

Barcelona's pathway towards a city-wide Community Land Trust

Office of the Housing Councilor

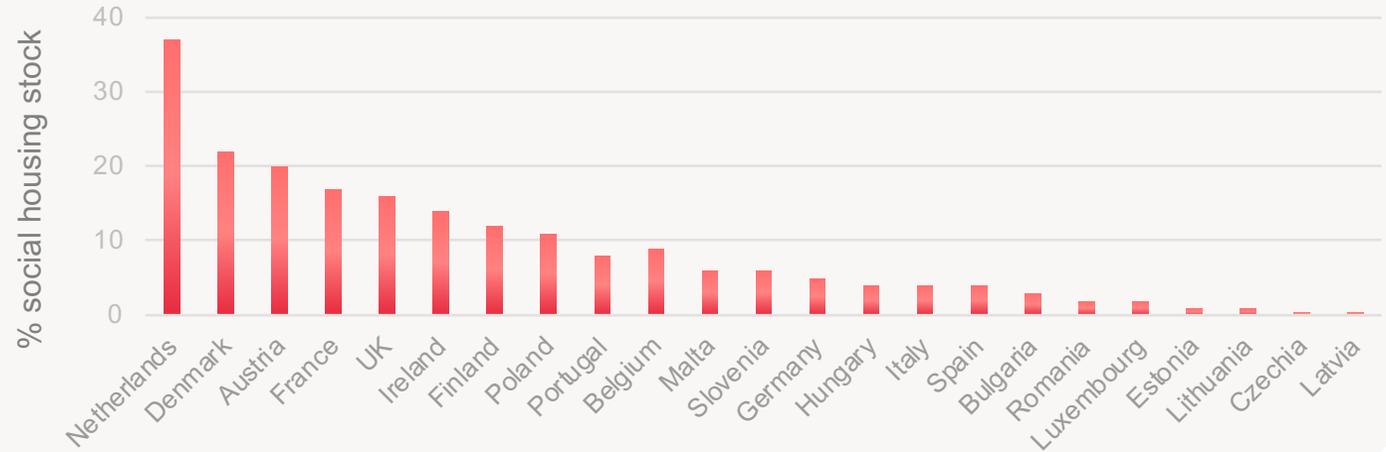
Ajuntament de Barcelona



Mission-oriented approach

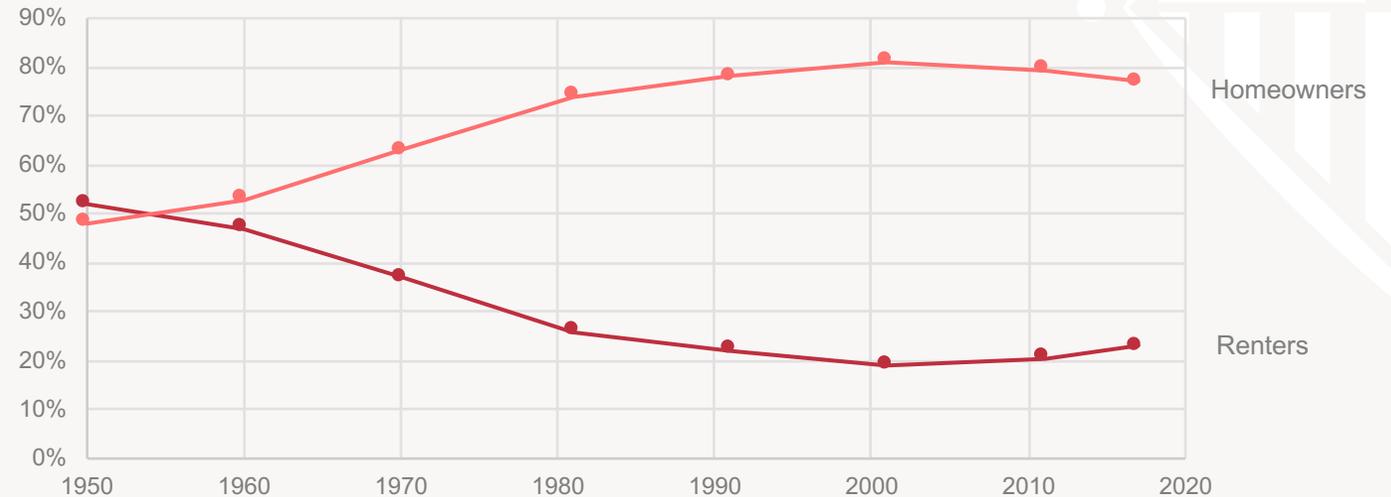
- Spain needs 2.6 million affordable housing units (HPO) in rental (or other alternative tenures) in order to converge with the rest of Europe (15% of the housing stock). **In Barcelona there is a 90,000 units deficit.**
- Rental public housing in Barcelona represents around **1.5% of the overall housing stock.**
- Policies that support homeownership have made it difficult for most of society to access housing. **We need to diversify housing tenures.**

Percentage of social housing in OECD countries



Source: OCDE Affordable Housing Database

Population distribution across housing tenures in Spain (1950-2017)



Source: INE

An emerging model

- › **100% private management** has proven to be a failure.
- › **100% public management** is not a virtuous model either.
- › Housing is too important to be left exclusively in the hands of the market or the State.
- › Effectiveness and efficiency will result from a combination of public, private and community solutions.

OUR IDEAL

A 3/3 providers system

- ▶ **Private**
- ▶ **Public**
- ▶ **Communitarian** + **Commercial**
non-profit limited-profit

2 operational approaches

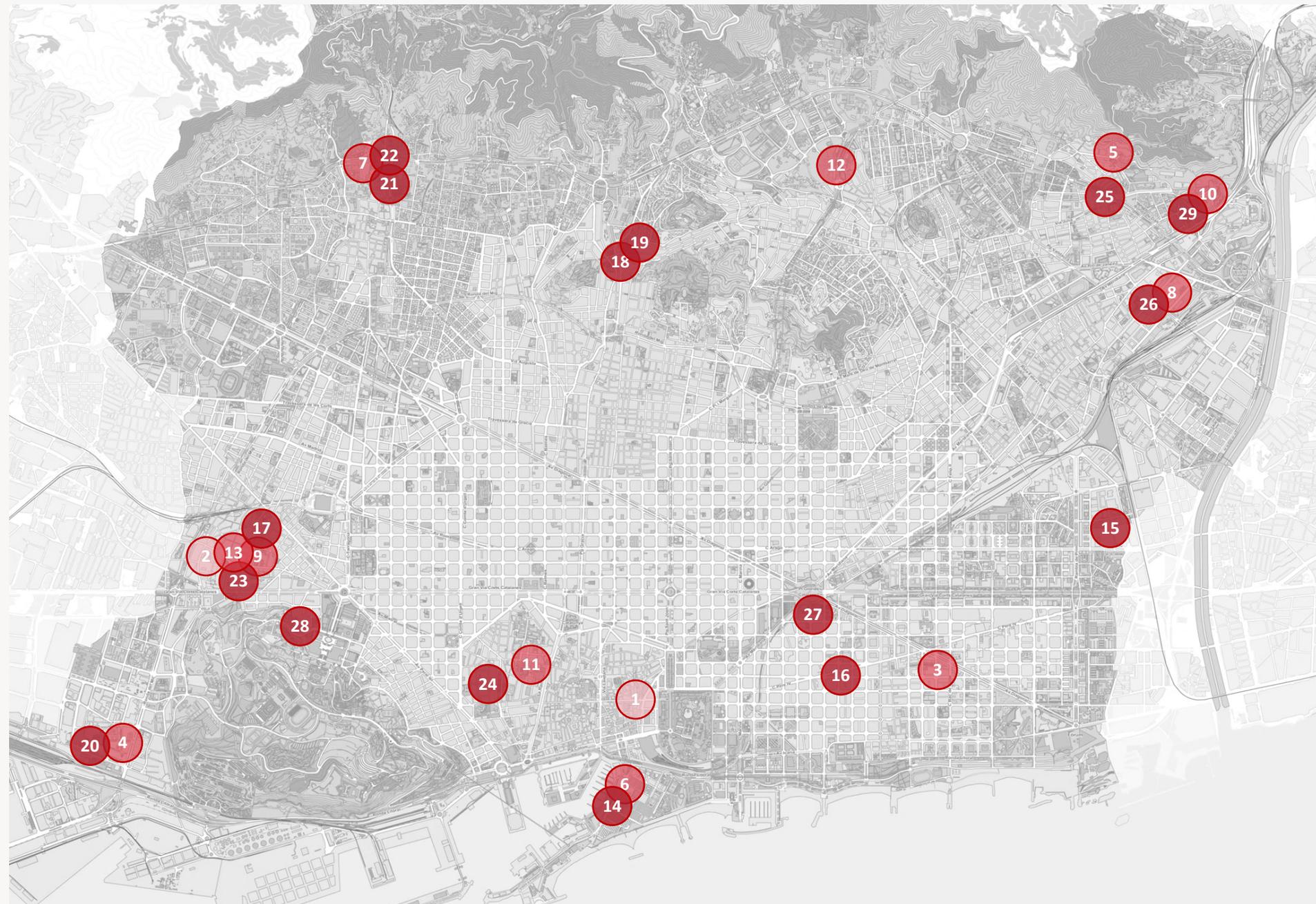
- ▶ **New development**
How to do it with a high percentage of public, social and affordable housing?
- ▶ **Urban regeneration**
How to intensify the availability of affordable housing in high-quality urban settings?

Public-community partnerships

- › *Cohousing* development through 3 phases:
 - **Bilateral agreements** for 2 pilot projects (2014 and 2015): 33 units.
 - **Competitive tenders** (2016 and 2019): 217 units.
 - **ESAL Agreement** (2021): 1,000 units in 10 years.



From left to right:
Cirerers, Princesa, La Balma i La Borda.



Address	#Units
1 C. Princesa, 49	5
2 C. Constitució, 83-89	28
3 C. Espronceda, 133	20
4 C. Ulldecona, 26-28	32
5 C. Pla dels Cirerers, 2-4	29
6 Pg. Joan de Borbó, 11	8
7 C. General Vives, 4-6	17
8 C. Teresa Boronat i Fabra, 10	35
9 C. Constitució, 43	31
10 C. Aiguablava, 74-76	27
11 Pl. de la Gardunya, 5	39
12 Av. Estatut de Catalunya, 15-17	105
13 C. Constitució, 49	48
14 Pg. Joan de Borbó, 44-45	18
15 C. Binèfar, 18	46
16 C. Pere IV, 115	23
17 C. Rossend Arús, 36 i 38	7
18 Av. de Vallcarca, 110X	37
19 C. de Gustavo Bécquer, 11X	24
20 C. Ulldecona 11.X	84
21 Via Augusta, 375 i 383	26
22 Via Augusta, 389-393	14
23 C. Mossen Amadeu Oller, 17-21	40
24 C. Sant Martí, 12-16	43
25 Mont-Ral -Letamendi	38
26 Pg. de Torras i Bages, 126-128	80
27 C. Bolívia, 23-27	74
28 C. Gessamí, 13	8
29 C. Palamós, 55-63	59

Total 1,045

Instrument	#Units
PILOTS	33
PUBLIC TENDERS	391
ESAL AGREEMENT	621

Total 1,045

ESAL Agreement (our CLT)

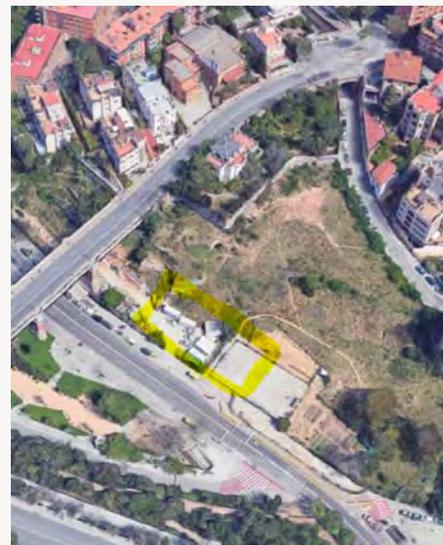
- **Memorandum of Understanding** between:
 - Barcelona City Council
 - Non-profit and cooperative housing developers (Cohabitac, FCHC and XES)
 - Catalan Federation of Social Housing Developers (GHS)

- **Public-community partnership** based on:
 - Long-term lease on municipal land (99 years).
 - 60% rental, 40% cooperative.
 - Municipal returnable subsidy (7-16%).
 - Support in the access to financing from ICF and ICO.
 - End goal: fully-fledged *Community Land Trust*.



La Chalmeta

New construction



Rehabilitation of existing buildings



Towards a city-wide Community Land Trust

- ✓ **Dual ownership structure:** land remains public and is accessed through a long-term lease.
 - ✓ **Shared governance structure:** made up by the city's non-profit and cooperative housing networks/federations, the Catalan Federation of Social Housing Developers (GHS) and Barcelona City Council.
 - ✓ **Permanent affordability:** thanks to the public ownership of land, the provisions on the leasehold agreements and the legal recognition of the status as affordable housing (HPO).
- › **Goal:** set a new entity to steward land and affordable housing, and promote the replicability of the model.
 - Commitment to put 50% of all future net benefit into a **revolving fund** to support other affordable housing projects within the model.
 - Include **resident representatives** in the governance structure.

Thank you for you attention!

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