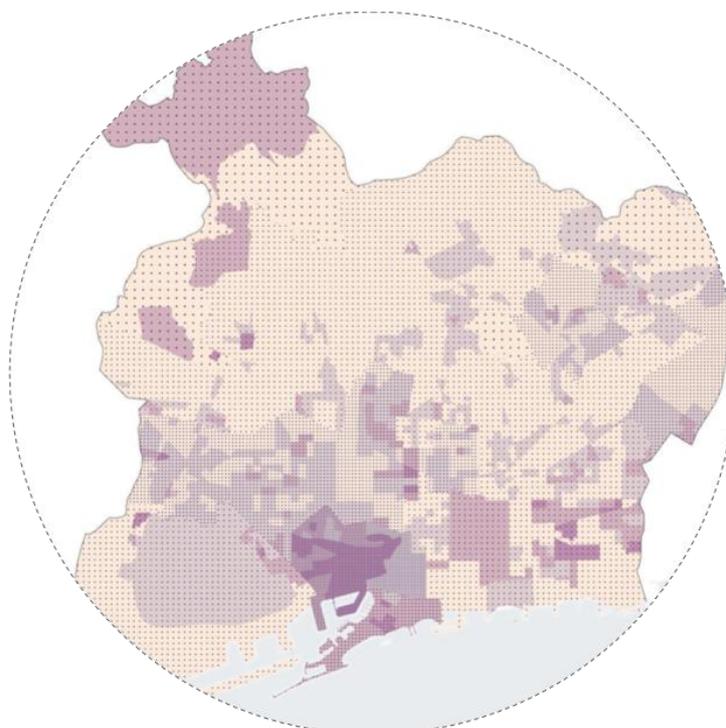


TERRITORIALISATION OF RISKS

RESILIENCE PLAN DIAGNOSIS



Where is vulnerability to
unaffordable housing costs
most prevalent?

December 2020



**Ajuntament
de Barcelona**

Department of Urban Resilience
Deputy Manager's Office for Mobility and Infrastructures
Urban Ecology



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Introduction

Global development trends are leading to populations being largely concentrated in urban areas. According to United Nations data, today more than 54% of the world's population is concentrated in cities and this figure is expected to rise to 68%, or 6.3 billion people, by 2050. Consequently, cities play, and will increasingly play, a key role in human development, in fostering living conditions that guarantee protection, health, equality, equal opportunities and well-being for their inhabitants.

This is the context in which applying the concept of resilience to citizens and urban systems makes sense. Urban resilience is understood as the capacity of a city to prevent, or when faced with unavoidable situations, to minimise, the impact of the natural and anthropic risks it is exposed to, whether acute shocks or chronic stresses, and to recover in the shortest possible time in order to maintain essential functions.

The main shocks that Barcelona is exposed to derive from the effects that climate change may have on the city. On the other hand, most of the stresses it is exposed to stem from the environmental, social and economic spheres.

Access to decent, adequate and affordable housing is one of the biggest challenges facing the city - both now and in the future - as an increasing proportion of the population find themselves in a vulnerable situation.

Responsibility for housing lies primarily with the central and regional governments, but lack of investment by the state directly impacts autonomous regions and municipalities, affecting their ability to tackle housing exclusion and the lack of affordable housing in the neighbourhoods that are under the greatest pressure. Barcelona's Right to Housing Plan (2016-2025) was developed with the aim of reversing this trend, mitigating a lack of investment by other administrations - although this is not the direct responsibility of the City Council - and highlighting a lack of policies supporting affordable public housing.

Within the framework of the Plan, and in line with the political commitment it encapsulates, the analysis of the Barcelona Resilience Plan focused on gathering qualitative and quantitative evidence with regard to the most significant triggers and aspects of housing-related vulnerability, particularly the risk of housing exclusion and the barriers to affordability across different types of tenure.

In the initial phase, the analysis was based on the resilience profiling tool of UN-Habitat's Global Resilient Cities Programme (CRGP), in line with the existing agreement between the United Nations agency and the City Council, via the Resilience Department. This analytical framework is directly linked to the Sustainable Development Goals (SDGs) - within the context of Barcelona - and it has also fed into a section of the Resilience Atlas, in order to ensure regular monitoring of these goals. Moreover, thanks to the information made available by the Barcelona

Sociodemographic Survey 2018 (2017 data), it was possible to apply some of the main conclusions at neighbourhood level, and for different demographic profiles (young people, households with children, single-parent households and elderly people living alone), in order to adapt the Resilience Strategy to the needs of different groups at all stages of life.

Secondly, a working session was organised with different municipal stakeholders with expertise and skills in the field of housing, to discuss and validate the main results of the analysis. This session was followed by further consultations between the Resilience and Housing Departments in order to identify possible actions to be included in the Resilience Strategy, as well as possible areas for enhancing knowledge on the subject.

The risk territorialisation work presented below addresses this second point, aiming to map some of the main aspects of housing-related risk, and to identify those areas of the city with the greatest concentration of factors that contribute to vulnerability.

This document is a compilation of the maps drawn up for the diagnostic phase of the Resilience Strategy, in relation to some of the risks that affect the right to housing - in particular rental affordability and extreme residential exclusion - with the aim of gaining a territorially differentiated overview of the city's vulnerabilities that allows us to define priority actions by area, as a result either of the identification of a risk, or the overlapping of several vulnerability factors.

The risks analysed within the framework of this diagnostic process impact the city's resilience in two ways that are different yet interrelated in terms of volume and criticality. On the one hand, rental affordability potentially affects a very high proportion of the population - around 38% of Barcelona households are living in rented accommodation - and has emerged as one of the main triggers of residential exclusion in recent years. On the other hand, the risk of residential exclusion affects a considerably smaller percentage of people, although those people are in an extremely vulnerable situation, providing a detailed picture of the neighbourhoods where a greater risk of exclusion is predicted.

Each risk map is presented in the first part of this work together with the methodological details of the data used. Sections 4, 5 and 6 include the conclusions obtained via the methodological process, and explain the actions currently being undertaken by the City Council, together with possible lines of work that could reduce exposure to risks, and mitigate the impact of those risks.

1. What? The question

Where is vulnerability to unaffordable housing costs most prevalent?

Taking the umbrella question as a starting point, two further questions were formulated in order to gain a more precise focus:

Map A: Where is the financial effort required to cover rent payments greatest?

Map B: Where in the city is the risk of residential exclusion greatest?

2. Why? The reason

The slow recovery of wages in the wake of the financial crisis and the progressive increase in rental and purchase prices since 2014 have been fuelling a growing gap between household income and the cost of housing in Barcelona, with significant differences in terms of territory, demographic profile and type of tenancy. In the years of the housing boom (1996- 2007), favourable credit conditions facilitated access to home ownership through mortgages, shifting the affordability problem to household indebtedness. However, the currently less favourable credit rates, together with the greater precariousness of employment in recent years, have led to more vulnerability in the rental system.

In this context, the Observatori Metropolità de l'Habitatge estimates that people living in rented accommodation spend 43% of their monthly income on housing-related expenses (2018). This ratio of 43% is 3 percentage points above the affordability threshold established by Eurostat, and 13 percentage points above the parameters recommended by the United Nations (SDG 11).

The indicator generally used at the European and international level to assess the affordability of housing is the Housing Affordability Index, expressed as the percentage of household income that is set aside for paying rent/mortgage/home owner fees (depending on tenancy status) and basic utilities. In this context, this indicator represents the financial effort that households need to make on a monthly basis in order to maintain a rented dwelling; the measurement is based on the average value of rental contracts that have been signed over the course of the year.

With the aim of providing as detailed a picture as possible of the distribution of housing affordability in different areas of the city, **Map A** - which includes four versions of the same map - proposes to plot the rate of financial effort required in different areas in different years (2016 and 2017). Particularly at district and neighbourhood level.

On the other hand, with the aim of highlighting those areas of the city where the risk of residential exclusion is highest, **Map B** includes all the information available on the various

measures and lines of support promoted in the municipal area during the 2017-18 biennium - both those financed by the City Council and by the Generalitat de Catalunya.

To this end, geo-referenced data on the cuts in basic services that were avoided by the City Council, rent support and municipal actions to prevent evictions (listed in more detail below, section 3.2) have been analysed. Despite the progressive strengthening of municipal efforts to combat residential exclusion - as evidenced by the annual balance sheet of the Barcelona Housing Rights Plan (2018) - the exercise does not suggest full correspondence between the coverage of municipal aid and the real scale of the problem analysed. In other words, within a context in which an increasing number of households are subject to financial strain due to housing-related expenses - notably rent and energy costs - public assistance is likely to be unavailable to many of those in vulnerable situations, and consequently these are not reflected on the map.

Recognising residential vulnerability as a multifaceted, sometimes transitory phenomenon caused by contingent factors - many of which are difficult to identify quantitatively and on an ongoing basis - the aim of the map is not to describe overall residential vulnerability in Barcelona; rather it proposes to use the territorial density of aid and the actions undertaken during the 2017-18 biennium as a tool for identifying the areas of the city most at risk of residential exclusion.

Finally, it is important to clarify that from an evolutionary perspective, possible future variations in the territorial distribution of this information could be determined by the deterioration or improvement of socio-economic conditions in the different neighbourhoods, as well as by the residential mobility of households receiving support at the infra-municipal level.

3. How? Data and methodology

3.1 - Rental affordability index

Maps **A1, A2, A3 and A4** (Appendices 7.1; 7.2; 7.3; 7.4) analyse the financial effort required to pay rent at census section, neighbourhood, and district level, for 2016 and 2017, using the following databases:

- Average income per household at census section level, according to the Atlas of Household Income Distribution (National Statistics Institute, 2016).

- Average rent at neighbourhood and district level, based on the deposits lodged with INCASOL (2016-17). These are equivalent to one month's rent and are therefore considered representative of the average value of the rental contracts signed over the course of the year.
- Average income per household at district level for 2016 (Atlas of Household Income Distribution, National Statistics Institute).
- Average income per household at district level for 2017 (Barcelona Sociodemographic Survey, 2018).
- Estimated percentage of rented housing, out of the total stock, and at district level, based on information published in the 2018 Barcelona Sociodemographic Survey (2017 data).
- Average household expenditure on basic utilities (water, gas, electricity) at metropolitan level (2016 data).

With regard to this last point, data produced by the consultancy firm DALEPH, which was commissioned by the City Council to carry out a study on the Calculation of the Reference Wage in the Barcelona Metropolitan Area in 2016, is used. With regard to this data, it is assumed that average expenditure on utilities does not vary across the territory but is dependent on the size of the household and its consumption patterns.

Therefore, from the figures reported below, a standard value is added to the average rental cost recorded for each neighbourhood, bearing in mind that this value could vary significantly across households.

Table 1 - Average expenditure on utilities at metropolitan level (2016) - 'Calculation of the Reference Wage of the Barcelona Metropolitan Area - Final Report'. DALEPH, 2016.

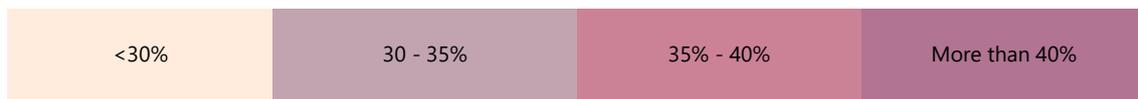
Water supply	€18.7
Electricity	€62
Mains and natural gas supply	€42
TOTAL MONTH	€123
ANNUAL TOTAL (2016)	€1,476

As a first step, the average expenditure of households in the city's 73 neighbourhoods was calculated, using an Excel document. This calculation is based on the deposits lodged with INCASOL (2016), multiplied by the 12 months of the year, together with approximate expenditure on utilities as indicated in the previous section (€1,476 per household per year). The

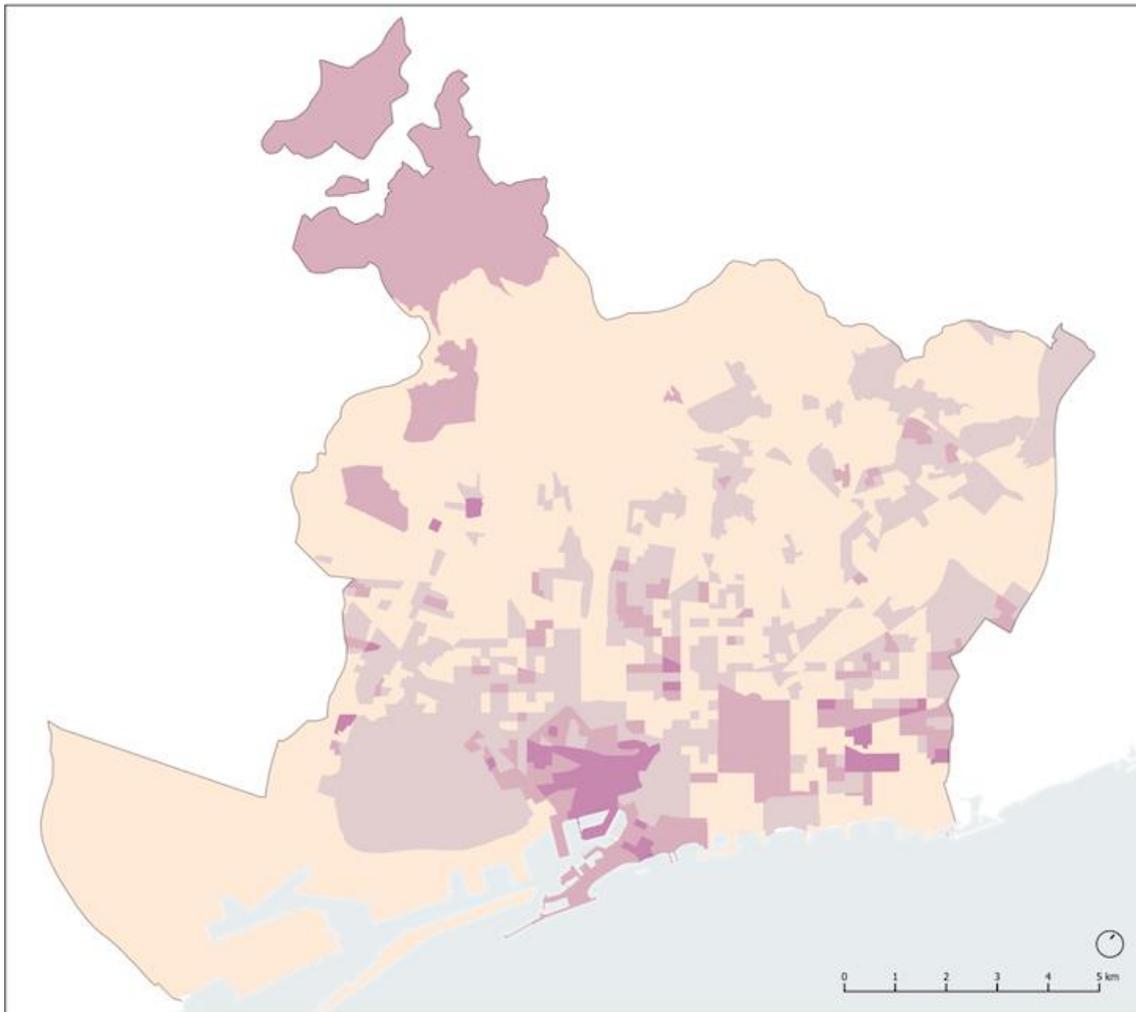
73 values obtained - one for each neighbourhood - were then divided by the average household income (National Institute of Statistics, 2016), at census section level. In this way 1,068 values were obtained, one for each census section, expressed as a percentage of the income that households spend on rent and utilities (**Map A1**).

The process was replicated at the district level for 2016 and 2017 (Map A2 and A3 respectively). This calculation was based on the average value of the deposits lodged with INCASOL for each of those years, multiplied by 12 months, plus approximate expenditure on utilities as shown in **Table 1** (€1,476 per year). The 10 values obtained - one for each district - were divided by average household income at district level (Barcelona Sociodemographic Survey, 2018 - 2017 data).

The values obtained through these operations were expressed as the percentage of household income spent on rent together with basic utilities, and classified using the following bands:



These bands were established using UN-Habitat's Resilient Cities Global Programme (CRGP) urban resilience diagnostic tool, and are aligned to the recommendations within the Sustainable Development Goals (SDGs).



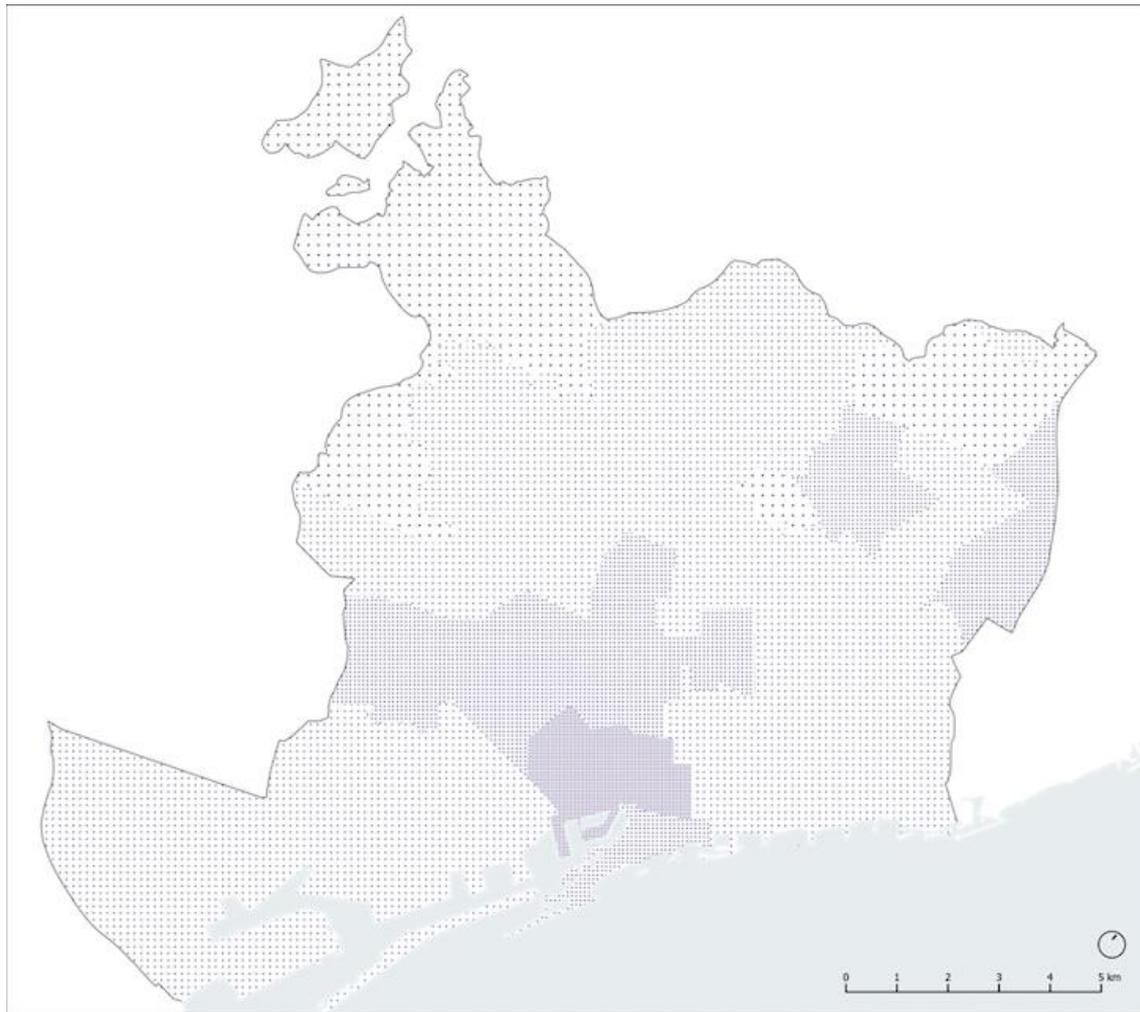
0 - 30%
 30 - 35%
 35 - 40%
 40%-+

Figure 1. *The map shows the areas of the city with the largest gap between mean household income (at census section level) and average rental costs (at neighbourhood level) - 2016. The percentages in the legend refer to the rate of financial effort required to maintain housing. This is expressed as a percentage of rent plus utilities over household income.*

3.1.1 - Density of rental accommodation as a percentage of total housing stock

In **Map A1** (Appendix 7.1), a final layer of information on the volume of rental housing in the different neighbourhoods was superimposed on the rate of financial effort required to maintain rental housing, territorialised at census section level. This last exercise makes it possible to include information not only on the average financial effort that households need to make in order to maintain rented accommodation, but also on the approximate number of households who may be in a situation in which that effort is excessive. As defined in the 2018 Barcelona Sociodemographic Survey - from which this information was obtained - the following four bands were established.

Figure 2. *The map shows the neighbourhoods of the city with a higher density of households living in rented accommodation as a percentage of the total number of registered households - Barcelona Sociodemographic Survey 2018 (2017 data).*



0% - 20%	20% - 40%	40% - 60%	60% - 80%
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3.1.2 - Difference between 2016 and 2017

In the absence of data on rent at census section level for 2017, the comparative analysis between the two years was performed at district level. Once the financial effort required to maintain rental housing had been calculated for 2016 and 2017 at this level - Map A2 and A3 respectively (Appendices 7.2 and 7.3) - a comparison between Barcelona's ten districts was made, in order to clarify which areas had seen either an increase or a decrease in the gap between income and rental costs.

Although at city level a general reduction in the affordability of rental housing - due to steadily

rising prices and stagnating wages - can be seen, it is worth noting that year-on-year and territorial variations in the rate of financial effort can also be explained by other factors. These include:

- 1) Data used: while the 2016 data on income was taken from the National Statistics Institute's Atlas of Household Income Distribution, the data for 2017 was obtained from the Barcelona Sociodemographic Survey carried out the following year.
- 2) Changes in the social fabric in the different neighbourhoods and districts due to the residential mobility of households at the infra-municipal level.

Table 2 - Index of financial effort required to cover the payment of rent 2016, 2017 and differential (Including average expenditure on utilities).

DISTRICT	2016	2017	Differential
1.Ciutat Vella	41%	40%	-1%
2.Eixample	31%	33%	2%
3.Sants-Montjuïc	30%	35%	5%
4.Les Corts	25%	32%	7%
5.Sarrià Sant-Gervasi	24%	30%	6%
6.Gràcia	29%	33%	3%
7.Horta-Guinardó	28%	31%	3%
8.Nou Barris	29%	34%	4%
9.Sant Andreu	28%	30%	3%
10.Sant Martí	31%	33%	2%

3.2 - Rate of residential exclusion

On the other hand, **Map B** analyses the risk of residential exclusion drawing on the following databases:

- Addresses of vulnerable households that received support in order to ensure that their utilities were not cut off (gas, electricity and/or water), communicated to the City Council by utility providers (2017-18).
- Addresses of households in which Residential Exclusion was identified, based on the report produced by the Energy Advice Points (2017-18), and provided by the

Department for the Coverage of Basic Needs at the Municipal Institute of Social Services (IMSS).

- Addresses of households that received municipal assistance with rent payments during the 2017-18 biennium, provided by the Housing Department.
- Addresses of households that received assistance from the Generalitat de Catalunya with rent payments during the 2017-18 biennium, provided by the Housing Department.
- Addresses of households that received assistance from the Residential Exclusion Unit (UCER), as victims of eviction processes, during the 2017-18 biennium, provided by the UCER itself.

The analysis used number of households per block, based on information from the 2018 Municipal Register.

As a first step, since the Department for the Coverage of Basic Needs at the IMSS pointed out that there was a possibility of addresses being duplicated, that is appearing both on the databases generated by the utility companies and on the Residential Exclusion reports produced by the Energy Advice Points (PAEs), an effort has been made to clean up the data, and eliminate any possible duplications. Thus, around 13,000 geolocatable addresses were obtained, considered to be the total number of households living in fuel poverty during the 2017-18 biennium.

Given that the map covers a period of two years, whereas rent aid and actions against evictions are monitored annually, the same filtering process was repeated separately for the different databases, to eliminate possible duplications, and measure the real density of the different types of support. Duplications eliminated in this second case include households that received support in both 2017 and 2018, for example.

At the end of this process, there were a total of 28,269 entries - all referring to the 2017-18 biennium - segmented as follows:

- **13,918** households vulnerable to fuel poverty
- **2,256** households that received municipal support with the payment of rent
- **3,505** households that received support from UCER in eviction processes
- **8,509** households that received aid from the Generalitat de Catalunya to help with rent payments

Bearing in mind that the information on rent aid provided by the Generalitat de Catalunya is provided by property-tax registry reference - rather than by street number, flat and postcode as on the other databases - the geolocation of this data had to be carried out in two stages:

- 1) The first involved working on a layer of land registry plots, showing the plots where households receiving rent aid from the Generalitat de Catalunya were located. There was found to be a minimum of one case and a maximum 18 cases of rent aid per plot.
- 2) The second stage overlaid the other three categories listed above - that is a) households receiving municipal rent support, b) households in fuel poverty and c) households at risk of homelessness - adding them to the first layer.

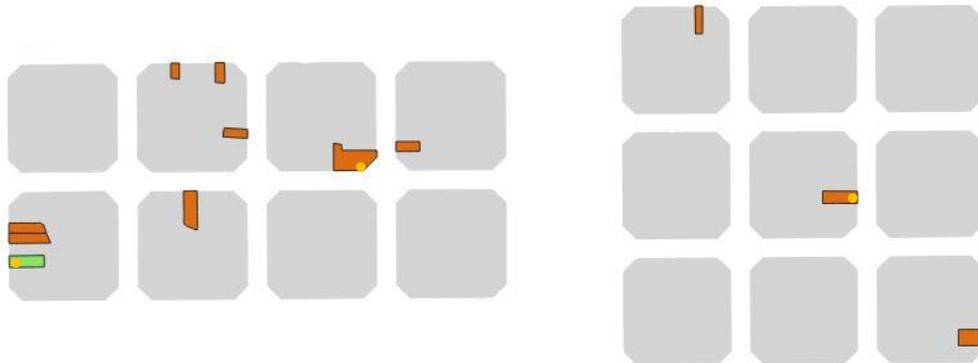


Figure 3. *The images illustrate the process of geolocating assistance in the prevention of residential exclusion. The plots highlighted in different colours show the number of aid payments - from a minimum of 1 (orange) to a maximum of 18 (green) - according to the information on rental subsidies managed by the Generalitat de Catalunya, while the yellow dots indicate places where other actions were registered; municipal rent support, avoidance of cuts in utility supplies and/or UCER initiatives, thus giving an overall picture of how many subsidies and actions were recorded in each area.*

As the different formats in which the data was presented made it impossible to identify the existence of different types of support within the same household, the decision was taken to express the results in terms of the density of support per block, weighted by the number of households living on the same block. In other words, although it can be assumed that a household that was evicted was also in a situation of non-payment of rent and/or utilities, the information collected does not allow us to identify these correlations in a systematic and consistent way. The possibility of ensuring correlation between different databases, and also incorporating information about the characteristics of the household (gender, tenure, and number of dependants) constitutes one of the most interesting opportunities for improvement in the future, both from the perspective of graphic presentation and the study of vulnerability. For example, this would make it possible to know how many of the households who were evicted from their homes had received rent aid, or how many of them were single-parent households.

In order to obtain an approximation of the degree of household vulnerability, we first divided the **total number of subsidies and/or actions registered on each block by the number of dwellings registered on that same block**, as shown in the following formula:

Cumulative number of subsidies registered per block / number of dwellings in that same block

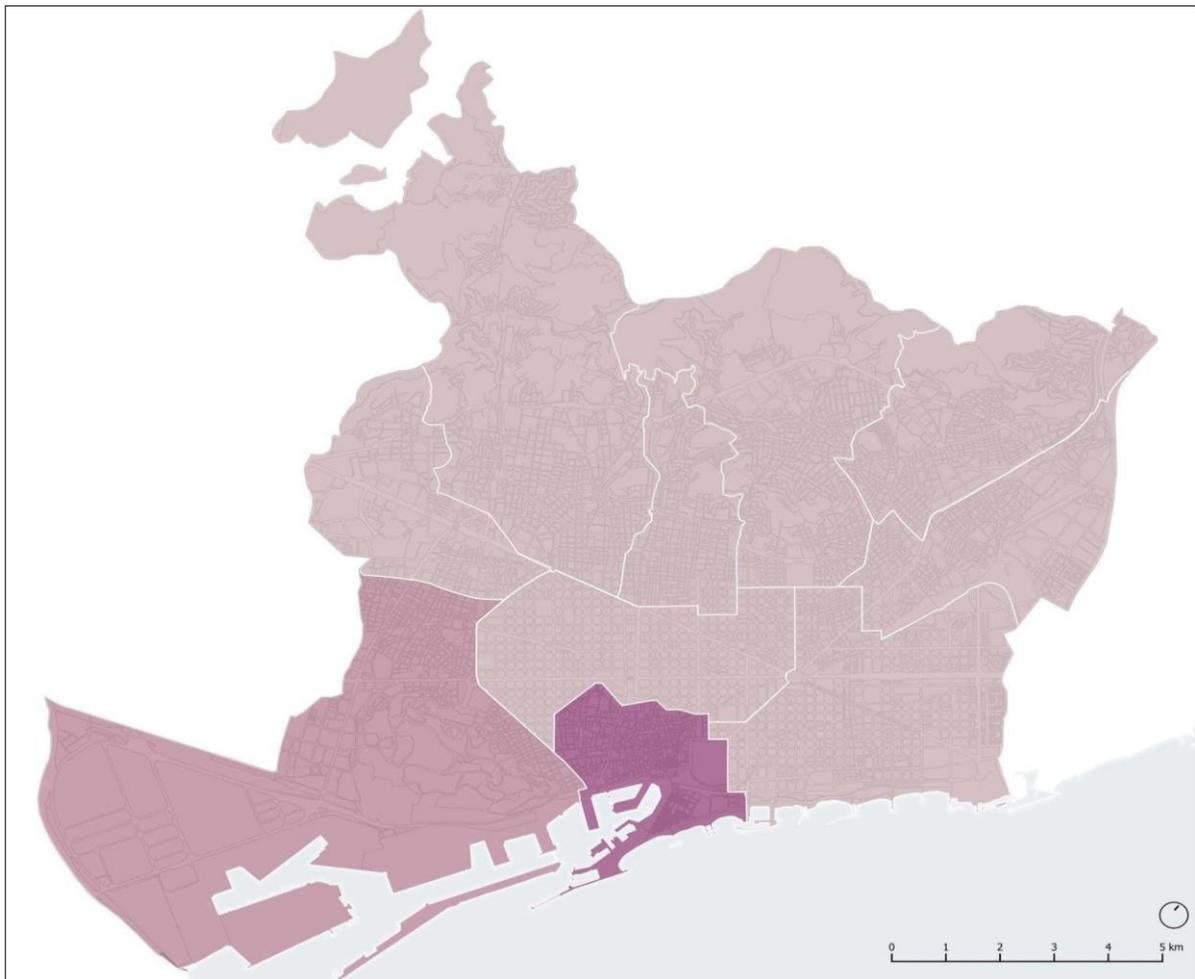
According to the data obtained, out of a total of 5,286 blocks located in the municipal area, recipients of aid were recorded in 3,404, representing an average of 0.04 cases of aid provision per block (calculated over the total number of blocks where aid is recorded as having been provided).

Based on this data, a **residential exclusion index** was established (Figure 5 and Appendix 7.5 - Map B - Residential Exclusion Index (2017-18), calculated on the basis of the deviation of the number of subsidies provided per block with respect to the average value of the sample (0.04 subsidies per block). The following four bands were established, corresponding to an equivalent number of levels of vulnerability, which were then assigned to each block:

EQUAL TO OR LESS THAN 1.0 (LOW)	2,333 blocks
BETWEEN 1.0 and 1.5 (AVERAGE)	484 blocks
BETWEEN 1.5 and 3.0 (HIGH)	458 blocks
MORE THAN 3.0 (VERY HIGH)	130 blocks

4. Rental affordability maps

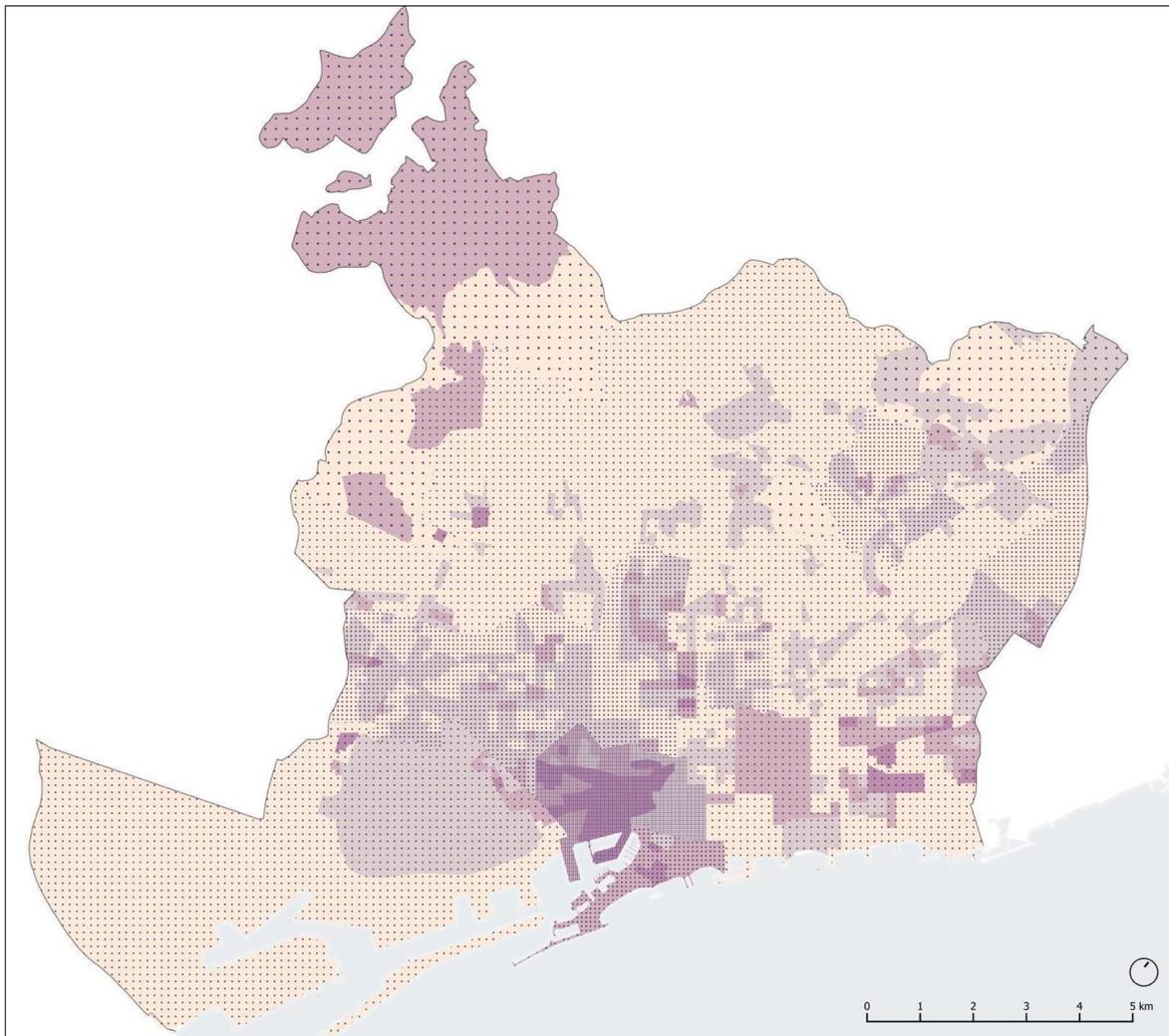
The district with the least affordable rental prices is Ciutat Vella, where in 2017 those living in rented accommodation allocated, on average, 40% of their income to paying rent, and utility costs (Appendix 7.3). This is 10 percentage points above the threshold recommended by the United Nations (30%), equalling the unaffordability threshold defined by Eurostat (40%).



0 - 30% **Figure 4.** *Map A3 - Financial effort required to cover the payment of rent, including average expenditure on basic utilities (2017) - Appendix 7.3.*
 30 - 35%
 35 - 40%
 40%--+

The greater levels of vulnerability in Ciutat Vella are also highlighted by the fact that most of the housing stock in its various neighbourhoods corresponds to rental properties: in El Raval (60-80%), in El Gòtic (60-80%), in La Barceloneta (40-60%), in Sant Pere, Santa Caterina i la Ribera (60-80%). This means there are a considerable number of households in a situation in which excessive financial effort is required to cover housing costs (Appendix 7.1).

As shown in Map A1, other neighbourhoods with high levels of rental properties that are deemed unaffordable can be found in Poble Sec (35%), Diagonal Mar i el Front Marítim del Poblenou (39%) and Provençals del Poblenou (35%); however, these three have a lower percentage of rental households: between 20 and 40% of the total number.



- 0 - 30%
- 30 - 35%
- 35 - 40%
- 40%+-

Figure 5. **Map A1** - Financial effort required to cover the payment of rent, including average expenditure on basic utilities (2016). The density of dots reflects the approximate percentage of rental housing per neighbourhood, in line with the following four bands: 0-20% - 20-40% - 40-60% - 60-80% (details in Appendix 7.1).

The districts where the largest growth was recorded in the difference between household income and rental cost between 2016 to 2017 were Sarrià-Sant Gervasi, Les Corts and Sants-Montjuïc. While the first two districts have the highest levels of average household income anywhere in the city (€53,800 and €43,800 per year, respectively, corresponding to less financial strain), there was a substantial increase in this indicator in Sants-Montjuïc, increasing from 35% to 40% of the average household income between 2016 and 2017.

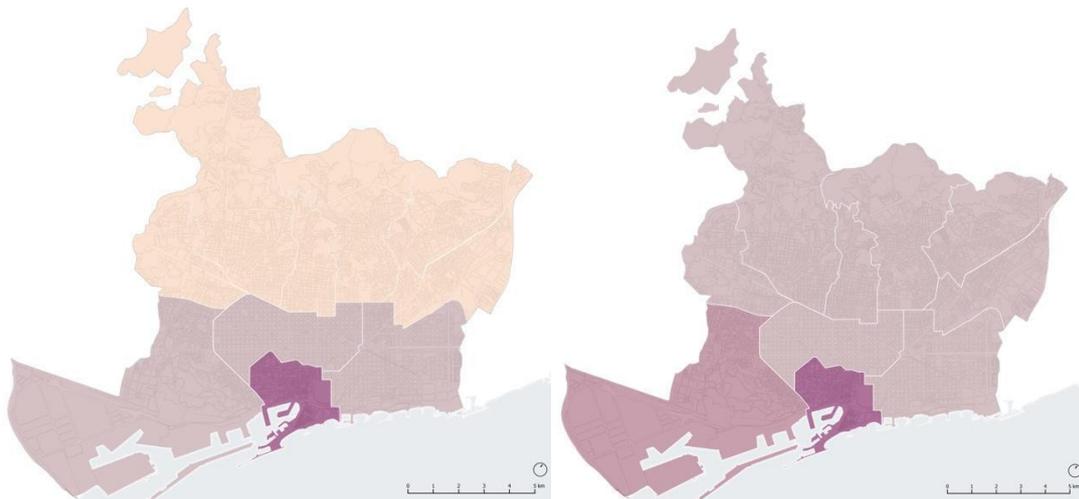


Figure 6. *Maps A2 and A3 - Difference in financial effort required to cover the payment of rent, including average expenditure on basic utilities, in 2016 (map A2, on the left) and in 2017 (map A3, on the right).*

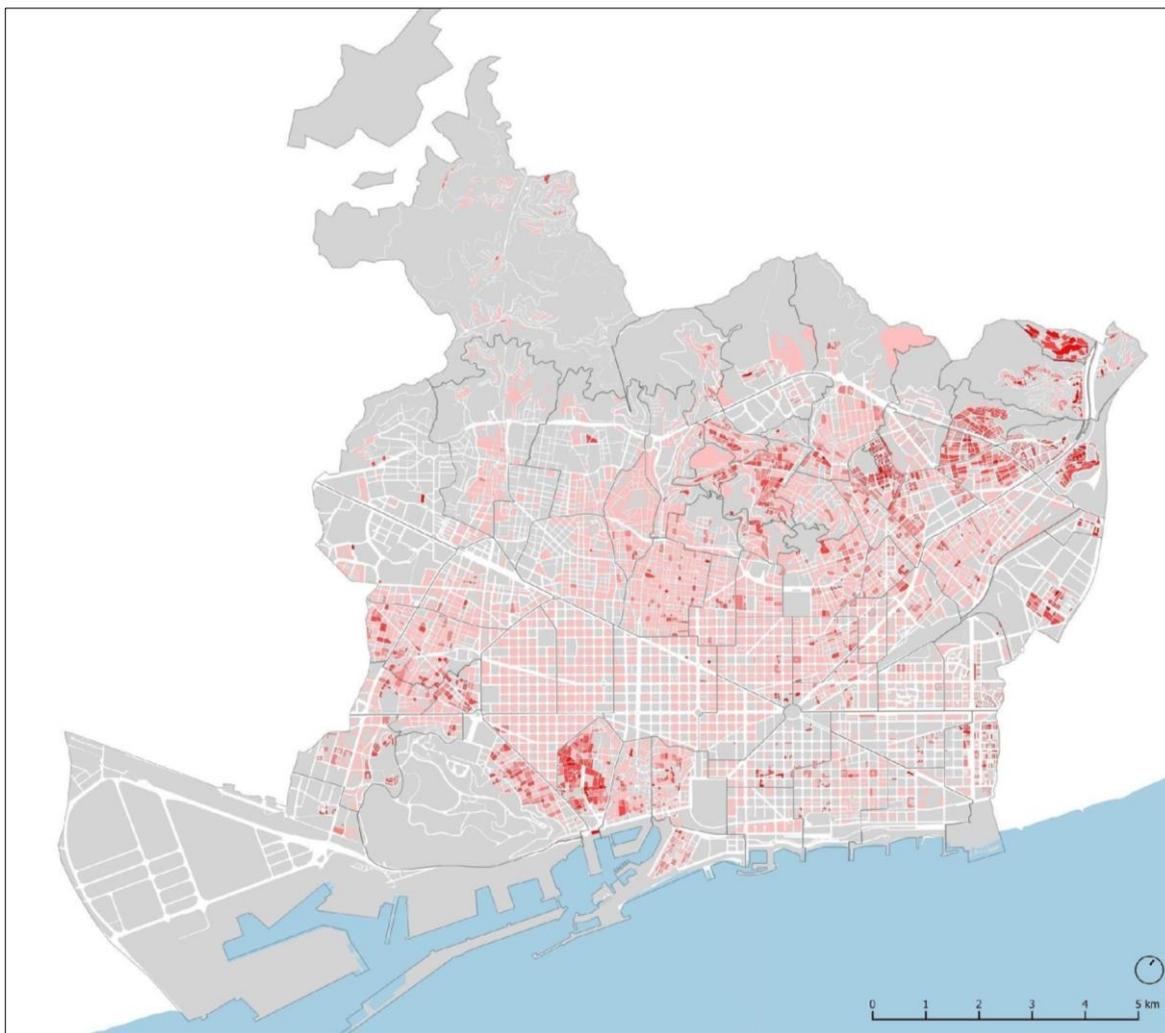
0 - 30%
 30 - 35%
 35 - 40%
 40%--+

5. Residential exclusion risk maps

The territorial distribution of the risk of residential exclusion overlaps in part with vulnerability due to unaffordable rent as illustrated above. In terms of both numbers of dwellings and in absolute terms, El Raval - Ciutat Vella district - is the neighbourhood with the highest number of blocks in an extremely vulnerable situation (47 out of 132, which is 35%). However, in relative terms, five neighbourhoods in the district of Nou Barris report an even higher level of vulnerability. In particular: Ciutat Meridiana (87%), El Turó de la Peira (62%), Can Peguera (74%), Les Roquetes (57%), Verdun (47%).

Table 3 - The figures presented in the table correspond to the number of blocks in a situation of extreme residential exclusion (3 times higher than the average value for the city as a whole) as a proportion of the total number of blocks in the same neighbourhood (shown in red on the map).

DISTRICT	NAME	NO_BLOCKS	VULNERABLE BLOCKS
Ciutat Vella	El Raval	132	47
Nou Barris	El Turó de la Peira	27	17
Nou Barris	Can Peguera	55	41
Nou Barris	Les Roquetes	47	27
Nou Barris	Greenfinch	34	16

**AMBIT PER ILLA**

- < 1.0
- 1.0 - 1.5
- 1.5 - 3
- > 3.0

II Figure 5 - Map B - Residential exclusion index, calculated as the total number of instances of financial support granted and/or actions registered in each block, divided by the number of registered dwellings in that same block. The total number of instances of financial aid registered on a block during 2017-18 was added up, and then divided by the number of households registered as living on that block. The result was a ratio of between 1 and 18, and these are the values that are presented on the map, which shows the degree of vulnerability to residential exclusion of each block. (Appendix 7.5).

In terms of the population at risk, although the different formats in which the aid and/or action reports have been compiled do not allow us to determine the exact number of households shown on the map, the data provided by the different stakeholders does allow us to draw some general conclusions about the number of households supported with various types of aid:

- Some 10,700 households receive rent support, 79% of them from the Government of Catalonia and 21% from the City Council.

- 85% of the evictions registered in 2017 (2,139 out of a total of 2,519) were due to non-payment of rent.
- Some 13,900 households were prevented from having their utilities cut off due to unpaid bills (water, gas and electricity) during the biennium 2016-2017. The most expensive supply and the one where non-payment is most frequent is electricity.

In terms of the Resilience Strategy analysis, this map paints quite a detailed picture of the territorial **distribution of the risk of residential exclusion in Barcelona's different neighbourhoods**, based on the levels of aid and on actions taken with a view to mitigating the pressure on the most vulnerable households. On the other hand, and with a view to the future, this territorialisation of risk exercise creates an **opportunity to standardise the process of collecting data on vulnerable households in the different databases analysed**.

6. Related initiatives

As has been shown in previous sections and maps, the risks and vulnerabilities analysed in this paper threaten the resilience of the city and its neighbourhoods, with different levels of criticality and impact by population size. The *Barcelona Housing Rights Plan (2016- 25)*, and the political commitment derived from it, provides an ambitious strategic framework for addressing the challenges facing the city, and for launching a wide range of measures, projects, actions and regulations – in support of both demand and the supply of new housing– that play a key role in ensuring the right to housing for all throughout the different stages of life. The actions illustrated below are presented in the following two categories, in line with the two questions addressed in this document.

Firstly, there is a description of the more structural actions implemented by the City Council, which are aimed at increasing the stock of public and affordable housing in the medium and short term. Secondly, there is a list of actions and financial aid dedicated to combating residential exclusion, in terms of both emergency response and prevention.

Increasing the stock of public and affordable housing

Barcelona City Council plans to increase the city's public housing stock by more than 4,600 homes through the promotion of new subsidised housing: both rental accommodation (80% of the total) and those with surface rights (20% of the total).

In December 2018, Barcelona City Council and the Regional Government of Catalonia passed an amendment to the General Metropolitan Plan (PGM) to allocate 30% of new developments and large private sector rehabilitations to subsidised housing (VPO). This 30% will apply to any building permit over 600 m², and must be applied in the same neighbourhood as the building development. Particular importance is given to the more central neighbourhoods under the greatest threat of property speculation, which is also highlighted in the maps. This measure is expected to increase the city's affordable housing stock by around 330 flats per year, which will be deemed affordable to 75% of households.

Since 2017, the City Council has also been promoting various initiatives aimed at expanding the stock of affordable housing in a rapid and evenly-distributed manner throughout the city through incorporating private housing in public programmes. Two such examples are the Borsa de Lloguer and the Programa de Cessió.

Last, throughout 2018, the Observatori Metropolità de l'Habitatge (OHB) - a supra-municipal body funded by the different administrations and responsible for raising awareness of the housing market in the 36 municipalities of the Barcelona Metropolitan Area - has been fine-tuning its system of indicators to give support to the different administrations by facilitating all the information (data, studies and analyses) that may be useful when promoting public housing policies aimed at improving affordability.

Preventing and responding to residential exclusion

The Unit Against Residential Exclusion (UCER) was established in 2015 with the triple objective of:

- 1) Taking action against evictions in the city
- 2) Dealing with situations of illegal occupancy
- 3) Setting up a discipline for the use of housing.

UCER has grown to a point where it now assists around 2,300 household units at risk of losing their home. A total of 6,371 people were assisted in 2018, 2,354 of them minors. Its action has allowed the progressive development of permanent housing solutions for those who have been

evicted. Since 2018, the functions of UCER have been performed by the Directorate of Action Programmes for Decent Housing Use (SIPHO) and the Directorate of Judicial Services (Disciplinary Unit).

There was an increase of 80% in the municipal budget allocated to rent aid between 2015 and 2018, in addition to a similar line of aid managed by the Government of Catalonia. Within this framework, beneficiaries of municipal support have increased from 2,708 households during the 2012-15 mandate to 4,467 households during the 2016-19 mandate. There are three different types of aid:

- 1) Aid for public housing
- 2) Accommodation aid for emergency situations
- 3) Rent payment aid for housing maintenance.

The municipal policy for the renovation of buildings and homes was relaunched in 2015, with a substantial increase in the budget allocated (+543%), and has gradually increased over the past five years. Within this framework, the following three lines of action are notable:

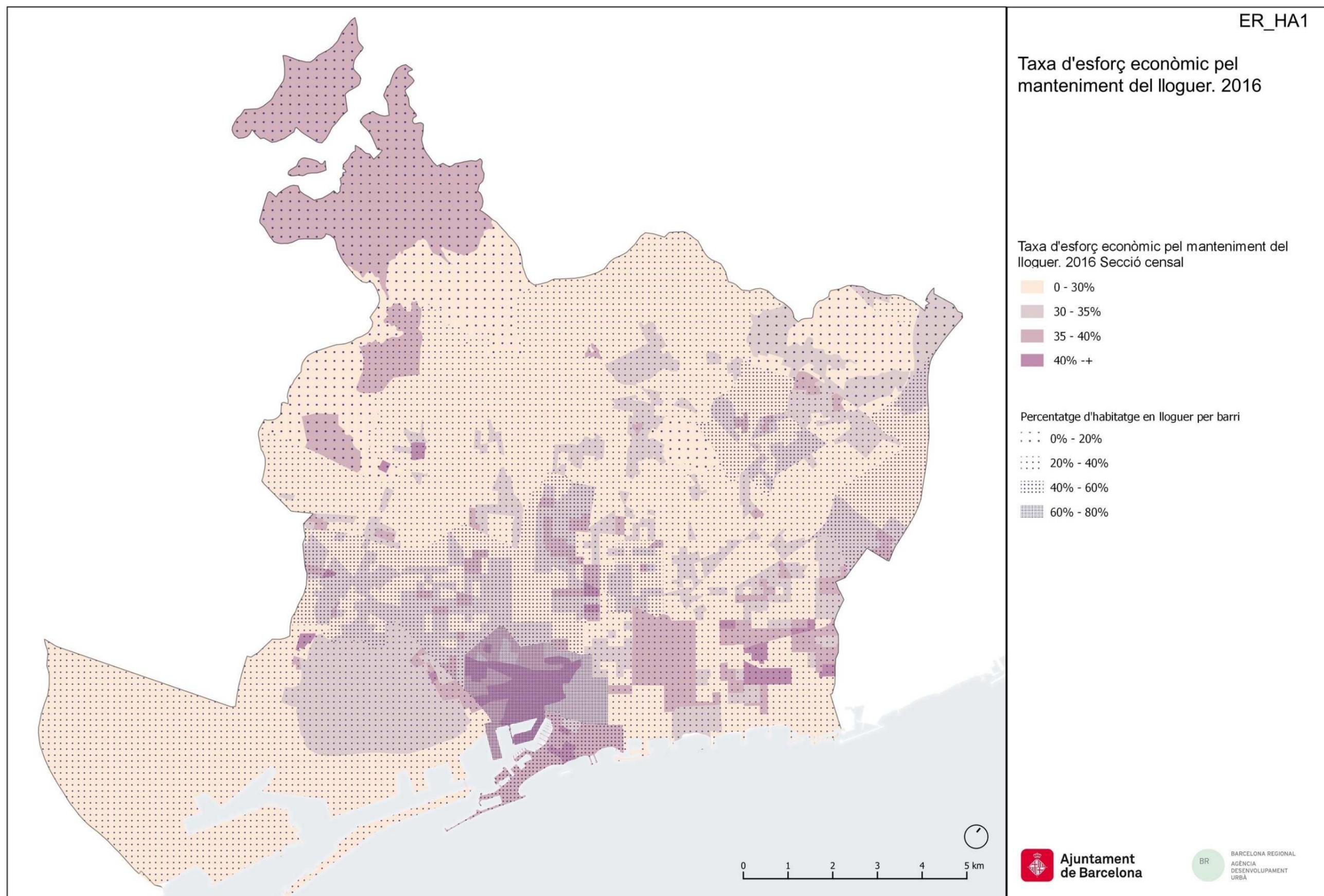
- 1) Comprehensive renovation of highly complex properties (FACs) in six neighbourhoods defined as priority neighbourhoods by the Neighbourhood Plan.
- 2) Renovation of communal building elements, with the dual aim of optimising energy efficiency and improving physical accessibility.
- 3) Renovation of the internal elements for energy improvement, adaptation of utility facilities to current standards and improvement of living and accessibility conditions; up to a maximum of €20,000.

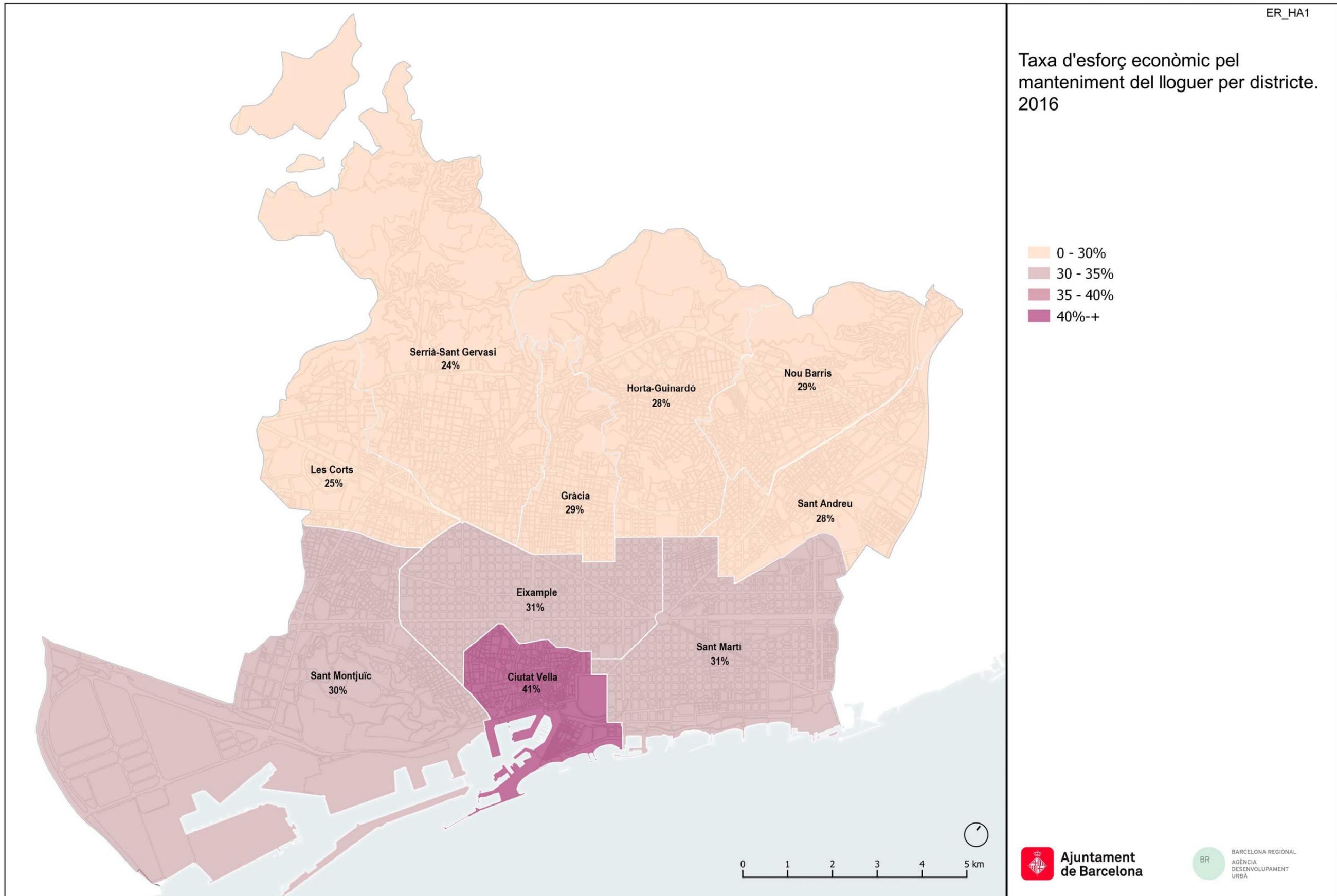
All these aid lines include the objective of mitigating household consumption and energy costs, reducing the risk of exposure to situations of fuel poverty.

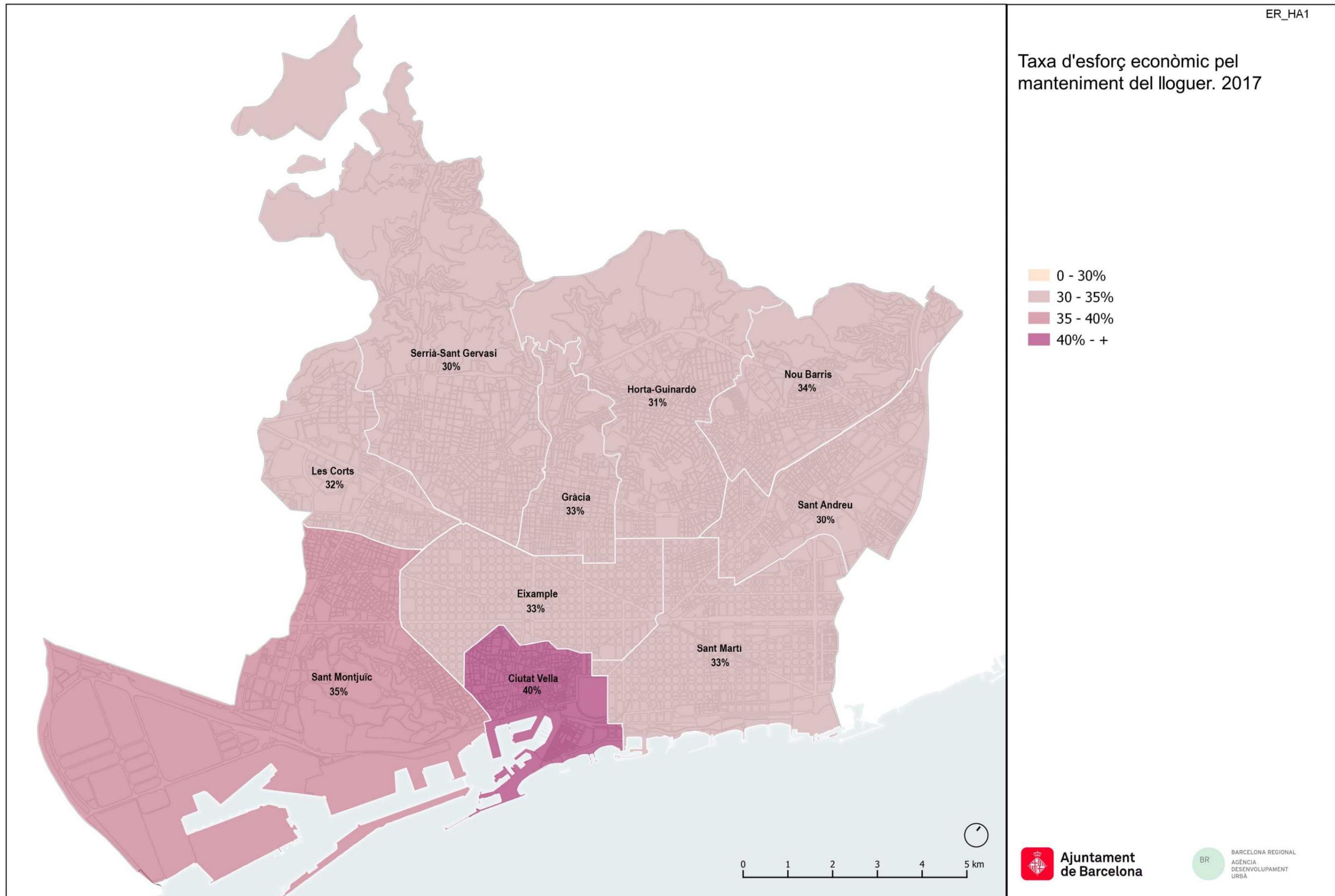
In 2017, 10 Energy Advice Points (PAEs) were created - one for each district - to provide the information, support and intervention people need to exercise their energy rights and to ensure that companies do not deny them access to basic utilities. In 2018, the energy advice points extended their reach, providing assistance to 13,301 people.

The Programa de Resiliència de Barcelona (Barcelona Resilience Programme) represents a new opportunity to highlight efforts to implement existing and new measures to improve access to housing for all people at different stages of their lives.

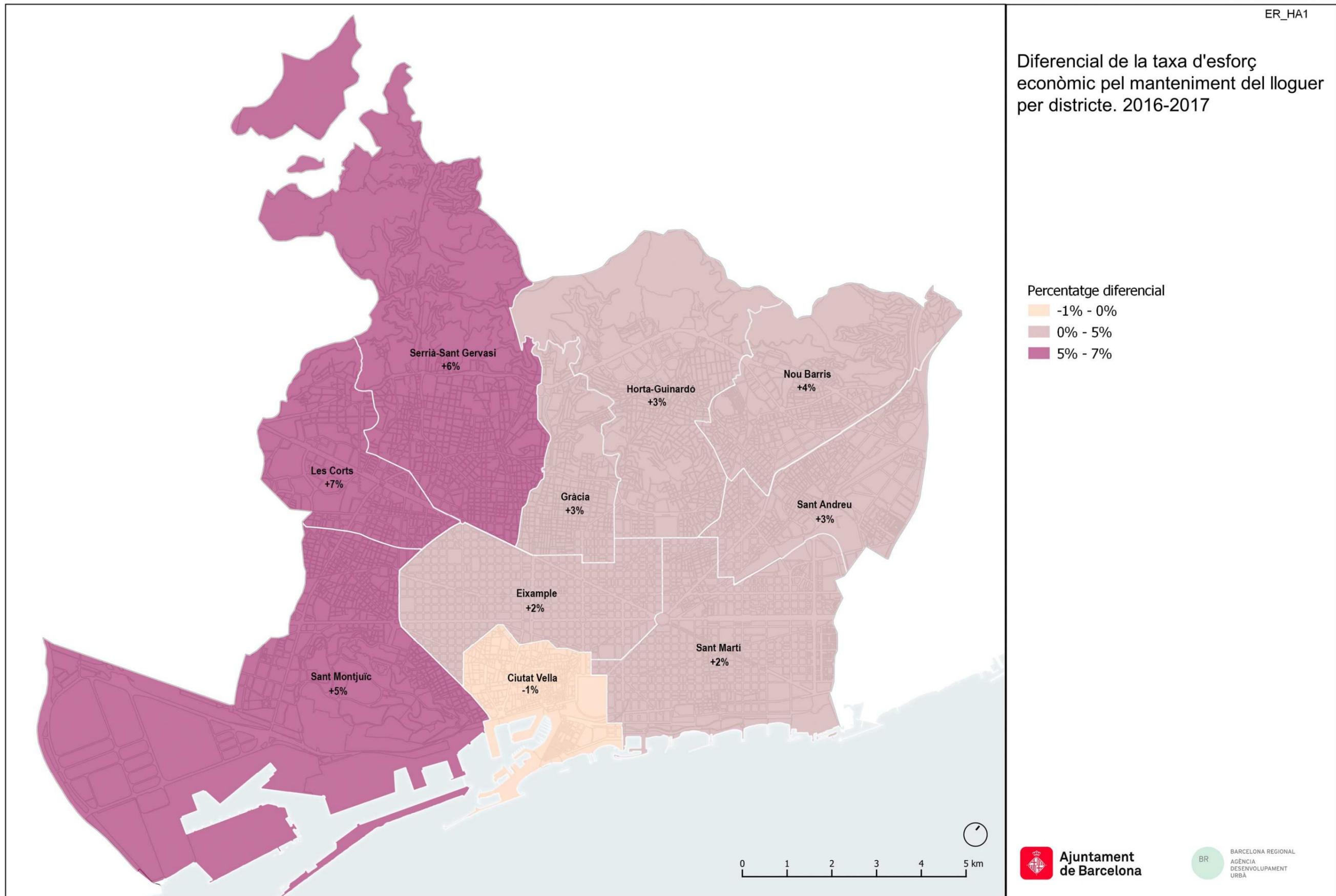
7.Appendices

7.1 - **Map A1** – Financial effort required to cover the payment of rent (census section and district)

7.2 - **Map A2** – Financial effort required to cover the payment of rent, 2016 (district)

7.3 - **Map A3** – Financial effort required to cover the payment of rent, 2017 (district)

7.4 - **Map A4** – Difference in financial effort required between 2016 and 2017 (district)



7.5 – Map B – Rental exclusion index (2017-18)

