

Barcelona Housing Policy

Department of Urban Planning and Housing

Barcelona City Council

Content

0. Housing context in Barcelona

1. Protect, prevent and serve

- 1.1. Rent regulation
- 1.2. Rental vouchers
- 1.3. Regulation of Touristic Apartments

2. Increase the social and affordable housing stock

- 2.1. Land policy
- 2.2. Housing development on municipal land
- 2.3. Housing acquisition
- 2.4. Temporary mobilization of private housing

3. Public housing management

4. Renovation policies

- 4.1 Renovation grants
- 4.2 Urban Regeneration programs
- 4.3 Climate neutrality commitment by 2030

5. Stakeholders

- 5.1 OHB
- 5.2. Barcelona Housing Studies Chair
- 5.3. Multilevel governance

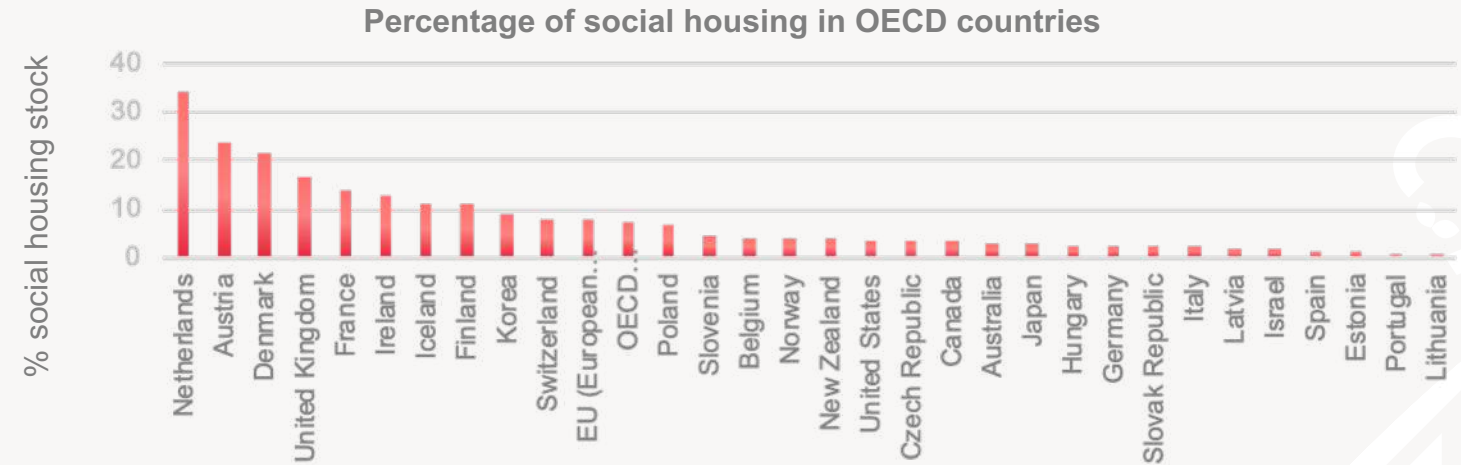
6. Conclusions

Housing context in Barcelona

An aerial, black-and-white photograph of Barcelona, Spain, showing the dense urban fabric of the Eixample district. The image highlights the characteristic grid-like street pattern and the high density of residential buildings. In the center, the Sagrada Família is visible, standing out among the surrounding structures. The city extends to the horizon, with hills visible in the background under a clear sky.

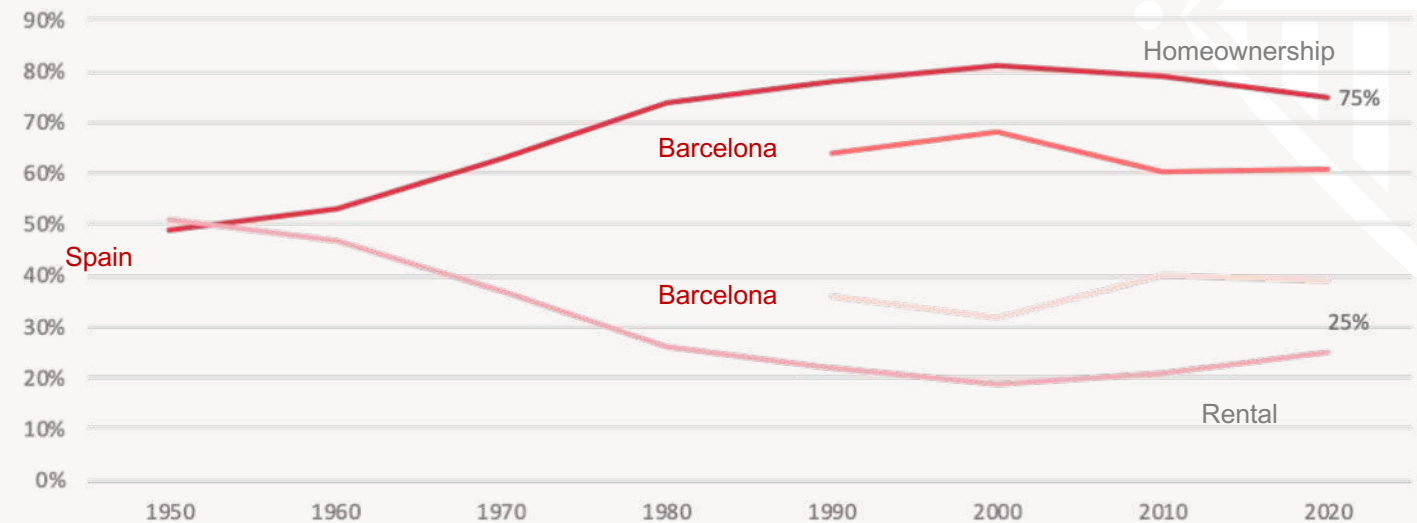
Context: housing in Catalonia and Spain

- 3.3% of social rental housing in Spain (Source: MIVAU).
- Public housing in Barcelona accounts for around 1.5% of the housing stock.



Source: OCDE Affordable Housing Database 2020

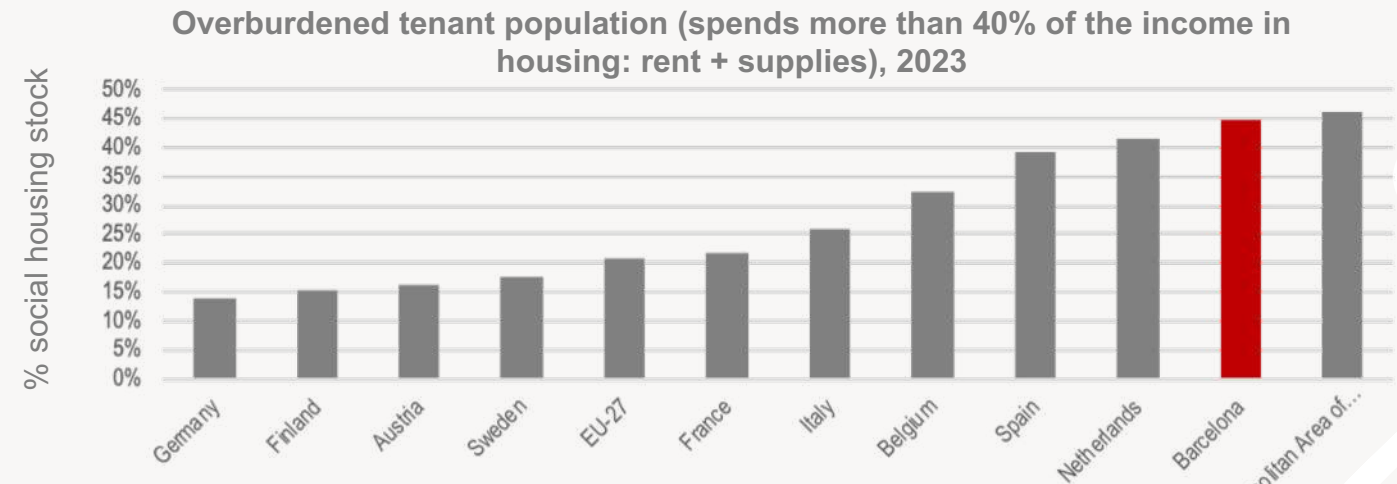
Population distribution across housing tenures in Spain and Barcelona (1950-2017)



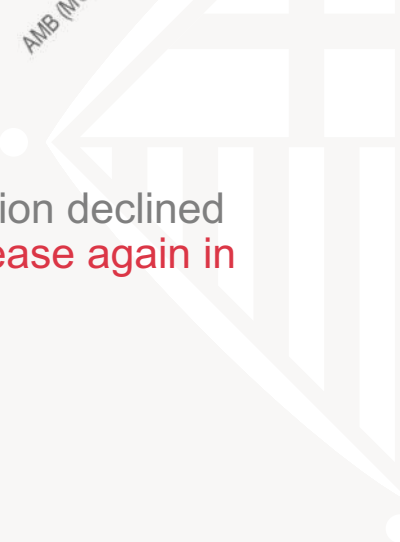
Source: INE and Idescat's Population and Housing Census

Context: supply and affordability

- 44.6% of the population in Barcelona spend more than 40% of their disposable income on housing.



Font: Eurostat, EU-SILC, Idescat and Institut Metròpoli, Enquesta Metropolitana de Condicions de Vida



Market-rate and affordable housing completions in Barcelona, 2000-2024

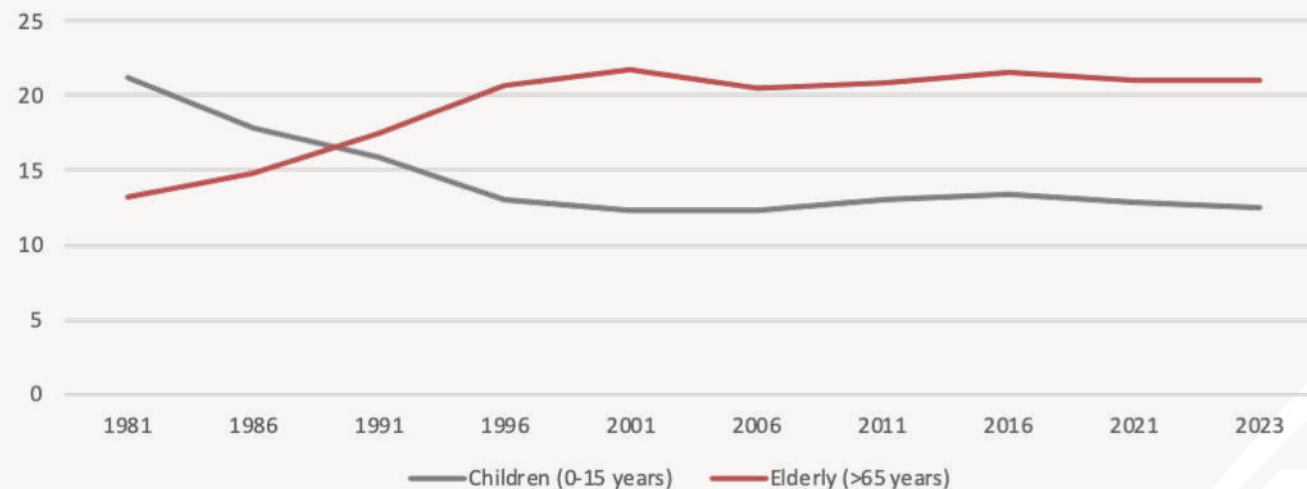


- Affordable housing production declined in 2013 and started to **increase again in 2023**.

Context: demographics

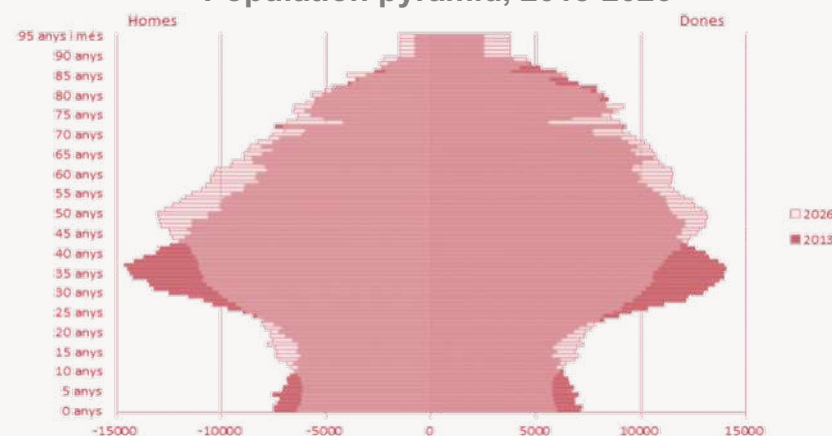
- The ageing of the population is stabilising after the major changes between 1981 and 1996. **21.1% of the population is over 64 years old**, while only **12.5% is under 16 years old**.
- However, changes are taking place which are accentuating the reduction of the child population and the population between 25 and 40 years of age, while the **population between 15 and 25 years of age is increasing**.

Children and elderly population in relation to overall population, 1981-2023



Source: Barcelona City Council Department of Statistics

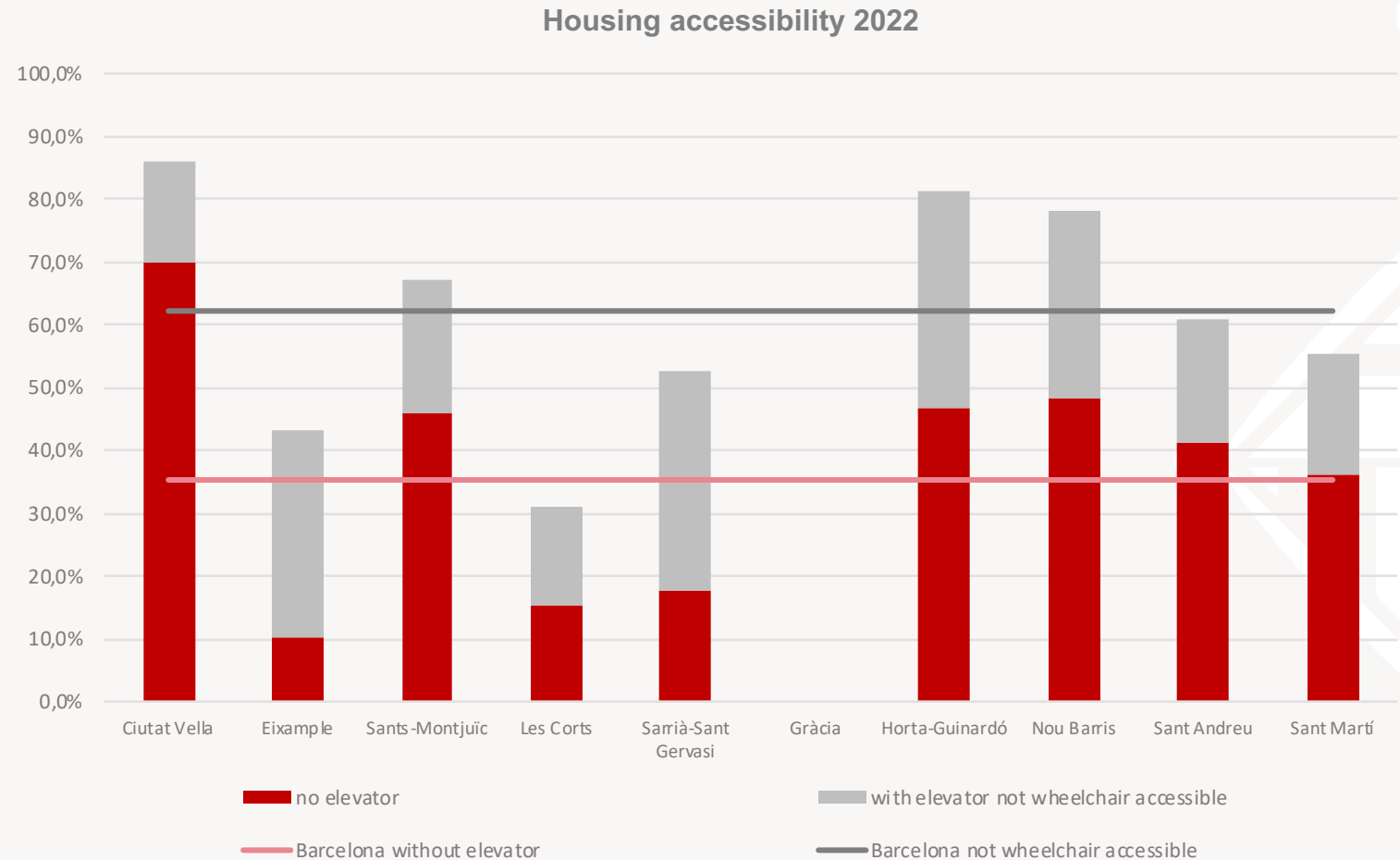
Population pyramid, 2013-2026



Source: Barcelona City Council Department of Statistics

Context: accessibility and ageing

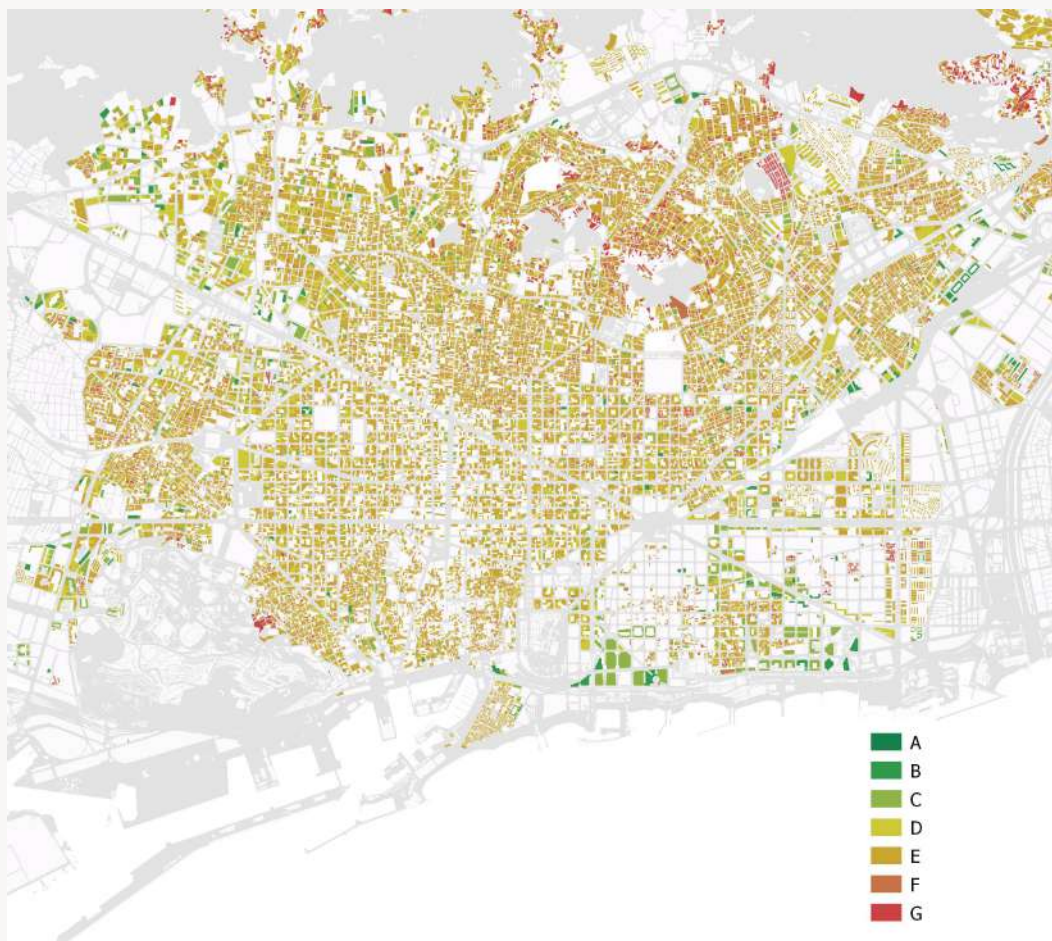
- **44% of homes do not have a lift.** However, there are important differences between districts, since while in Ciutat Vella it reaches 69%, in Eixample it is only 14%. In addition, 16.7% have a lift, but are not accessible.



Source: Barcelona City Council Department of Statistics

Context: Ageing, inefficient housing stock

Energy rating of buildings before renovation



- Older housing stock than most European cities.
- Heritage protections.
- Mild climate does not allow to benefit as much from improving insulation.
- If all buildings were fully insulated, only 7% would have an energy rating of E or lower, compared to the current 83%

An aerial photograph of a cityscape featuring a mix of modern and traditional architecture. In the foreground, a large green tree canopy covers a park area. Behind the trees, several modern buildings are visible, including a prominent one with a blue glass facade and another with a colorful, multi-colored facade. A construction crane is visible in the background, and a large solar panel array is installed on the roof of one of the buildings. The city extends to the horizon, with mountains visible in the distance under a clear blue sky.

Some of things we are doing

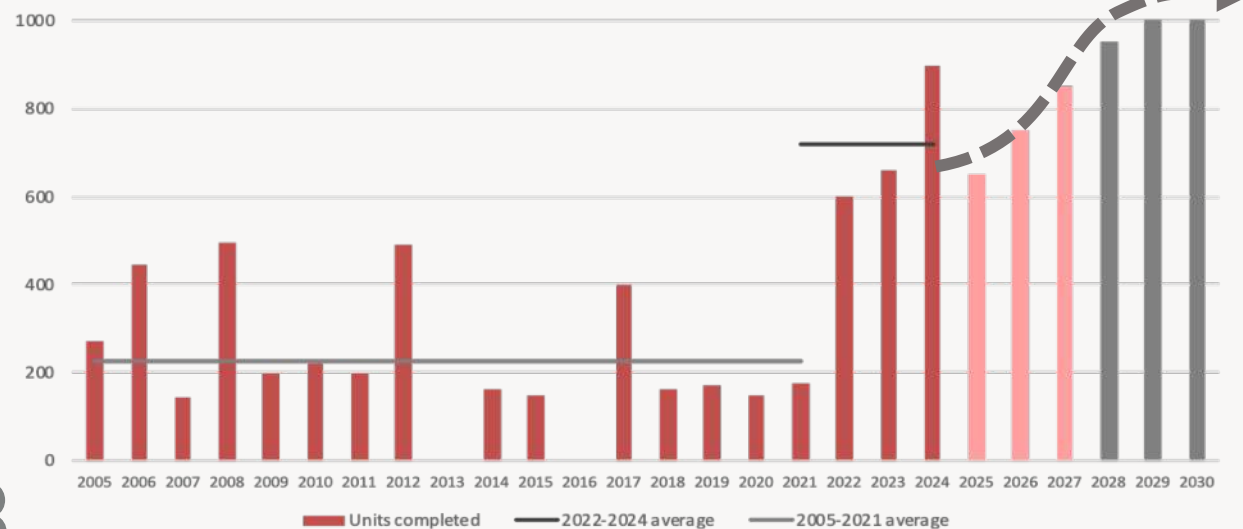
Public housing

- IMHAB has increased exponentially its **housing development and management capacities**, 80% of the new units being in rental.
- At the end of 2024 there were more than **100 projects** underway on municipal land, which will generate more than **6,000 units**.
- 30% of the new housing units will be for the **youth**.



Bon Pastor

Annual housing development on municipal land



1.000/year
+40%



C/ Tànger

Public housing



- › Innovation through **industrialised construction** (more than 500 units, 10% already finished) is allowing to:
 - **Minimize the environmental impact** of the buildings through their life cycle.
 - **Reduce time**, from 5 to 2 years on average.
 - **Reduce costs**.
 - **Improve the quality**, control and efficiency of the construction works.
- › Development has also accelerated thanks to the use of **joint project + construction procurement**.
- › Process supported by the **WG on Industrialised Construction (CHSB)**.

PLA ViURE



APROP Ciutat Vella



C/ Lola Iturbe 13

Public procurement for “industrialized development”



Public procurement for “industrialized development”

Public tender criteria



>30% reduction in CO2 emissions during construction.

6 projects							
Total Offers	Offers considered (based on environmental performance)	Vertical Structure / Facade	Horizontal Structure	kgCO2 eq/m² Const.	kWh/m² Const.	kg/m² Const. Waste	kg/m² Const. Recycled Material
34	24	CLT	CLT	136,11	441,58	3,12	131,75
1	1	Aluminum	CLT	118,77	512,34	7,76	25,85
10	9	Metal	CLT	274,85	778,37	3,8	76,3
16	13	Concrete	Concrete	326,14	793,44	4,97	227,21
4	2	Metal	Concrete	635,01	1767,95	2,61	26,55
7	6	Metal Frame (Teccon)	Metal Frame (Teccon)	581,58	1756,42	4,23	17,75
4	4	3D Metal Module (Roof home / CompactHabit)	3D Collaborative Module	310,29	859,81	2,35	49,69
1	1	3D Module (Shipping Container)	3D Module (Shipping Container)	223,68	503,5	2,39	994,8
2	1	3D Metal Module (Jit Housing)	3D Module + Concrete Slab / Fiber-cement	319,89	870,17	3,36	94,22
79	61	Averages		325,15	920,4	3,84	182,68

Housing development on municipal public land

- **Direct development**

- › **IMHAB**

- Rental
 - Accommodations
 - Leaseholds
 - Relocations

- **Delegated development (land leaseholds)**

- › **ESAL Framework Agreement**

- Foundations (rental)
 - Cooperatives (limited equity cooperatives and rental)

- › **Habitatge Metròpolis Barcelona**

- › **INCASÒL** (regional public housing developer)

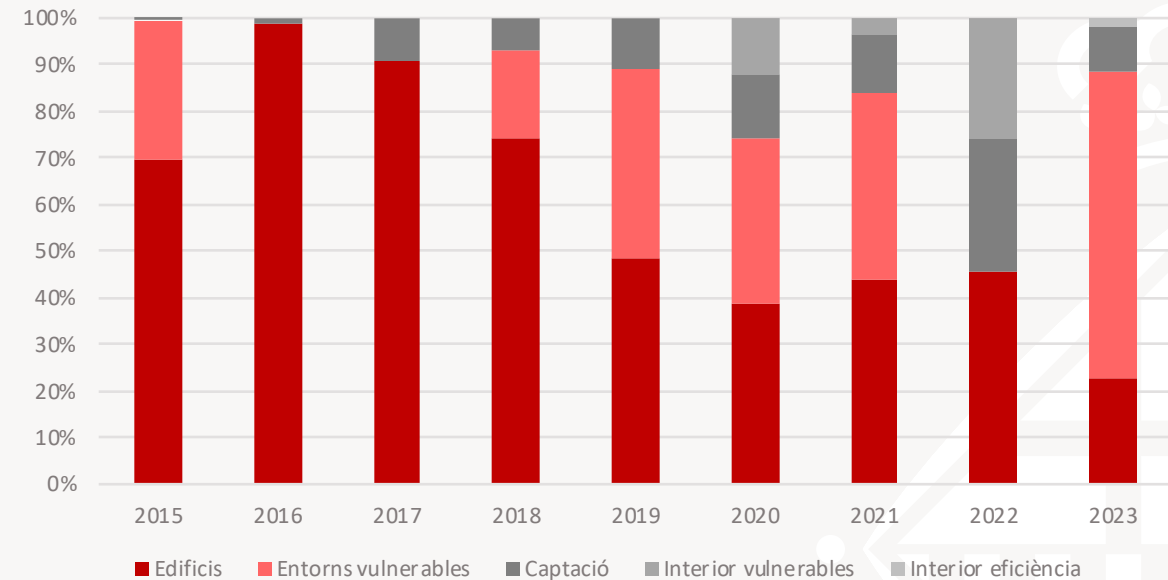
- › **Commercial Developers**



Renovation grants

- **Goal:** Promote housing and neighborhood improvement, particularly in terms of accessibility and energy efficiency.
- Policy tools (2016 – 2023):
 - General call 62,509 units
 - Unit refurbishment for vulnerable households 664 units
 - Vulnerable environments 2,760 units
 - Renovation of mobilized private units 1,061 units
 - **Total** 67,093 units
- 172M€ in the period 2016-2023.
- Some 67.100 beneficiaries.

Distribution of subsidies across renovation programs



Vallcivera Ciutat Meridiana Renovation project



Fortuna la Marina Renovation project

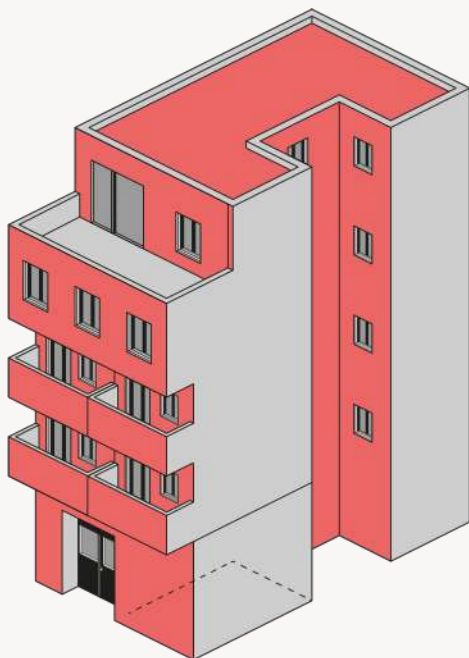
Next Generation EU

Programmes

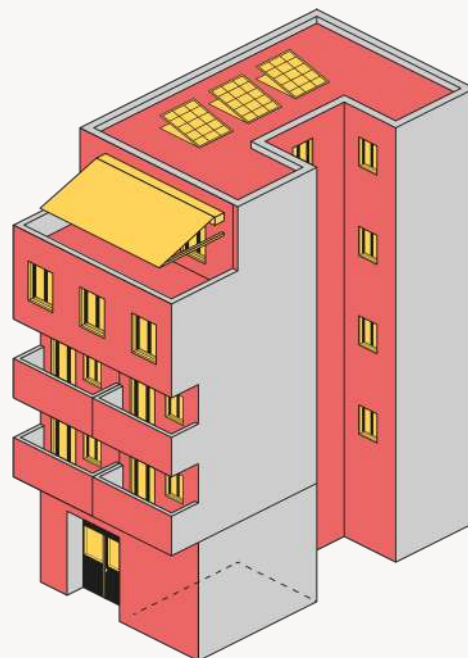
- › P1. Neighbourhoods
 - › Pla de Barris (Including FAC)
 - › Urban Regeneration
 - › Public housing
- › P2. Renovation one-stop-shops
- › P3. Buildings
- › P4. Homes
- › P5. Building Logbook



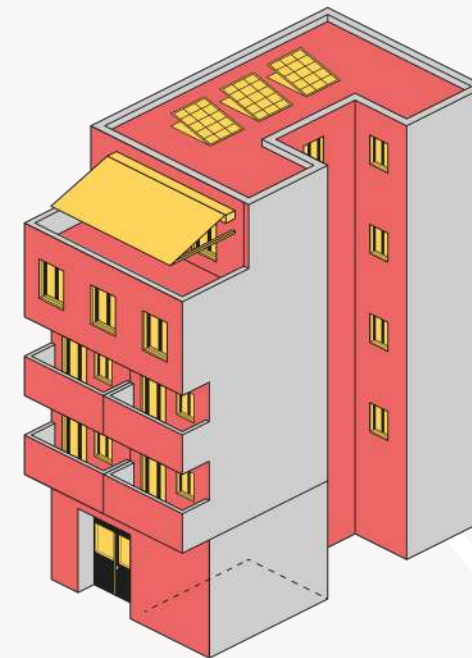
Next Generation EU



30% ENERGY SAVING
40% SUBSIDY



45% ENERGY SAVING
65% SUBSIDY



60% ENERGY SAVING
80% SUBSIDY



**8,700 housing units (1.1% of the stock) have applied to NGEU subsidies
(total subsidy of 100,5 M€)**

Next Generation EU

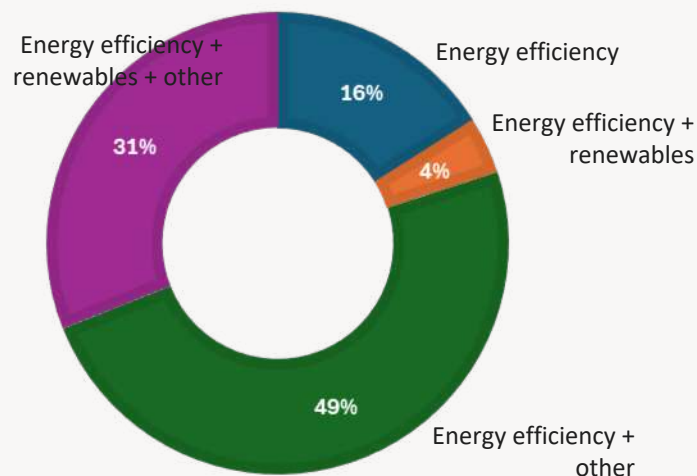
P1. Neighbourhoods

Average cost: 39,094 € / housing unit

Average total subsidy: 25.101 € / housing unit (64%)

Average year of construction: 1953

Type of intervention



91% multifamily buildings

47% without elevator

45% include accessibility improvements

34% include renewable energy systems

Average energy saving = 56.3 %



Average non-renewable primary energy saving = 59.2 %

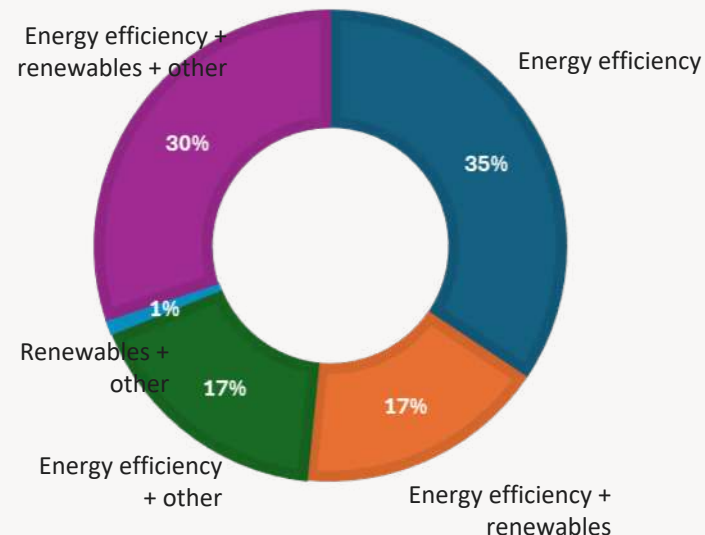
P3. Buildings

Average cost : 33,401 € / housing unit

Average total subsidy : 14,069 € / housing unit (42%)

Average year of construction: 1945

Type of intervention



94% multifamily buildings

54% without elevator

17% include accessibility improvements

48% include renewable energy systems

Average energy saving = 50 %

Average non-renewable primary energy saving = 58 %

Awards



Unit Against Residential
Exclusion (UCER)



La Borda



La Balma



APROP



Cirerers



C/ Veneçuela 96



Can Fabra



Ajuntament
de Barcelona

PLA ViURE

THANK YOU!

What is social & affordable housing?

Affordable and social housing



Middle- and low-income households
Supportive housing for the elderly
Youth housing
Supportive housing for the homeless and
extremely low-income

Single-purpose projects



Housing with services for the elderly

Mixed projects



Affordable housing and
homeless accommodations



Youth housing



Single units within
private buildings

What is social & affordable housing?

Affordable housing (VPO)

BARCELONA ANNUAL INCOME BRAKETS (maximum)			
Household size	2,5 IRSC	5 IRSC	6,5 IRSC
1	28.684€	57.368€	74.578€
2	29.571€	59.142€	76.885€
3	30.843€	61.686€	80.191€
4 o más	31.871€	63.742€	82.864€

Social housing

Targeted towards very low-income households assisted by Social Services

Rents is calculated based on a % of household income

BARCELONA AFFORDABLE MONTHLY RENT (maximum)			
	2,5 IRSC	5 IRSC	6,5 IRSC
€/sqm	8,8€	10€	10€

Rent: 600-800€/month

+ voucher

=

200-400€/month (or less)

IMHAB receives 100% of the affordable rent (VPO), ensuring **long-term financial sustainability**