- ✓ Develop a **habitability concept adapted** to the needs motivated by new family configurations and today's living conditions.

SPECIFIC GOAL

8.2. GUARANTEE ACCESS TO HOUSING, ESPECIALLY FOR THE MOST VULNERABLE GROUPS.

LINES OF ACTION

- ✓ Promote the creation of affordable public and private housing **stock** that satisfies, in particular, the needs of the most vulnerable through rental schemes. Specifically, have sufficient social housing stock to address situations involving greater social vulnerability. These situations should include those that affect people who have been disabled (due to an accident, a physical ailment, ageing, etc.) and who, as a result, can no longer stay in the home where they lived.
- ✓ Promote **social housing**, not only through new developments, but also through the activation and incorporation of vacant homes into the market and by promoting the refurbishment of the housing stock. The main beneficiaries of this housing should be all those people who are facing a humanitarian emergency or severe social exclusion.
- ✓ Promote rental **aids** and other social subsidies, such as those specific to accessibility works, so that access to a home can be guaranteed for those who face the greatest problems in this regard.
- ✓ **Promote and even demand** the existence of reserve funds in communities of owners in collective residential buildings that contribute to the completion of any accessibility work that is required.
- ✓ Implement **early eviction prevention protocols** to ensure evictions are not carried out without alternative accommodations, with appropriate monitoring and evaluation measures.
- ✓ Encourage the consolidation of various forms of home tenure, apart from ownership and rental; in particular, those offered through **cooperativism**.

The **descriptive data** related to strategic goal#8, “*Ensuring access to housing*”, are as follows:

STRATEGIC GOAL #8. RELATED DESCRIPTIVE DATA

D.01	Population change	D.06	Population density on urban land	D.08	Housing density
D.ST.01	Housing density	D.22	Ageing of the population	D.29	Housing stock
D.30	Type of home	D.31	Social housing	D.32	Change in the number of households
D.33	Growth of the housing stock	D.34	Secondary home	D.35	Empty house
D.36	Accessibility to housing	D.ST.06	Homes planned in development areas with respect to the housing stock	D.ST.07	Number of homes planned in development areas
D.37	Urban planning figure in force in the municipality	D.38	Date of the current urban planning figure	D.39	Urban agenda, strategic planning and Smart Cities

The relationships between this strategic goal and the SDGs and the goals of the 2030 Agenda for Sustainable Development and other international projects can be summarised as follows:

SPANISH URBAN AGENDA	17 SDGS: GOALS	NEW INTERNATIONAL URBAN AGENDA	EUROPEAN URBAN AGENDA (PARTNERSHIPS)	EDUSI SPECIFIC GOALS 14-20
8.1. Promote the existence of suitable housing stock at an affordable price	 11.1 Access to housing	31; 32; 46; 105;106, 108	Housing	S.G.9.8.2. Physical, economic and social regeneration of the urban environment in disadvantaged urban areas through integrated urban strategies
8.2. Ensure access to housing, especially for the most vulnerable groups		33; 106; 107; 110; 111; 112		

