



ΠΕΡΙΦΕΡΕΙΑ ΚΡΗΤΗΣ
REGION OF CRETE

International Conference
OF THE REGIONAL OBSERVATORY
FOR SOCIAL INCLUSION
OF THE REGION OF CRETE

**“Combating Poverty and Deprivation.
Social and Spatial Dimensions
of Sustainable Development Policies”**

**RESEARCH ON HOUSING EXCLUSION & POLICIES
IN THE METROPOLITAN AREA OF BARCELONA**

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Friday 23rd June 2023

PART I The Housing Observatories

**PART II What is the Barcelona Metropolitan
Housing Observatory (O-HB)?**

How do we work?

Current LABs

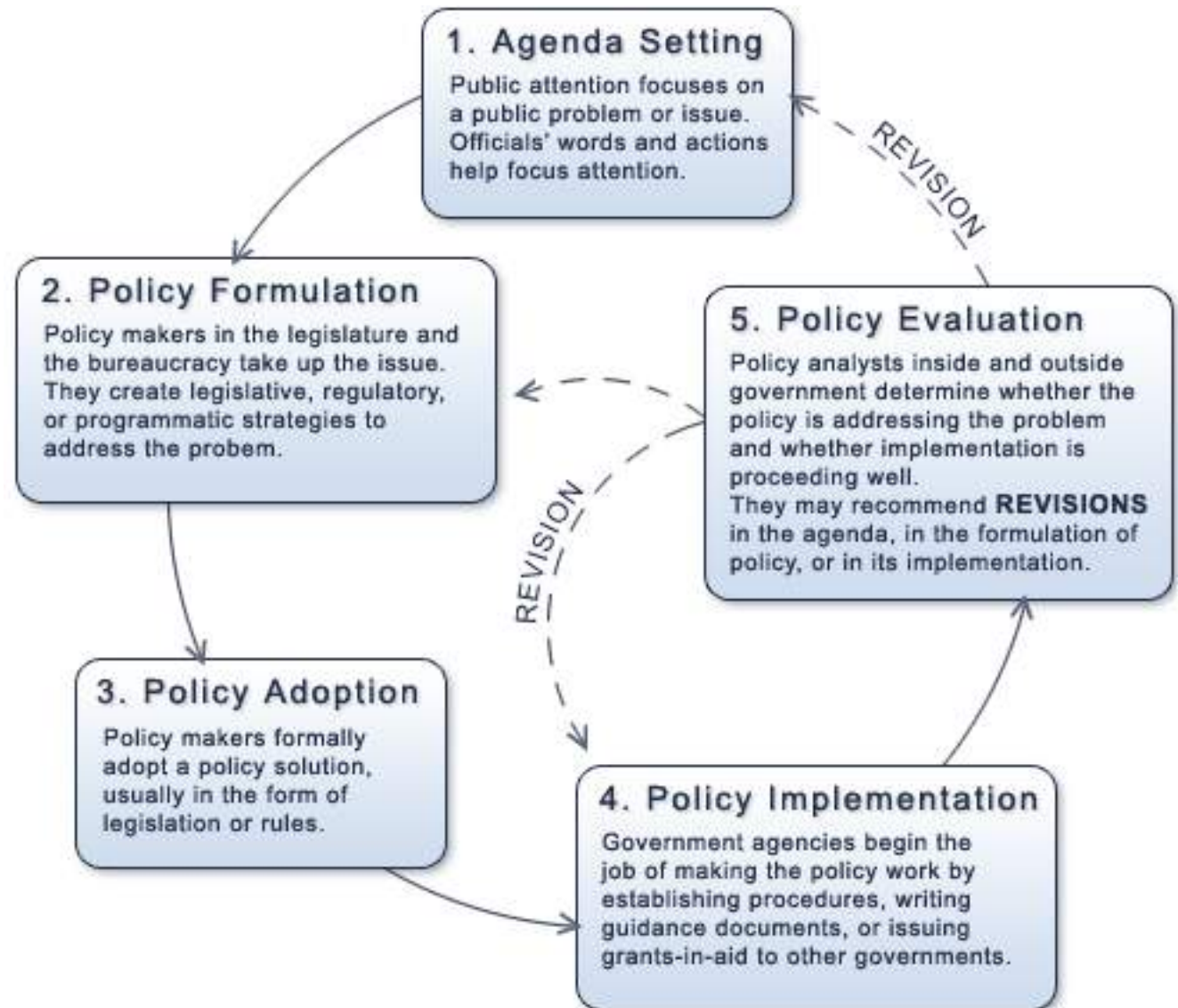
**PART III Housing Exclusion in the
metropolitan area of Barcelona**

PART I The Housing Observatories

Housing Observatories in the Policy Making Process

There is a **growing number of housing observatories** in Europe at all levels whose primary goal is to facilitate the development of **better and more effective housing policies** in some or all **stages of policy making process** through a strong evidence-based approach.

Activities: improving the **information available**; promoting analysis, **research**, and **wider knowledge**; stimulating **the debate** on housing issues; (iv) and **knowledge sharing**.



Housing Observatories Meeting

European cities

City of Amsterdam, Housing Department

Osservatorio Casa Abordabile (DAStU, Politecnico di Milano)

Dublin Housing Observatory

European regions

European Centre for Housing Research (ECHR)

Observatoire de l'habitat (Luxembourg Institute of Socio-Economic Research)

ETH Wohnforum

Osservatorio del sistema abitativo (Regione Emilia-Romagna)

Spain

Observatorio Vasco de la Vivienda (Pais Vasco)

Observatori de l'Habitat i la Segregació Urbana (Valencia)

Observatori Local d'Habitatge (Diputació de Barcelona)

Observatori Metropolità de l'Habitatge de Barcelona



https://www.ohb.cat/wp-content/uploads/2023/06/00.ISHF_PPT-joined_xs.pdf



Housing Observatories

Housing Europe Observatory

Launched more than 25 years ago, the Housing Europe Observatory is the **research branch** of the **Federation of Public, Cooperative and Social Housing (Housing Europe)**, and point of reference for facts, figures and key trends in the field of public, cooperative and social housing across Europe.



'**State of Housing in Europe**' is the flagship biennial publication of the Housing Europe Observatory and its 2021 edition was officially launched on 26th March. You can read a first analysis of the impact the COVID-19 crisis has had on public, cooperative, social housing; more than 20 country profiles illustrating different housing realities and concrete policy recommendations

<https://www.stateofhousing.eu/#p=1>

Housing Observatories

Observatoire de l'habitat (Luxemburg)

It was created in 2003 within the Housing Department to produce **information** necessary **for planning housing policies** and **to inform** the public on housing issues.



The Observatoire de l'habitat has three major tasks;

Collect

It **collects** and **centralizes data** by promoting the involvement of its different partners.

Analyse

- **Selling prices** of dwellings and land for construction (prices indicated in the notarial deeds)
- **Stipulated prices** of dwellings for sale or rent (from property ads)
- Housing **supply**
- **Land** potential (land for construction for residential purposes)
- **Land used** to build new dwellings and the **density** of such new dwellings
- **Housing comfort**

Disseminate

By publishing notes of the Housing Observatory, indicators, activity reports, special editions and through its website.

<http://observatoire.liser.lu/>

Housing Observatories

The Dublin Housing Observatory

The Dublin Housing Observatory (DHO) is a new research unit, based in **Dublin City Council** and overseen by an independent advisory board. It is a new initiative in Dublin City Council's ongoing development of its overall competencies in housing, planning, economic development, inclusion and integration.



Comhairle Cathrach Bhaile Átha Cliath
Réadlann Tithíochta
Dublin City Council Housing Observatory

The DHO strives to **provide evidence** which informs housing policy and leads to better practice. Our mission statement is “*to make Dublin city an affordable and sustainable place to live by ensuring its housing and urban development strategy, policy and practice is underpinned by robust evidence.*”

The Dublin Housing Observatory has four primary objectives.

- **Enable and support** Dublin City Council’s provision of **high quality social and affordable homes and sustainable communities**;
- Be a **knowledge-exchange hub** for policy design, analysis and implementation on housing and urban development;
- Provide research and analysis to **support evidence-informed decision-making in housing** and related fields of planning, economic development, inclusion and integration; and,
- Be a **data navigator** and objective source of information on the dynamics of Dublin’s housing system and market for all Dublin City Council’s stakeholders, the public and elected representatives.

PART II What is the O-HB?

How do we work?

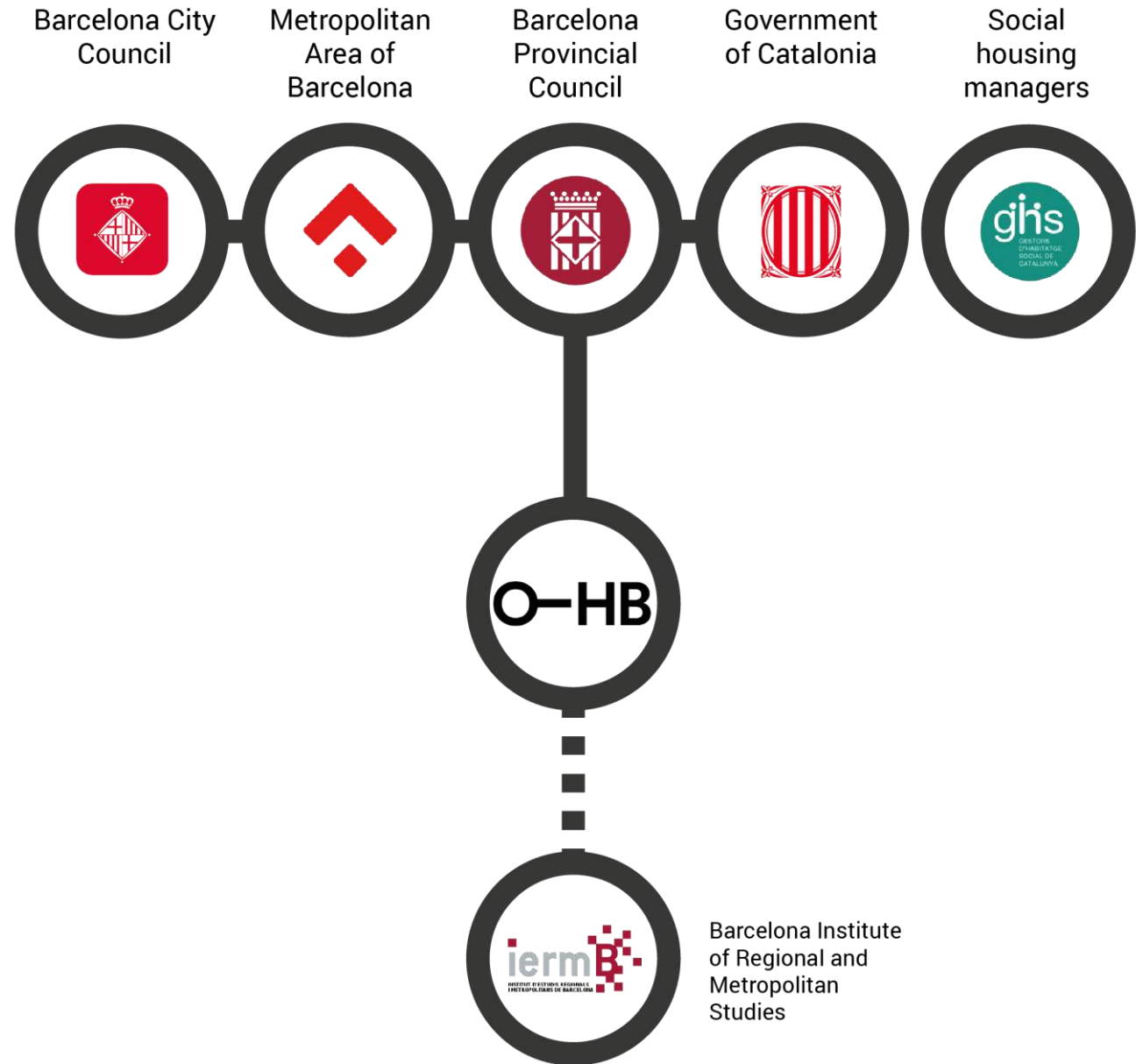
Current LABs

Institutional framework

The O-HB is a **housing research centre** that was created in 2017 as a joint initiative of the **Barcelona City Council**, the **Metropolitan Area of Barcelona (AMB)**, the **Barcelona Provincial Council** and the **Government of Catalonia** and with the support of the **Association of Social Housing Managers (GHS)**.

Since 2018, it is a **unit** integrated into the structure of the **Barcelona Institute of Regional and Metropolitan Studies (IERMB)**.

The O-HB activity is assisted by an **Advisory Board** which is composed of accomplished experts in various housing disciplines.



Objectives

Main goal



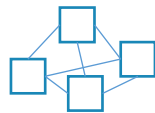
- To contribute to develop **more effective and efficient housing policies** in the metropolitan area of Barcelona through examination and evaluation of housing needs and housing policies implemented.

Operational objectives



- To elaborate **in-depth analysis of housing databases** and housing-related studies, and centralize all available data
- **To improve the existing data** because of the asymmetric level of disaggregation
- **To fill existing housing-data gaps** through new research projects

Structural objectives



- **To provide information on housing** to the general public, the media, and researchers; and to share results and knowledge with governments and organizations involved.

Data & Indicators: Challenges and Strategies

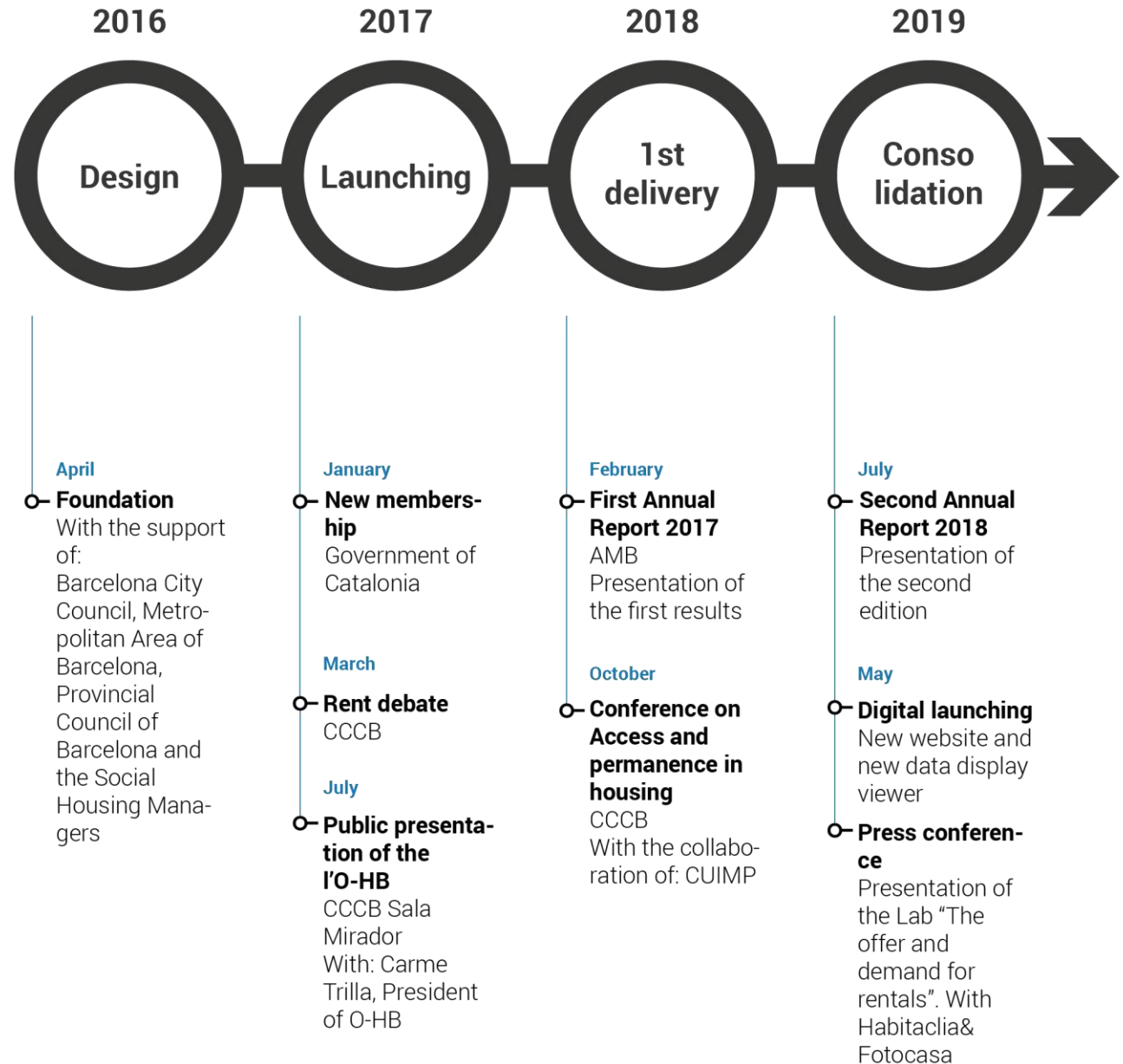
Housing Databases

Housing Exclusion Indicators

- Key aspects: **data harmonization** (as an iterative process of capturing, defining, analysing and reconciling information) and **data coordination** among all organizations involved (public sector, research centers & academia, observatories)
- **New Sources:** Big Data & Digital footprint, On-Line Surveys, Real Estate Websites, Public Registers (applicants, housing benefits, social housing),
- **Public-Private Data Collaboration**
- Improvement of housing information in the **Official Statistics Program**

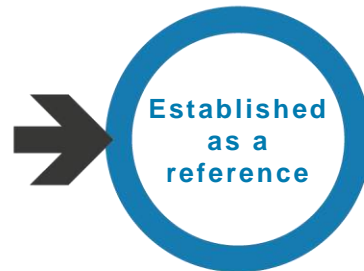
- Any attempt to define a set of **housing indicators** (Affordability, Housing Conditions, and so) must: be **designed according to the data available**, and built over the basis that it **will not be able to measure** precisely this problem.
- The most relevant contribution of any housing indicator is that permits the **comparability** of results: over **time (trends)**, between **territories** (neighbourhoods, cities, regions, countries), between **housing tenures**, between **age groups, income groups, type of households**, and men and women (**gender-gap**).
- This knowledge is essential for identifying the main socioeconomic and territorial characteristics of **economic dimension of housing exclusion** and, thus, for **housing policies design and planning**.

Evolution



Strategy 2020-2030

2020-2023



Innovation

- New questions
- New methodologies
- Improve visualization
- Improve database architecture

Coordination

- Stronger coordination between different administrations and departments
- Expand and reinforce the network of actors and collaborators

Internationalization

- Share spaces of knowledge
- Participation in calls for international projects
- Website update in 3 languages

PART II **What is the O-HB?**

How do we work?

Current LABs

Research activity

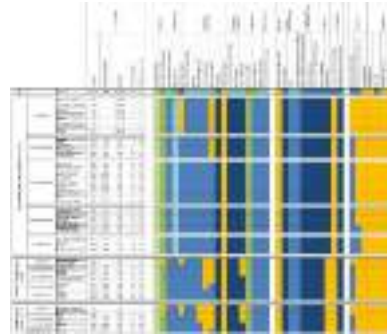
The research activity of the O-HB can be grouped into six broad areas:

- **population and households**
- **housing market**
- **housing affordability problems**
- **housing policies**
- **housing stock**
- **housing rehabilitation**

These research activities can also be classified into three different lines regarding their purpose:

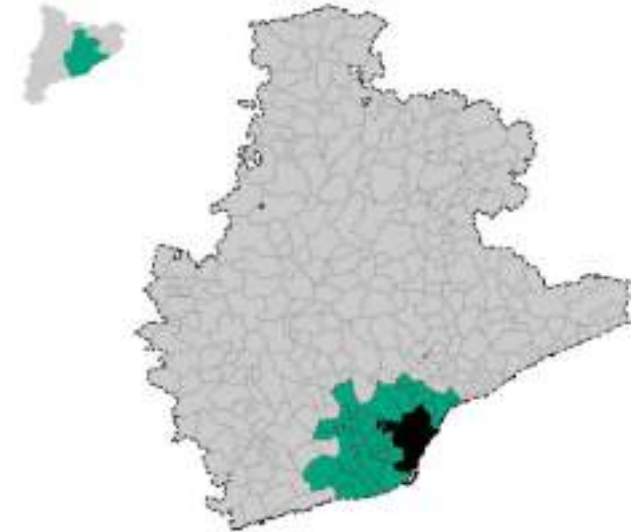
- projects related to the **housing indicator system** developed by the O-HB to support comparative studies (O-HB **open housing data viewer**)
- studies, called **laboratories**, that focus on certain housing issues, including new data collection and data harmonisation
- **collaborations**, that is, research projects conducted in collaboration with another public or private organization for a limited period of time for specific purposes.

Available data



Data gaps

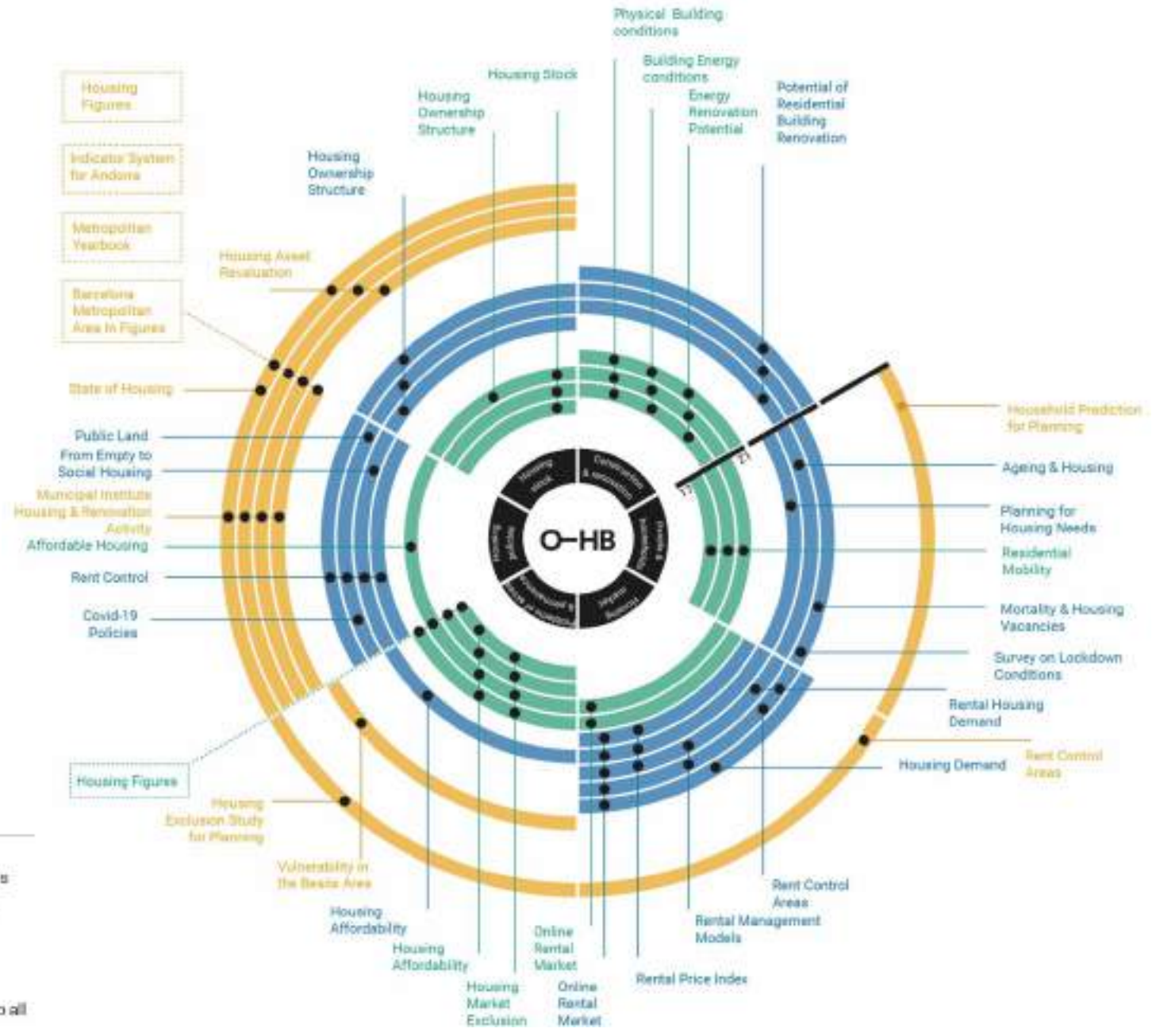
Geographical scope



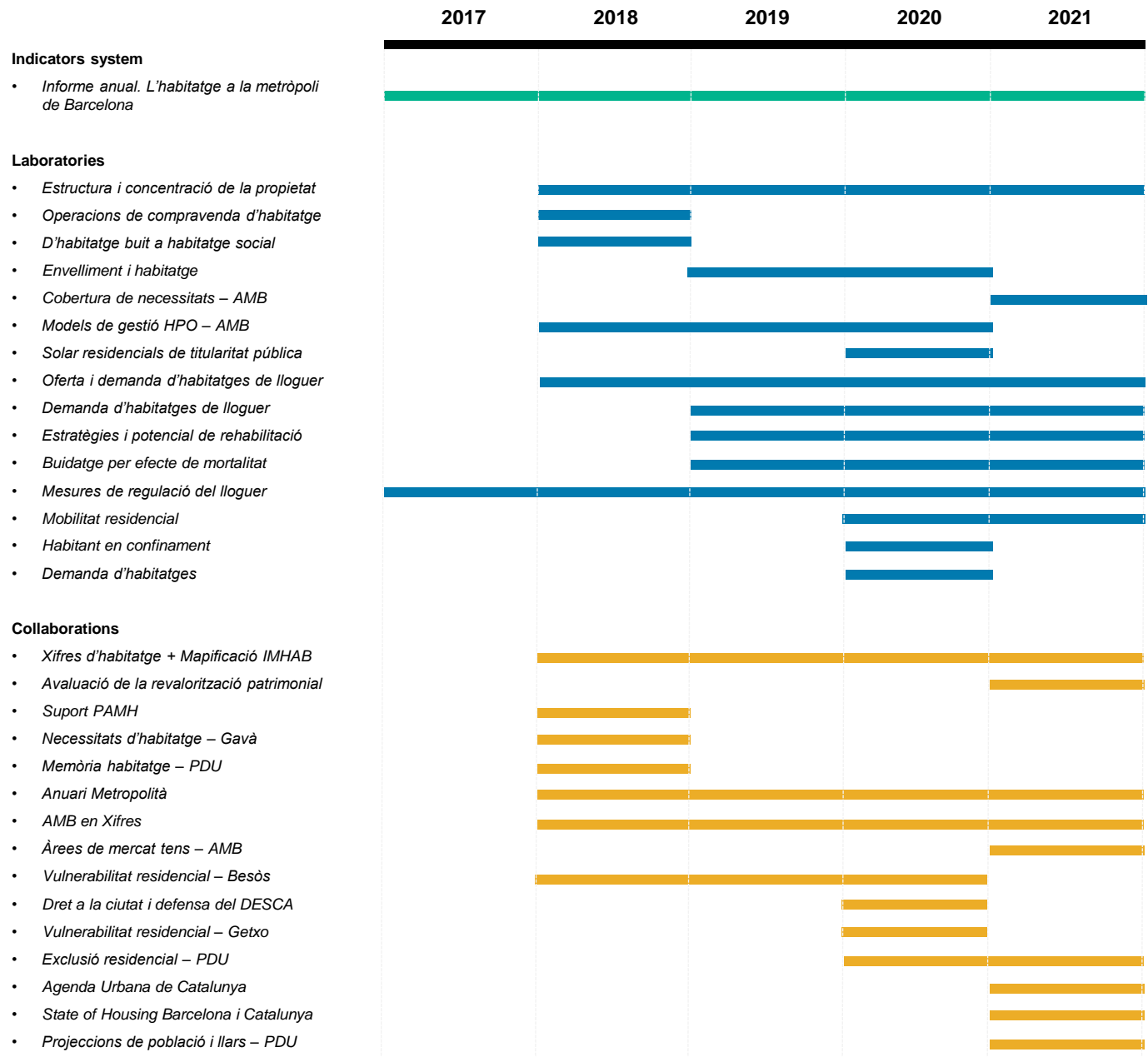
- Province of Barcelona
- Metropolitan Area of Barcelona
- Barcelona

O-HB Galaxy

The galaxy **synthesizes** the O-HB **research activity** from 2017 to 2021 considering the abovementioned six areas and the three lines of research projects.



Research projects carried out 2017-2021



Research outputs

The O-HB research outputs from laboratories and collaborations are mainly **reports** which are published online at the O-HB website but also other types of deliverables, such as:

- online dynamic housing analysis
- interactive maps
- specific cartographies
- Infographics
- Presentations
- academic papers
- press releases
- press conferences
- open databases available online

Reports



Interactive maps



Dynamic reports

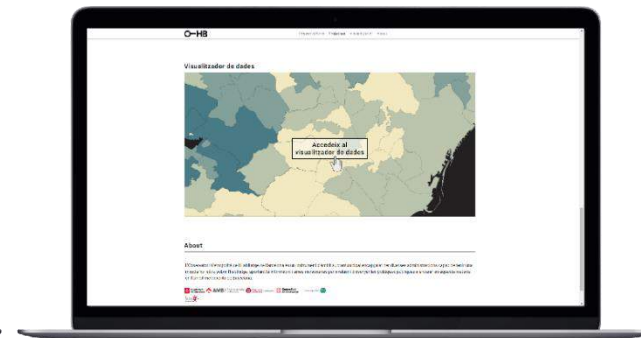
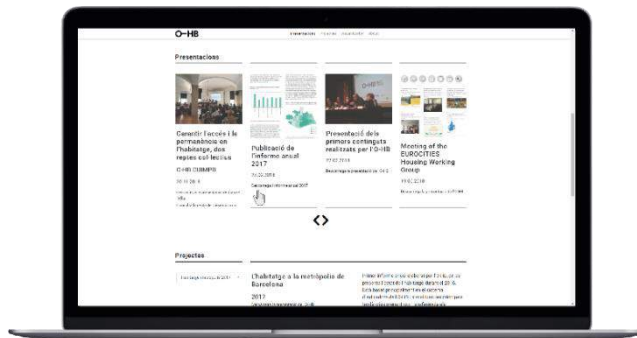
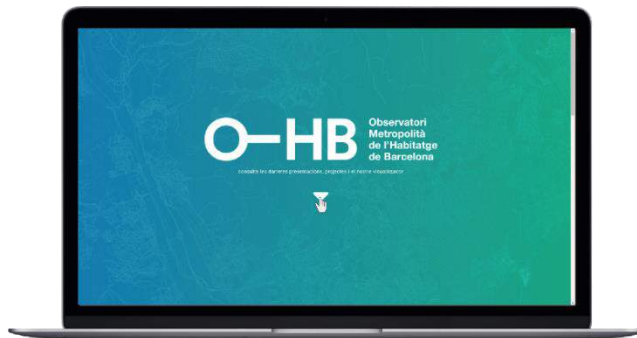


www.ohb.cat/visor



Specific cartographies





PART II What is the O-HB?

How do we work?

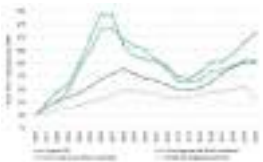
Current LABs

O-HB laboratories and other activities developed during 2022

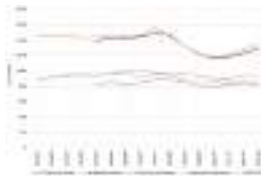
LABORATORIES

OTHER ACTIVITIES

Annual report:
Housing in the
metropolis of
Barcelona in
2021



Supply and
demand for
rental housing
in Barcelona and
the metropolitan
area



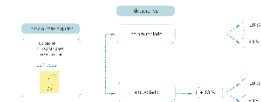
Home
ownership
structure and
concentration



Strategies and
potential for
residential
housing building
renovation



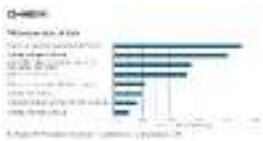
Housing rent
regulation
measures



. Annual
conference
OHB-CUIMPB



Residential
mobility in the
metropolis of
Barcelona



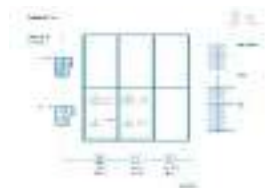
Housing
emptying due
to mortality



Housing and
gender



Characteristics
of the housing
rental market



Housing and
land



. ENHR
Congress 2022



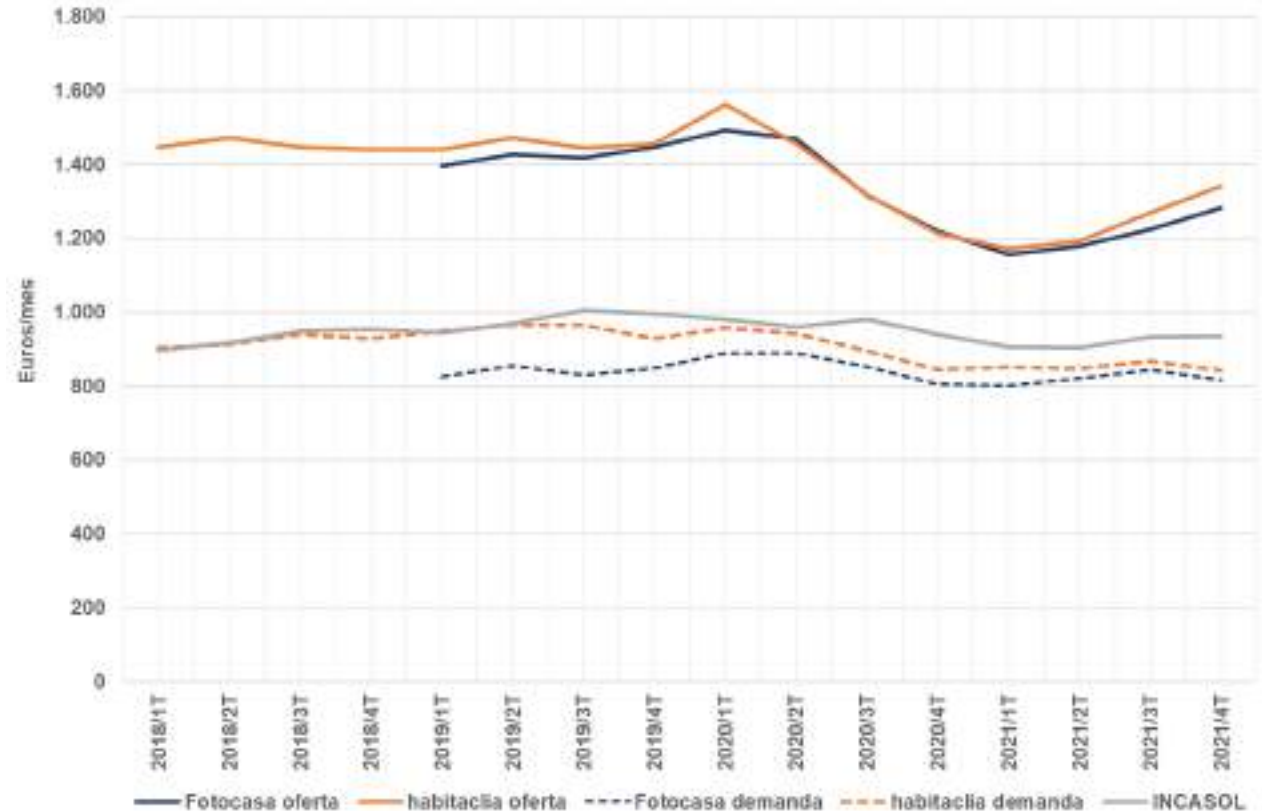
Supply and demand for rental housing in Barcelona and the metropolitan area

The O-HB monitors rental housing activity on two major real-estate websites, and its related supply and demand average prices on a quarterly basis. In addition, it compares the results with the public data of the INCASÒL rental deposits.

This LAB is based on a pp-partnership with **Adevinta**, which provides the O-HB with monthly offer and contract records of the real-estate websites *Fotocasa* and *habitaclia*.



Figure. Comparative evolution of the average prices of rental deposits and real-estate portal's data. Barcelona city. 2018 - 1st quarter to 2021 – 4th quarter



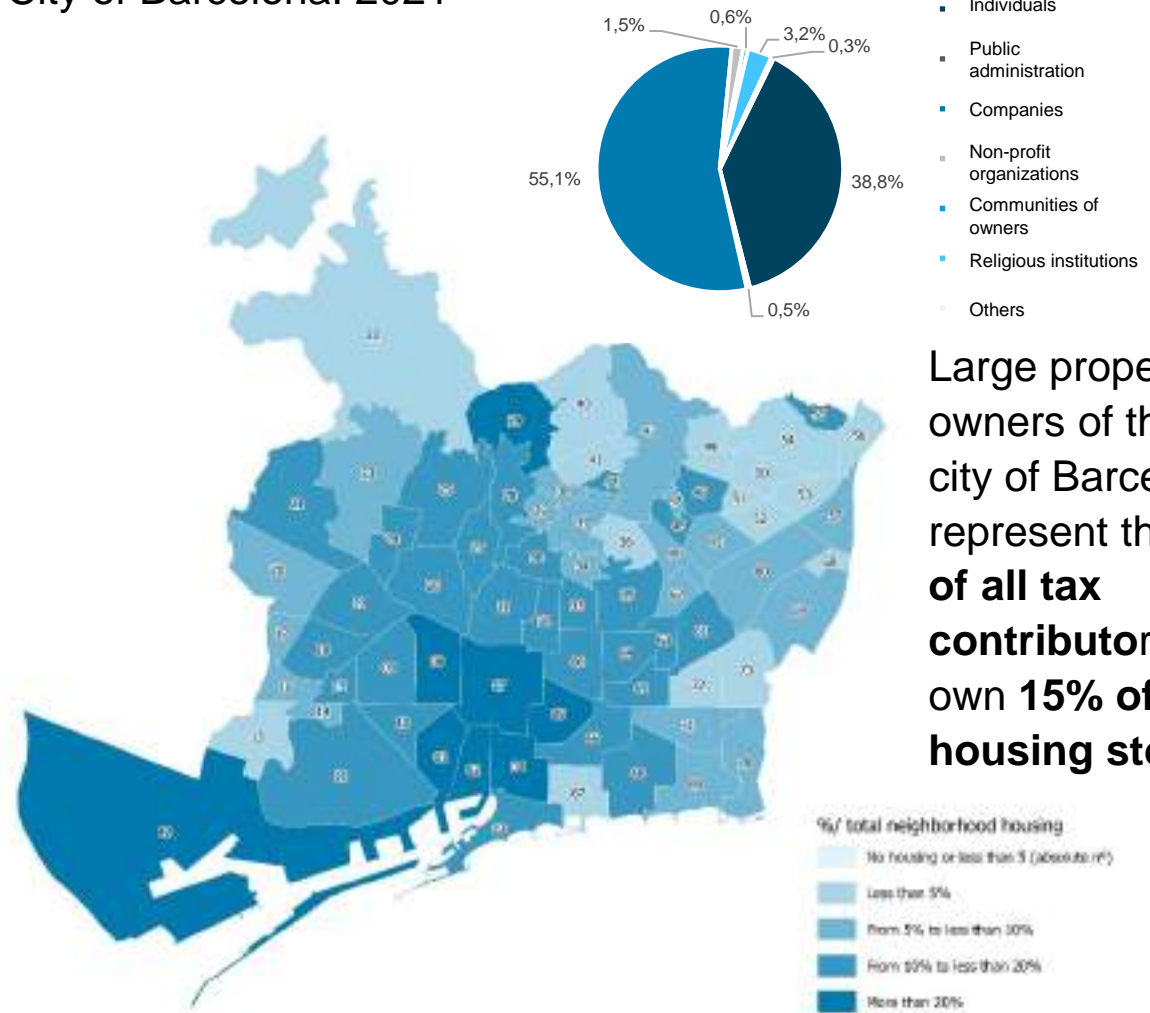
Source: O-HB based on Housing Studies Service and Housing Documentation data from Generalitat de Catalunya and those provided by the Adevinta group

Home ownership structure and concentration

The O-HB has recently published the 3rd study about **housing ownership structure** in the city of **Barcelona**.

This research is based on an own methodology that combines **existing housing stock** and **taxpayer's data**, making it possible to analyse the territorial distribution of housing contributors. It also takes into account the state and regional legal regulation on the so-called large property owners.

Percentage of dwellings owned by large property owners (excluding public administrations).
City of Barcelona. 2021



Large property owners of the city of Barcelona represent the **6% of all tax contributors** and own **15% of the housing stock**

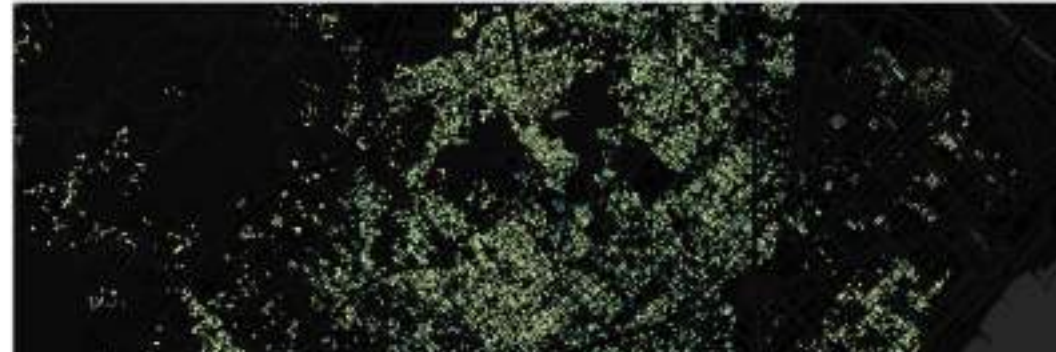
Source: OHB based on Direcció General del Catastro, Generalitat de Catalunya and Ajuntament de Barcelona data

Strategies and potential for residential housing building renovation

The O-HB has recently generated a **database** with approximately **200 variables** on the constructive, energetic and socio-economic characteristics of the residential plots of the city of Barcelona. It also includes data on their potential to improve their energy performance through different energy renovation actions.

This database provides support for the design of renovation policies focused on meeting the SDGs and on the deployment of the **EU Next Generation Funds**.

Digital tools



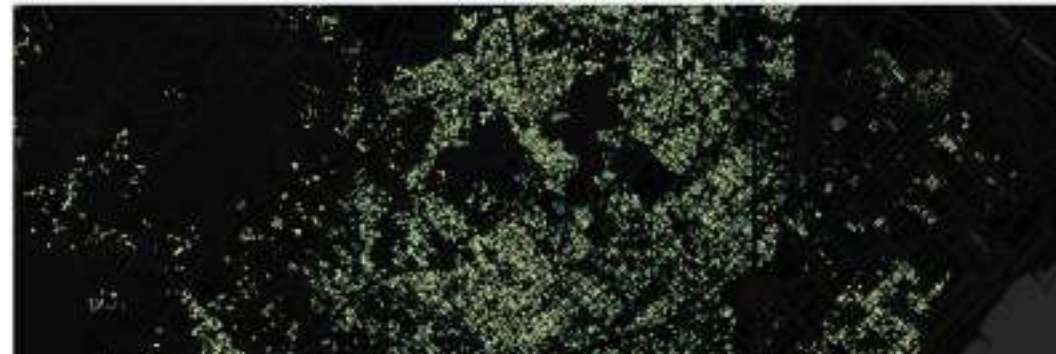
Source: O-HB based on several sources

Strategies and potential for residential housing building renovation

Results

85% of the residential city plots are eligible to receive Next Generation Funds implementing passive energy strategies.

Digital tools



Source: O-HB based on several sources

Impact of Rent Control Measures (Law 11/2020) on the rental market in the Barcelona region.

Results

This laboratory analyzes the impact that Law 11/2020, has had on the rental market in the demarcation of Barcelona, and specifically, what has been the impact on the **evolution of prices**, the **number of rental contracts** and the **volume of rental homes**.

Figura 1. Precio medio mensual de los contratos de alquiler de viviendas. Barcelona ciudad, grupo experimental, grupo control y grupo exógeno, septiembre de 2019 - marzo de 2022.

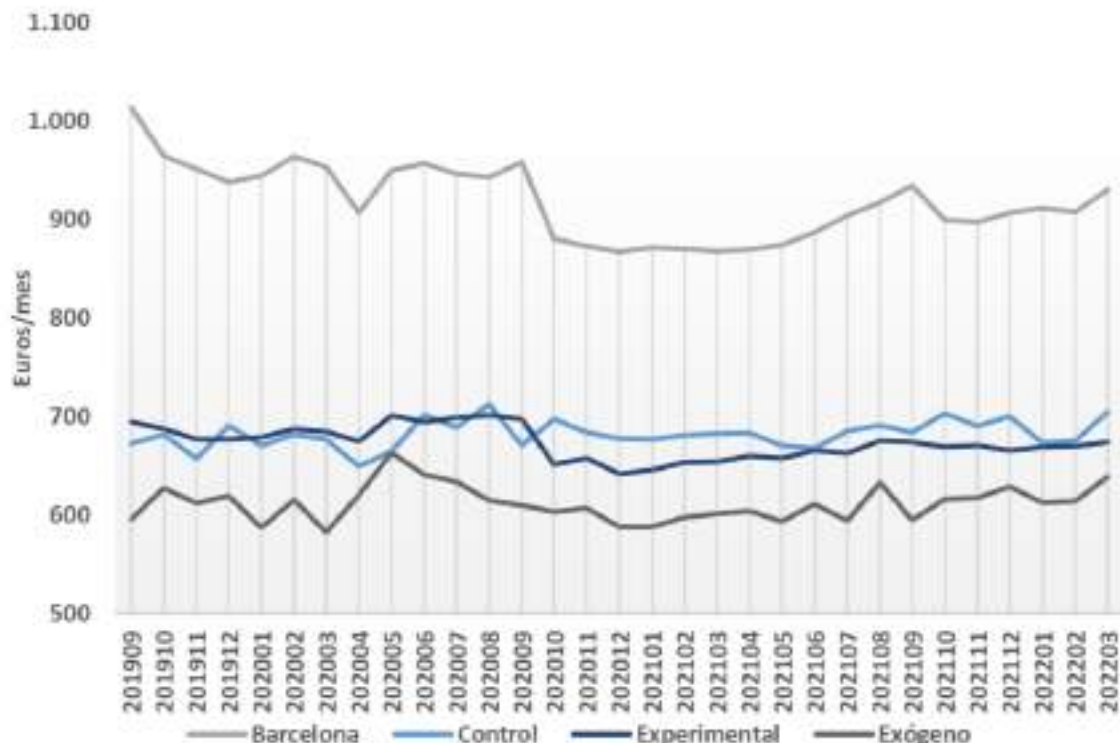


Tabla 12. Número de viviendas con contrato de alquiler vigente por cada 1.000 habitantes vigentes al inicio y fin de cada semestre. Barcelona ciudad, grupo experimental, grupo control y grupo exógeno, 22 de septiembre de 2019 - 22 de marzo de 2022.

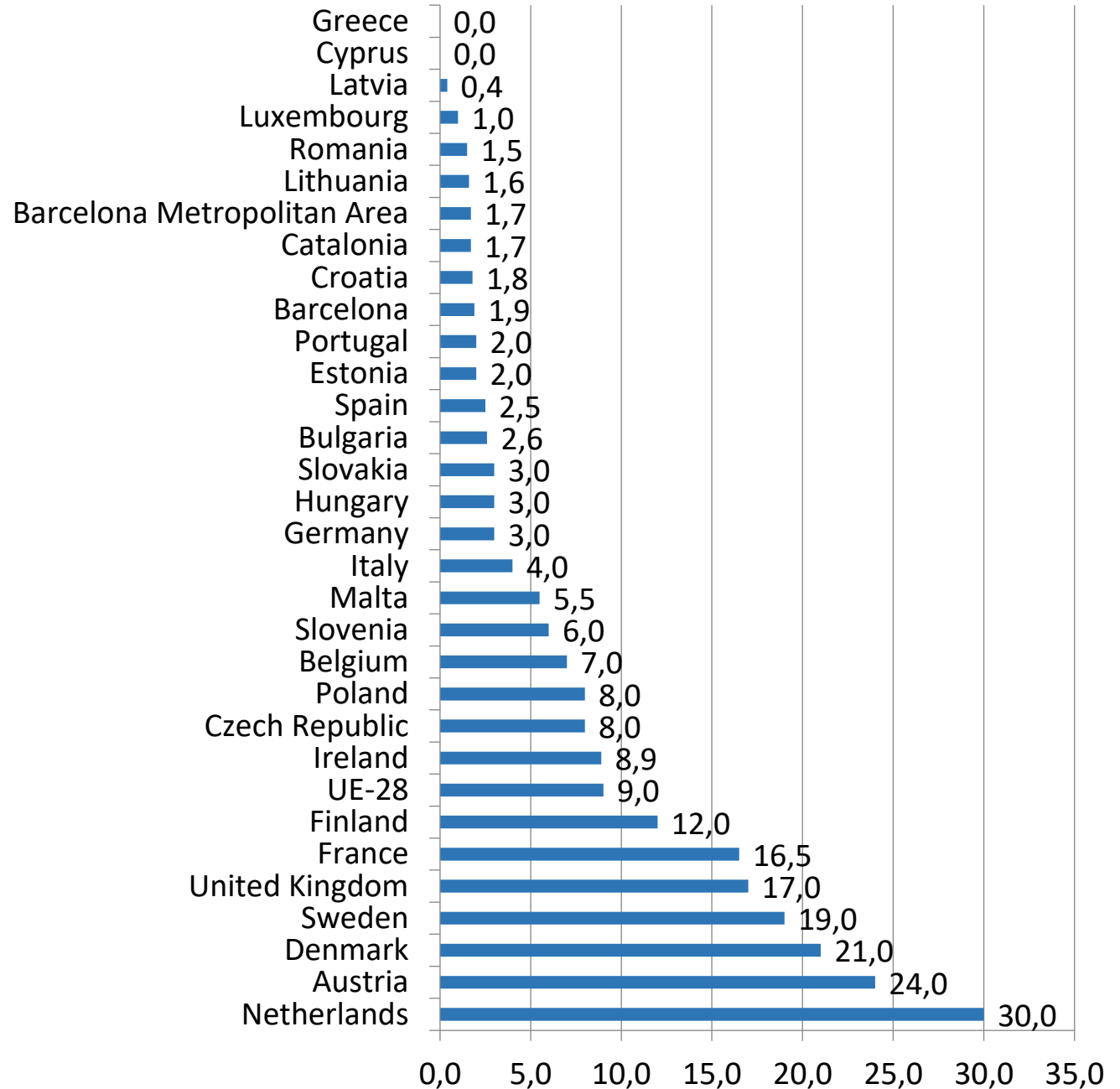
	22/9/2019	22/03/2020	22/09/2020 (a)	22/03/2021	22/09/2021	22/03/2022 (b)	Variación (a-b %)
Barcelona	123,4	124,9	124,1	125,3	128,7	133,1	7,3%
Grupo experimental	74,9	75,7	76,6	77,4	78,3	79,7	4,0%
Grupo control	66,3	67,0	67,8	68,6	69,2	70,6	4,1%
Grupo exógeno	58,5	57,1	57,9	58,8	59,4	60,5	4,4%

PART III **Housing Exclusion in the
metropolitan area of Barcelona**

The Context

Extreme **liberal housing system & weak housing policy**, which contributed to the Spanish housing bubble

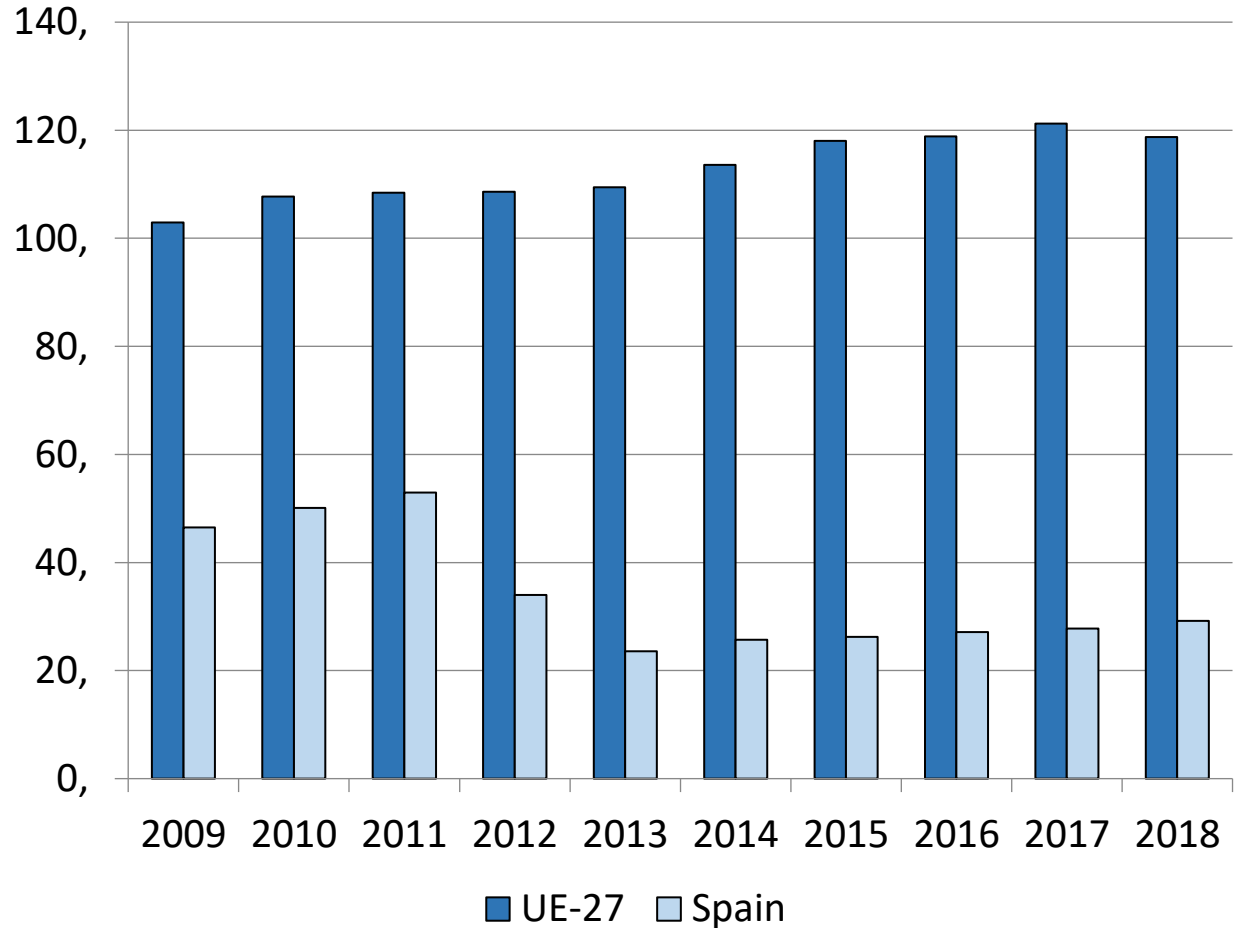
Share of social rental housing. Barcelona, Metropolitan Area of Barcelona, Catalonia and EU, 2019



The Context

Extreme **liberal housing system & weak housing policy**, which contributed to the Spanish housing bubble

Social protection benefits in the housing function in purchasing power standard (PPS) per inhabitant. Spain and EU-27, 2009-2018



Source: EUROSTAT

The Housing Crisis

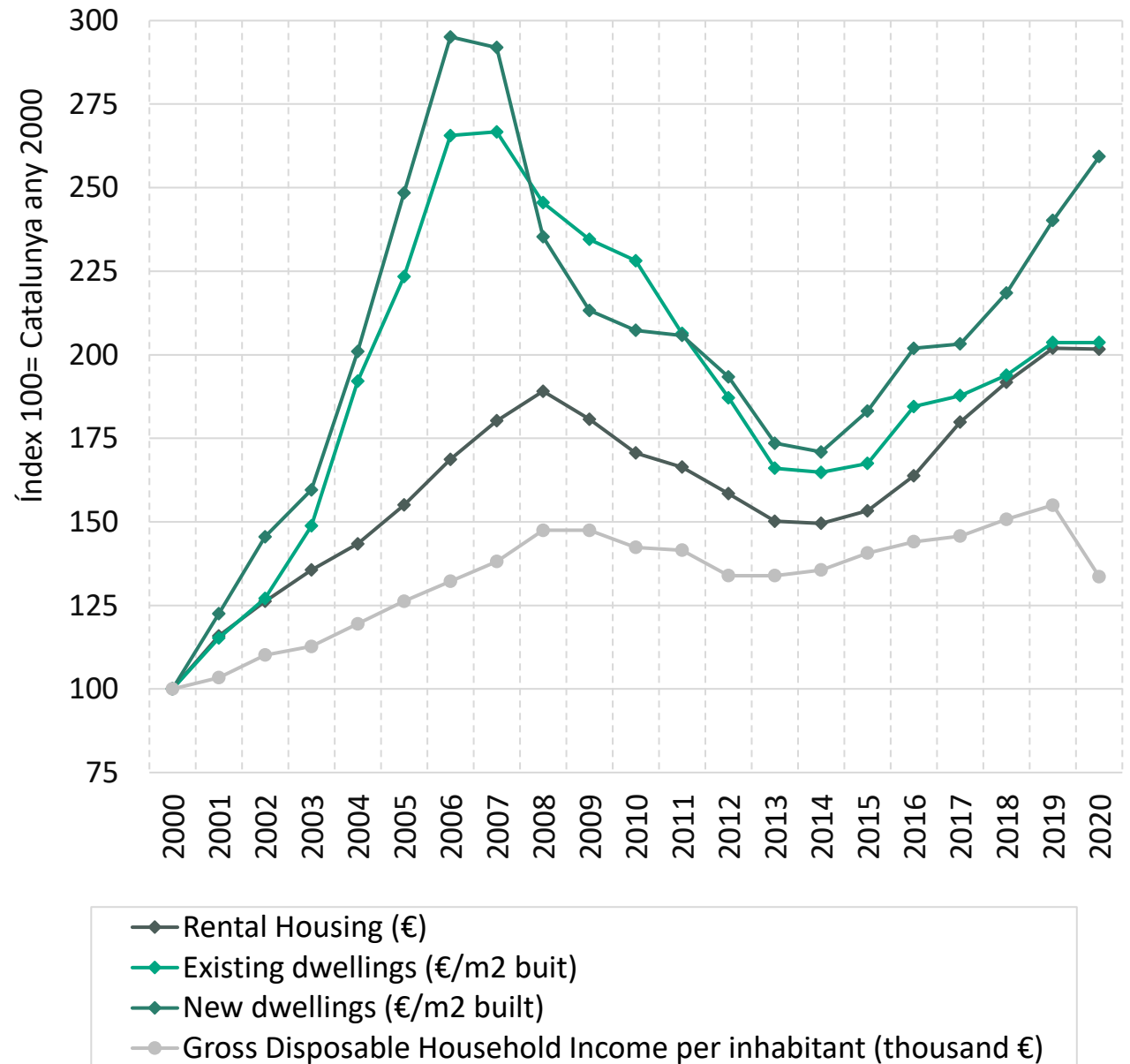
2000-2007 Housing bubble

2008-2013 Mortgage crisis

2014-2019 Rental Crisis

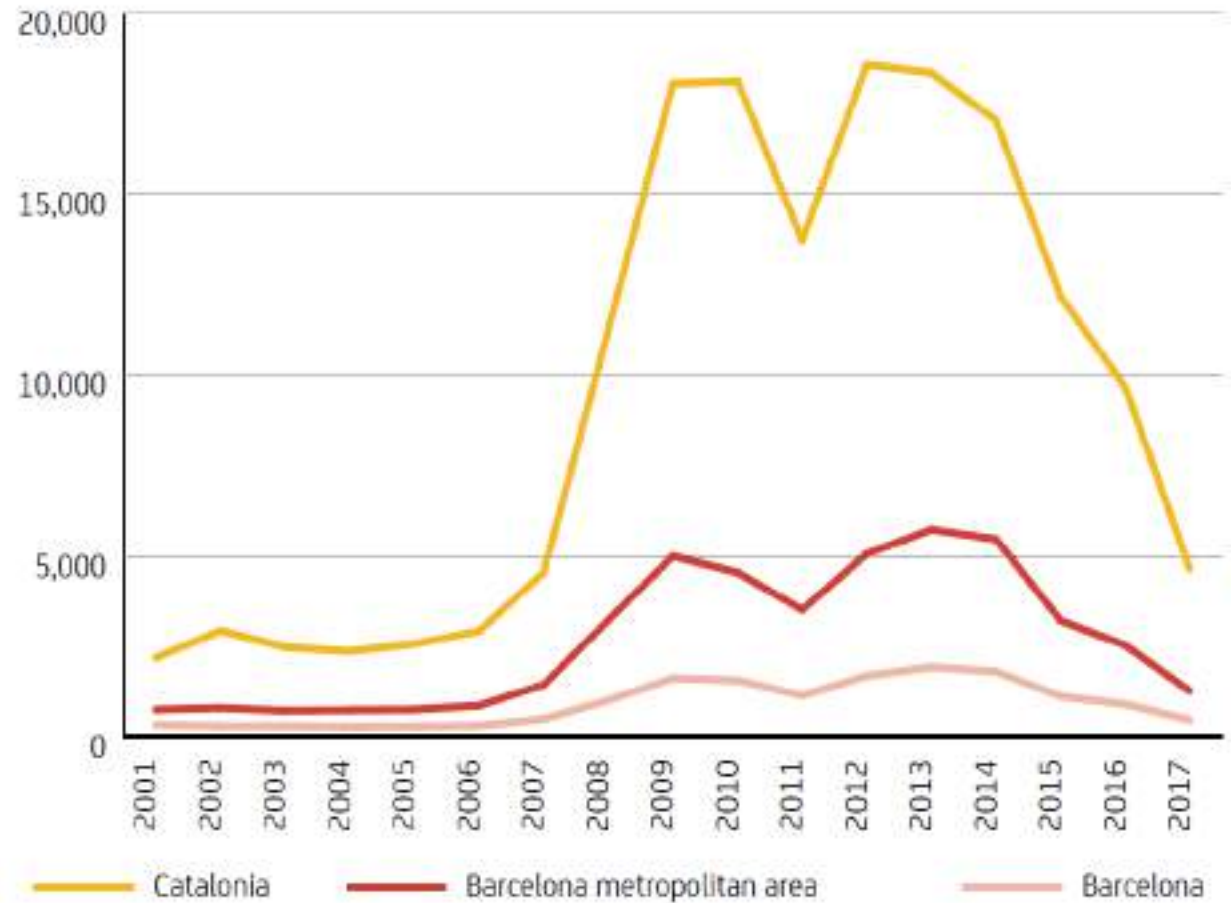
2020-2022 Covid Crisis

Gross Disposable Household Income per inhabitant and housing market prices. Catalonia, 2000-2020



The Mortgage Crisis

Mortgage executions. Catalonia, Barcelona metropolitan area and Barcelona, 2001-2017.

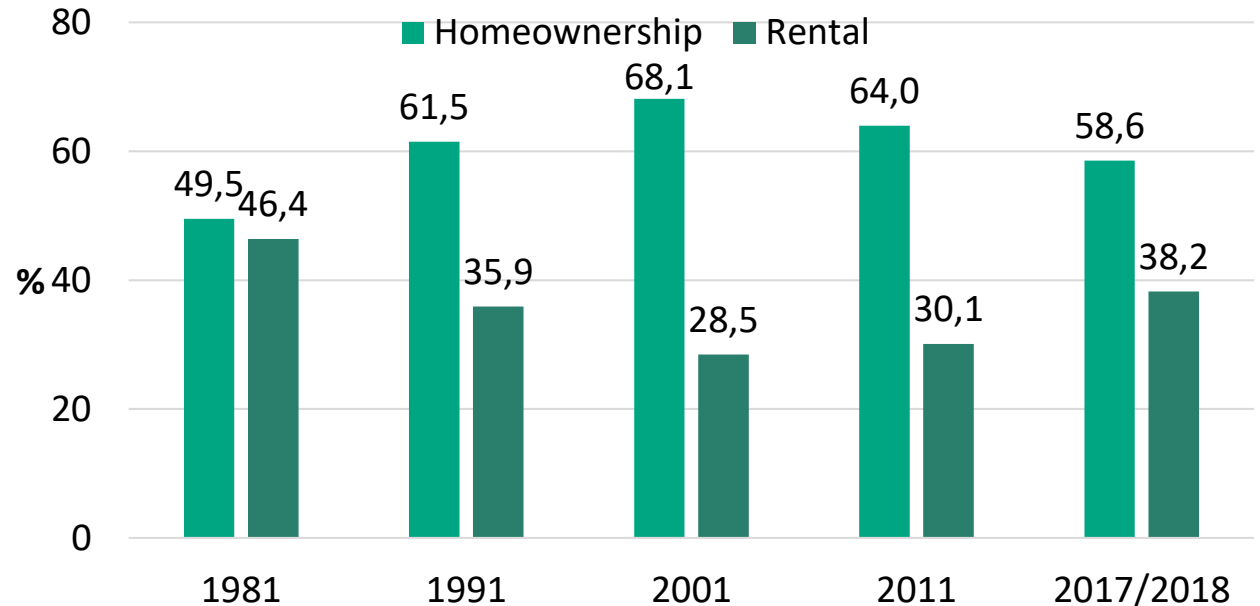


The Rental Crisis

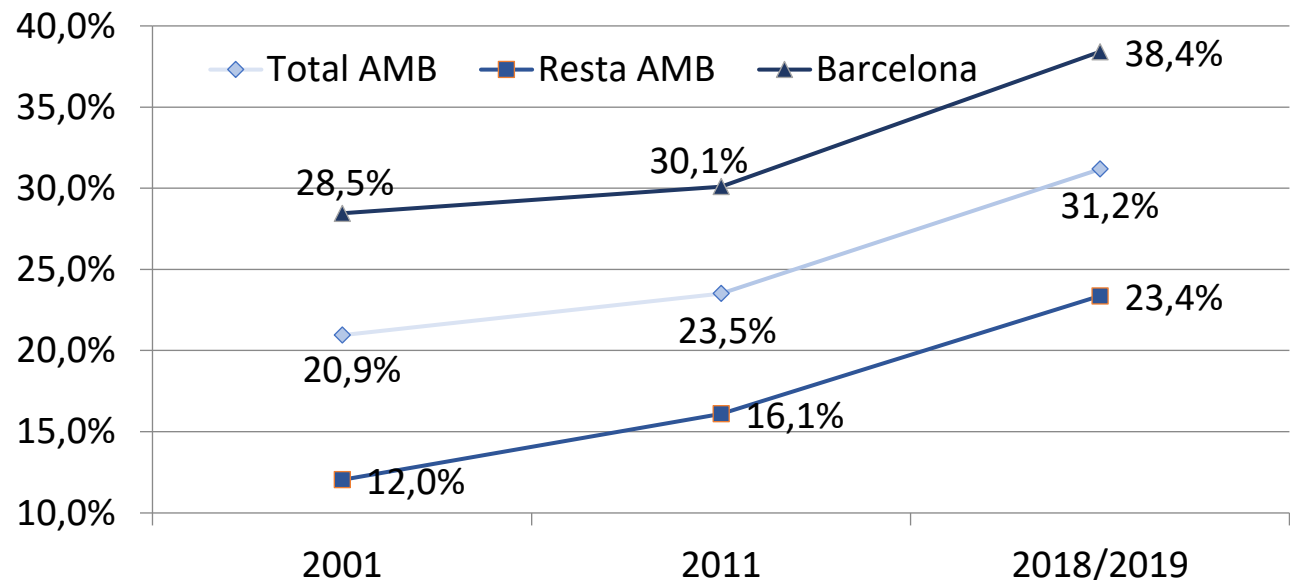
Since the beginning of the 21st century, there has been a notable and sustained **increase in the share of households renting** their home both in Catalonia as a whole and in the metropolitan area and in Barcelona city.

The intensity of this dynamic leads to think that renting is **no longer conceived as a form of temporary access** associated with **low-income households**, but is consolidating as a (voluntary or obligatory) tenancy regime much more **transversal**.

Households by housing tenure. Barcelona, 1981-2018



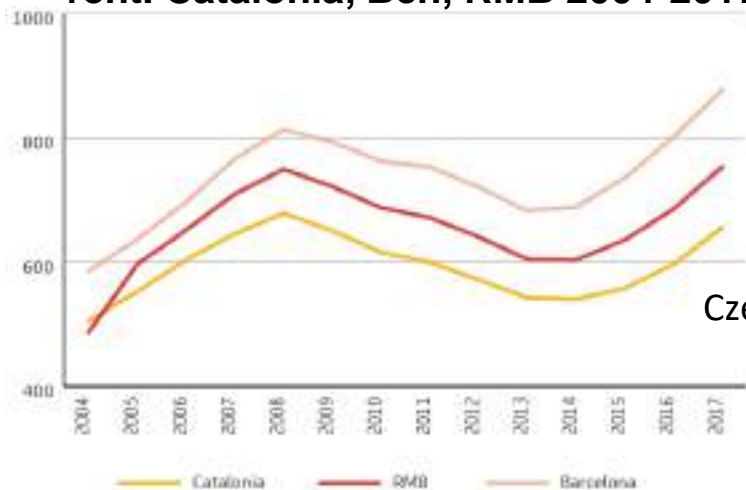
Share of households renting their home 2001-2019



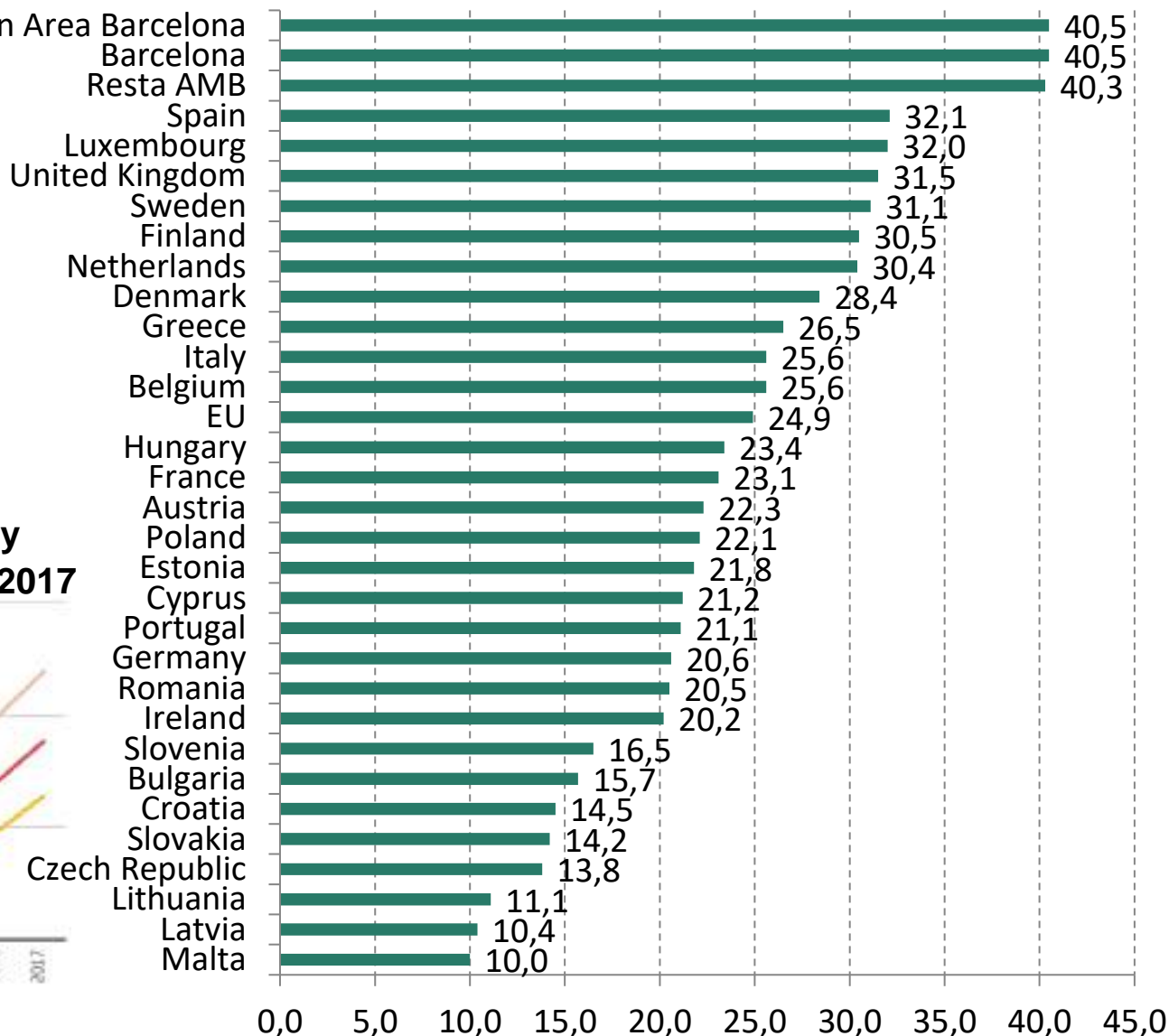
The Rental Crisis

The housing cost burden represents the **share of total housing costs (net of housing allowances) in the total disposable household income (net of housing allowances)** (housing expenses as a proportion of household income)

Evolution of the average monthly rent. Catalonia, Bcn, RMB 2004-2017



Rental housing cost burden. Barcelona, Barcelona metropolitan area, and UE countries, 2018-2019

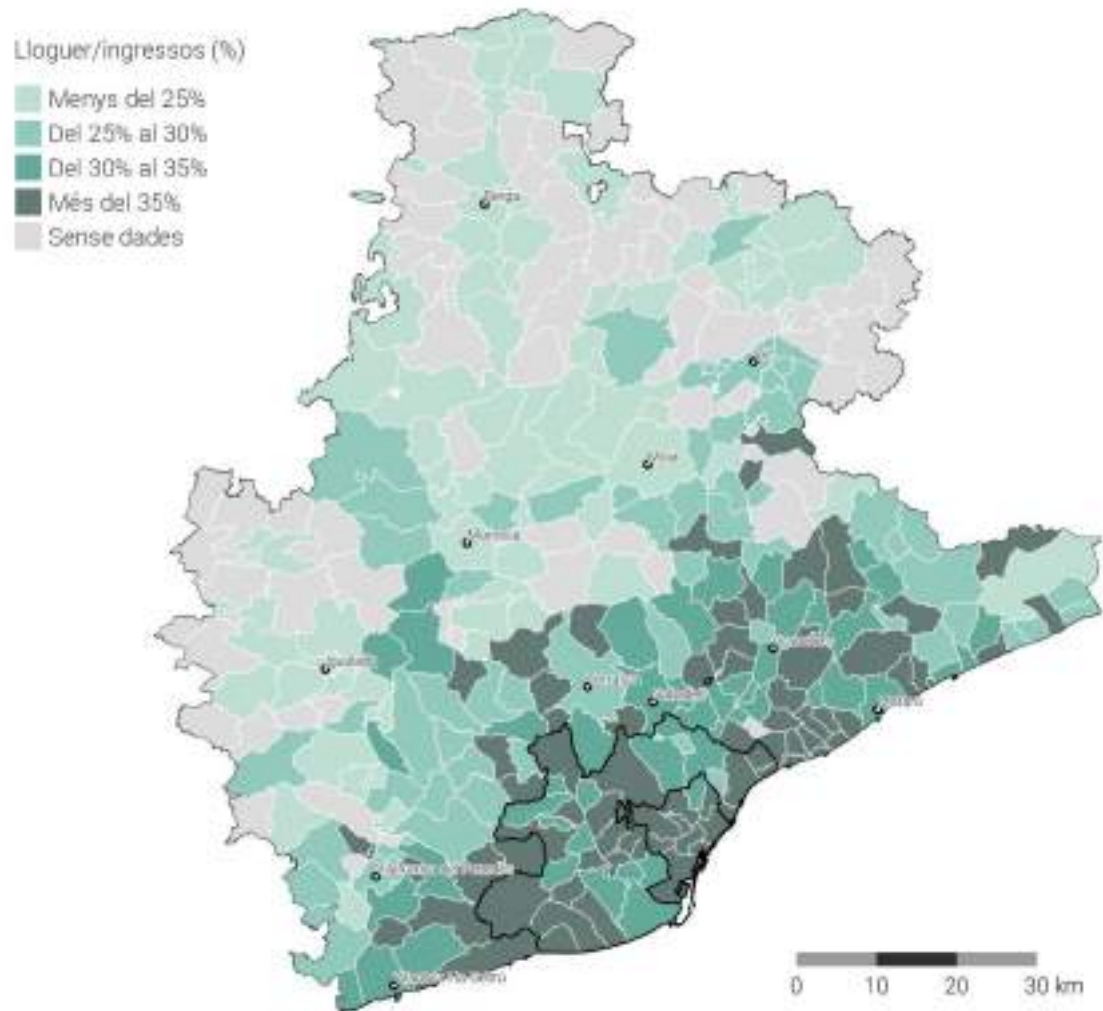


The Rental Crisis

The metropolitan area of Barcelona as a whole is undergoing a marked process of **urban segregation** and, in the central areas, of **touristification**.

This process affects mainly **renters** and housing market **newcomers**, that is, **migrants** and **young people**.

Rental housing cost burden by income group (annual household income below 25,000 euros). Municipalities of Barcelona province, 2021.

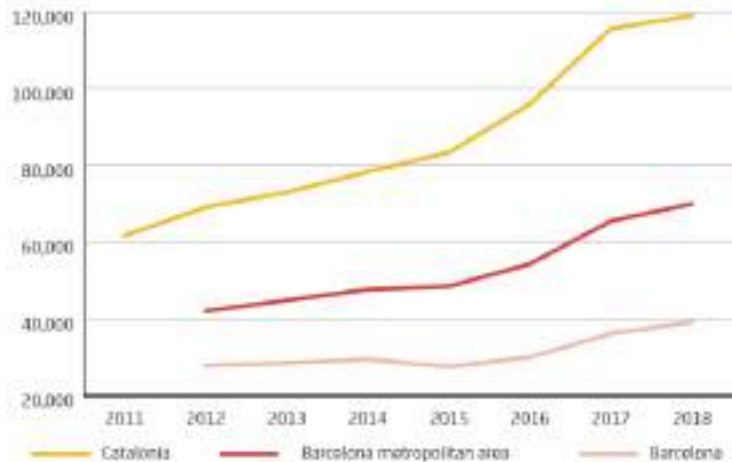


The Rental Crisis

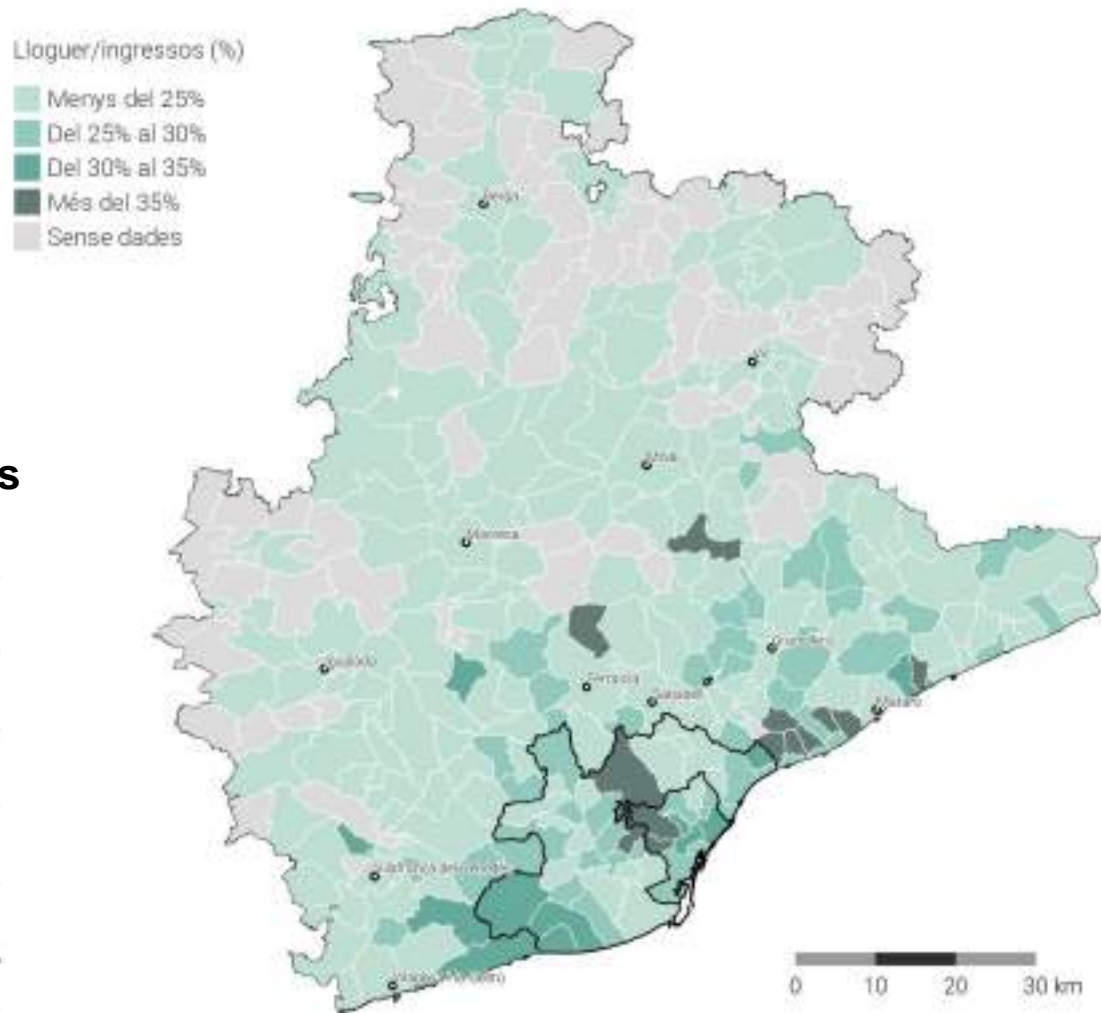
The most vulnerable groups in the rental market are:

young people, migrants and women-headed households but also **middle-income households** in certain areas of Barcelona and other metropolitan cities.

People in the Register of Applicants for Subsidized Housing, 2011-2018



Rental housing cost burden by income group (annual household income below 35,000 euros). Municipalities of Barcelona province, 2021.



The Rental Crisis

Growing level of housing instability among renters.

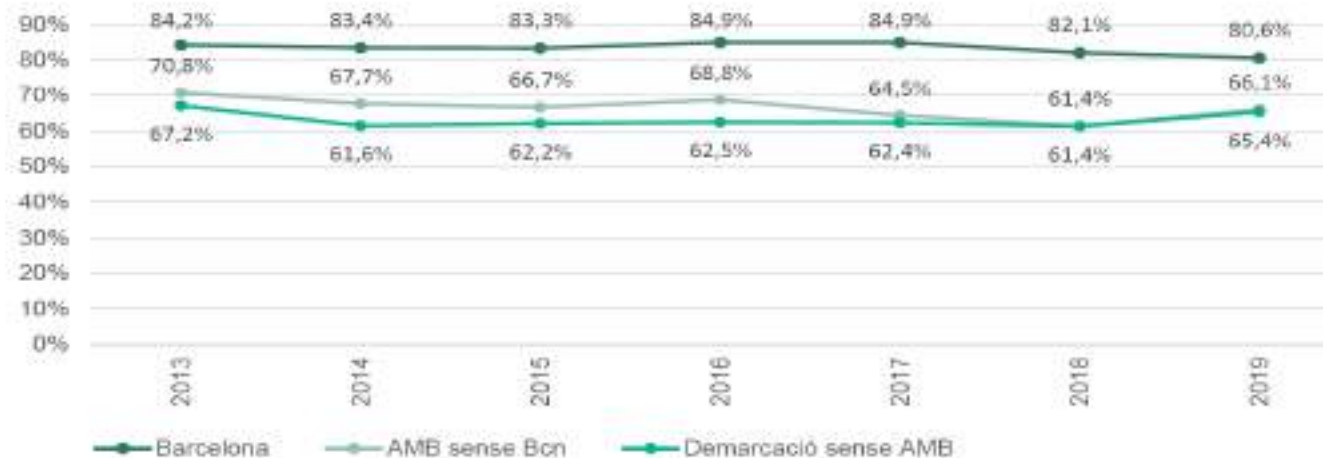
The statistics on evictions only show a small part of the process of **expulsion of many tenants** from the rental housing market in the **central neighbourhoods** of the metropolitan area. This **process is expanding** to areas considered peripheral just few years ago.

Most evictions affect tenants, with greater intensity in the city of Barcelona.

Evictions executed by First Instance Courts. Barcelona province. 1Q 2013- 1Q 2022



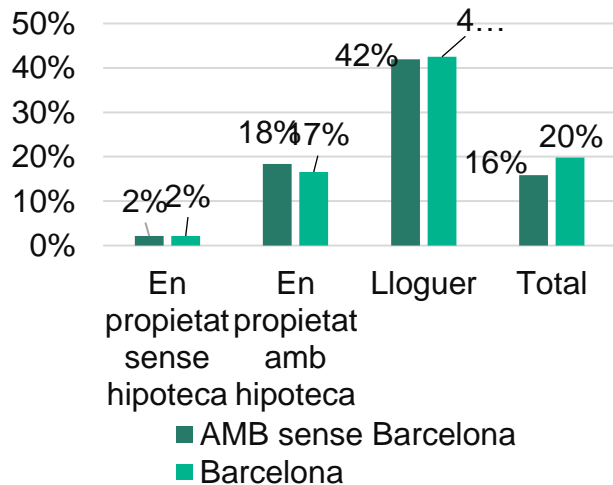
Share of evictions executed among renters (over total of evictions), 2013-2019



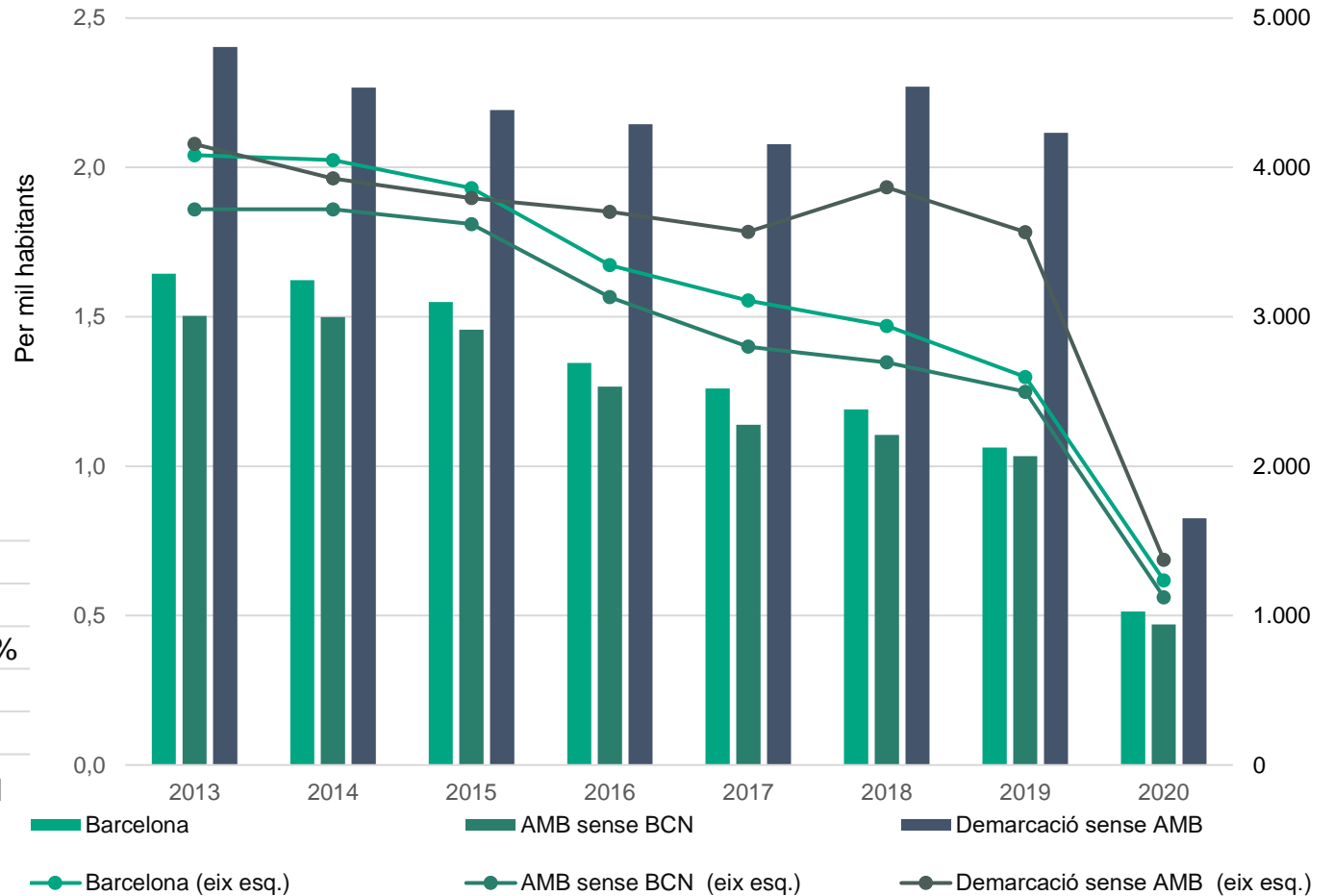
The Rental Crisis

Increasing socioeconomic **polarization** between **outright owners** and **renters & owners with high mortgage payments**.

Housing cost overburden rate by tenure. Barcelona and metropolitan area (without Barcelona), 2018-2019



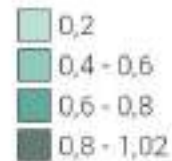
Evictions executed by First Instance Courts. Barcelona, Barcelona metropolitan area (without Barcelona), and rest of province, 2013-2020



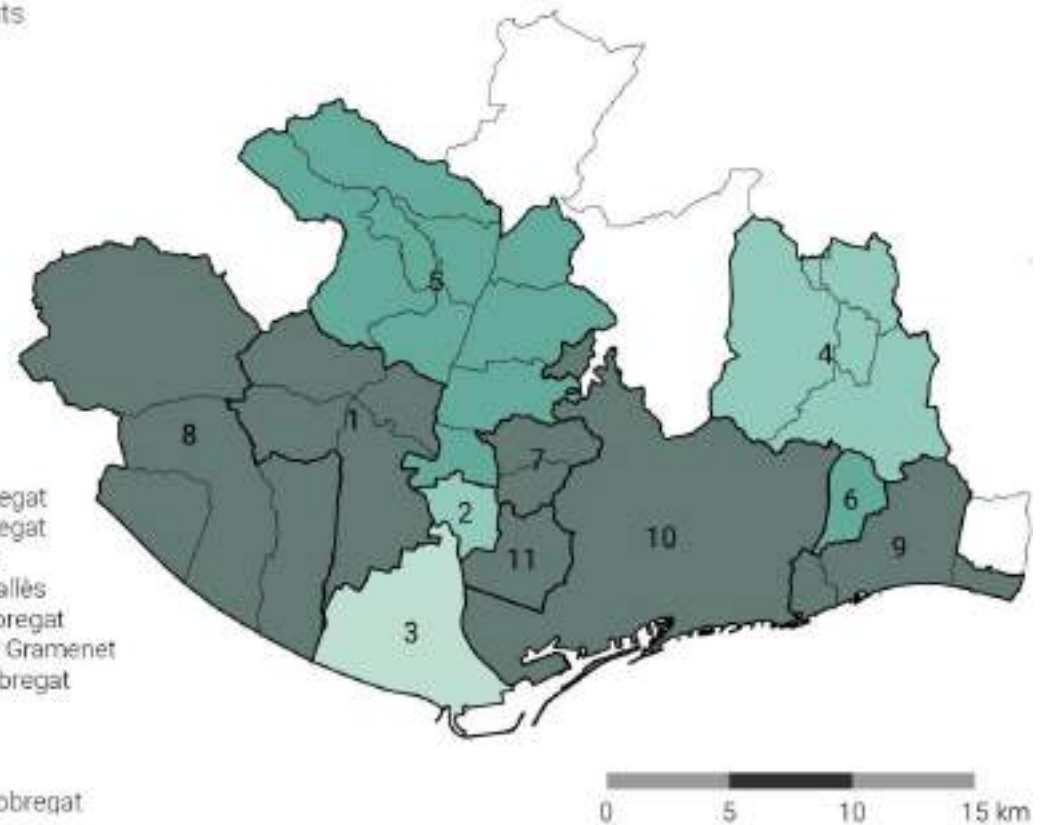
The Rental Crisis

Evictions executed by First Instance Courts among renters. Barcelona metropolitan area, 2021.

taxa per mil habitants



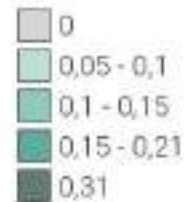
- 1 PJ Sant Boi de Llobregat
- 2 PJ Cornellà de Llobregat
- 3 PJ Prat de Llobregat
- 4 PJ Cerdanyola del Vallès
- 5 PJ Sant Feliu de Llobregat
- 6 PJ Santa Coloma de Gramenet
- 7 PJ Esplugues de Llobregat
- 8 PJ Gavà
- 9 PJ Badalona
- 10 PJ Barcelona
- 11 PJ Hospitalet de Llobregat



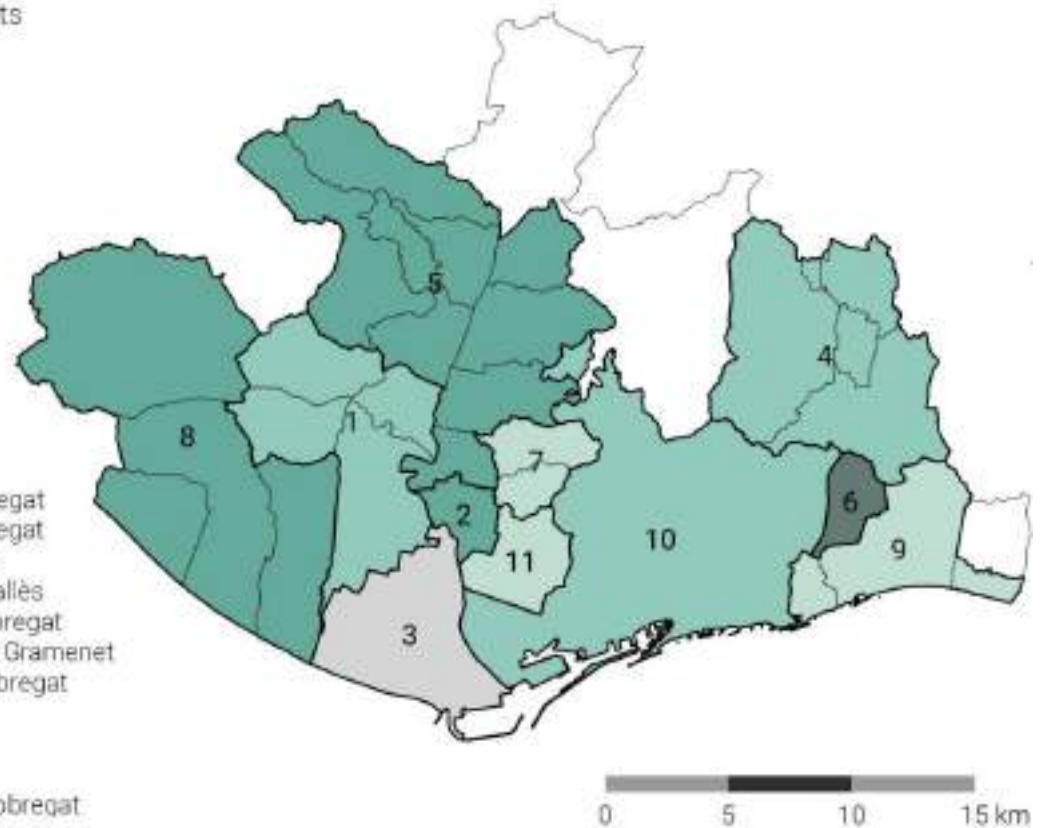
The Rental Crisis

Evictions executed by First Instance Courts related to foreclosures. Barcelona metropolitan area, 2021.

taxa per mil habitants



- 1 PJ Sant Boi de Llobregat
- 2 PJ Cornellà de Llobregat
- 3 PJ Prat de Llobregat
- 4 PJ Cerdanyola del Vallès
- 5 PJ Sant Feliu de Llobregat
- 6 PJ Santa Coloma de Gramenet
- 7 PJ Esplugues de Llobregat
- 8 PJ Gavà
- 9 PJ Badalona
- 10 PJ Barcelona
- 11 PJ Hospitalet de Llobregat



Πολλά ευχαριστώ!
Many Thanks!
