

Barcelona's Emerging cooperative housing model

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Barcelona City Council

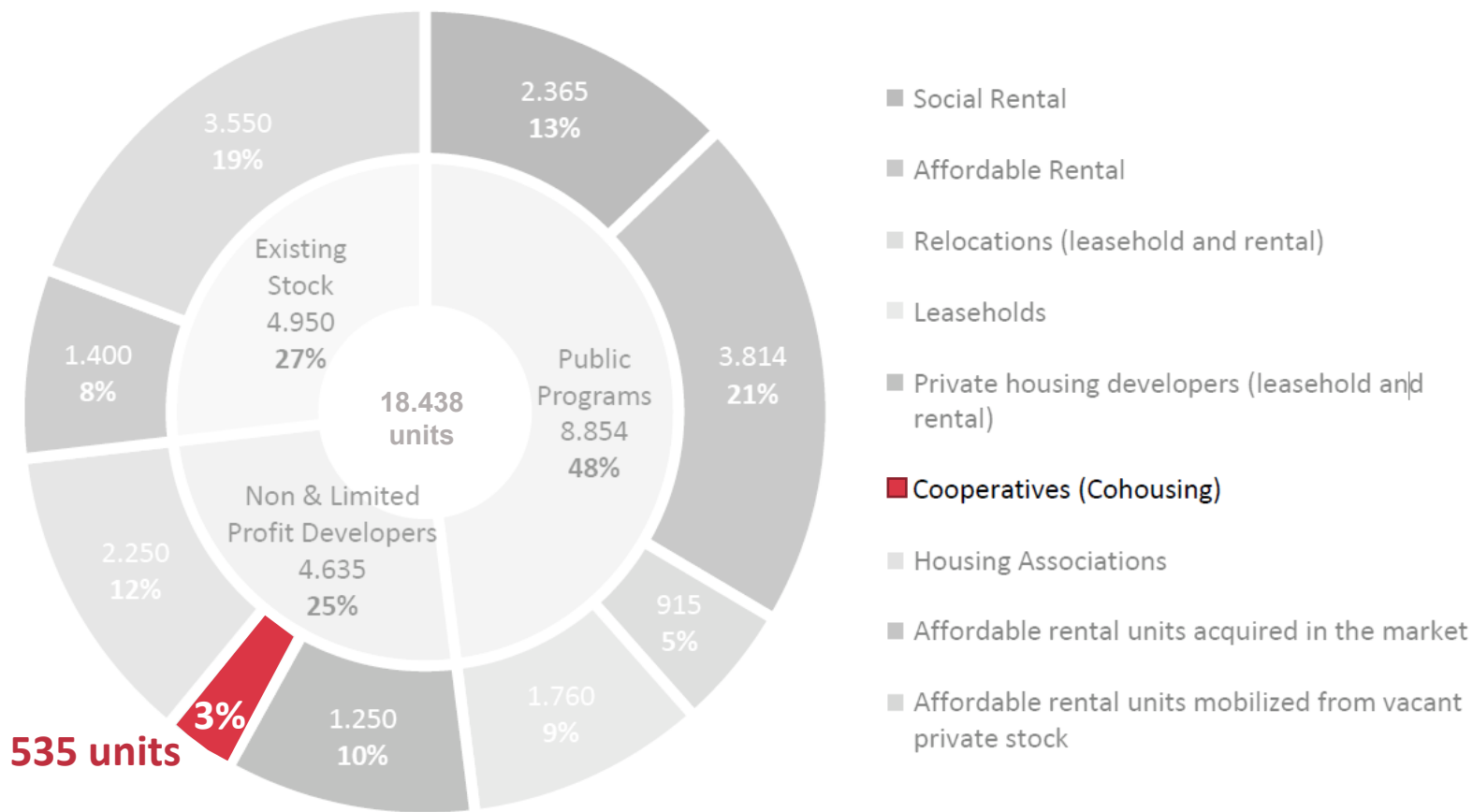


**COOP: GENEVA, ROTTERDAM,
BARCELONA**

TALK - MAY 13TH 2024 - 6:30 PM

Right to Housing Plan 2016-2025

➤ Instruments for the increase of the affordable housing stock -GOALS-

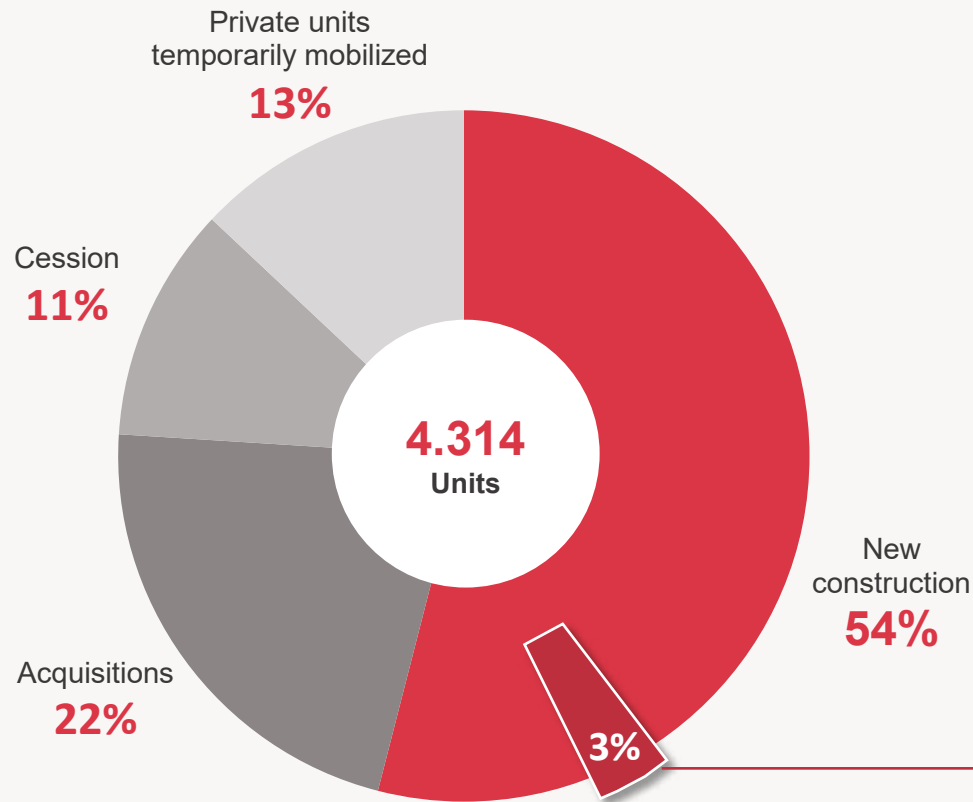


Cooperative housing is a relatively small program in Barcelona (only 3% of our total goal).

The goals of the cohousing program are being met. We expect to exceed our forecasts by 2026.

Right to Housing Plan 2016-2025

➤ Instruments for the increase of the affordable housing stock -BALANCE-



Between **2016** and **2021** the city's affordable housing has increased by **4,314 units**, which have provided housing to **10,800 people**.

Half of them result from new construction while the other half come from acquisitions and private units temporarily mobilized as affordable housing.

76% of the new affordable housing has been developed by the City Council.

Cohousing program (Cohabitatge)

> Main goals:

- To **diversify housing supply** through collaborative housing
- To **keep public ownership of land.**
- To ensure access to **affordable and decent housing.**
- To **prevent speculation.**
- To guarantee **long-term housing stability** of the users
- To promote **community management** of real estate.



Cohousing program (Cohabitatge)

> Key Aspects of the model

- The **City Council** grants a surface right via **public land leasehold** or building for 99 years.
- A non-profit **cooperative builds and manages the building**.
- **The ownership is collective, but the use is individual.**
- There are **no sales or reclassifications of protected housing**, avoiding the commercialization of housing.
- Projects must include **social and environmental return criteria**, as well as community-oriented spaces and management integrated with the local area, social financing, etc.
- The **building returns to public property** when the agreement ends.

Cohousing program (Cohabitatge)

> Key Aspects of the model

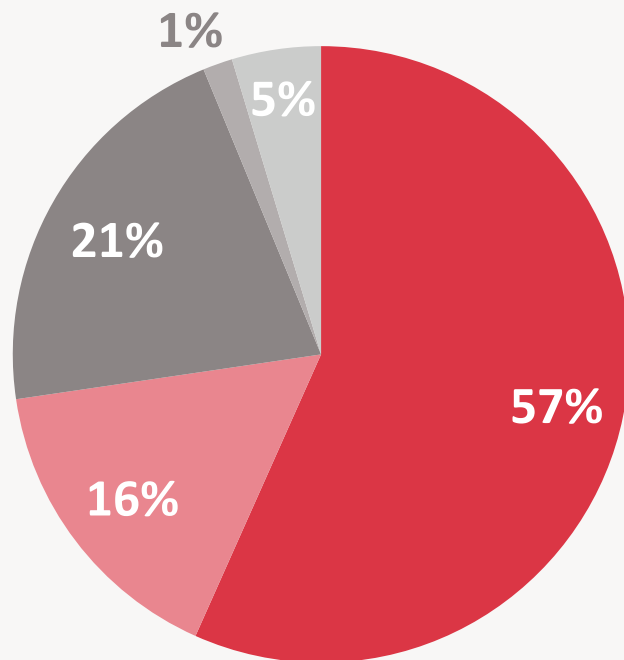
- **User requirements** include being registered in the city of Barcelona, not owning any other housing, and not exceeding maximum income limits.
- Allocation **criteria** = Protected housing rules (HPO) + cooperative membership
- **We ensure affordability** via:
 - **Land Leasehold:** **Very low fee**, almost symbolic 1,43€ built m²/year.
 - **Refundable Grant:** **up to 25% of the development cost provided by the City.** Coops return it once they have paid the mortgage
 - **Municipal Tax Cuts** 95% Construction Tax + 95% Property Tax (permanent).
 - **Public financing from ICF, ICO and/or EIB:** **Better than market economic conditions.**
City Hall financial guarantee

B

- **NextGenerationEU funding:** up to **50% of the cost** (450-700€/sq·m)

Cohousing program (Cohabitatge)

➤ Economic structure. Example of a development of 36 homes.



Spain's public bank Loan	3.642.271 €
Barcelona's Loan (deferred payment)	1.028.221 €
Next Generation EU Grant (575€/m ²)	1.355.890 €
Other Grants	100.000 €
Commercial Spaces exploitation	300.000 €

Total investment budget: 6.426.382 €

Vivienda cooperativa en cesión de uso (Cohabitatge)

➤ Barcelona Cooperative Housing Board:

- In **October 2015**, the City Council created the **Cooperative Housing Board** as a new working group within the Barcelona Social Housing Council. It is jointly promoted by the Department of Housing and the Commissioner of Social and Cooperative Economy.
- Its main objective is the **co-production** of the cooperative housing model in Barcelona.
- The board is **the main governance body of the program**, in which the steps taken are proposed, discussed, and evaluated, and serves as a platform for accountability by the administration.



Cohousing program (Cohabitatge)

› Development through 3 phases

- **Bilateral agreements** (2014 and 2015): for 2 pilot projects, total 33 units.
- **Competitive tenders** (2016 and 2019): 8 projects, total 217 units.
- **Partnership between City Council-Cooperatives-Foundations** (2020): 8 projects, 296 units
(Goal is 400 units in 10 years)

Cohousing program (Cohabitatge)

Framework Agreement with Social Providers (ESAL):

- The **Agreement was signed in 2020** between:
 - Barcelona City Council.
 - Non-profit and cooperative housing developers .
 - Federation of Social Housing Developers (GHS).
- Public land is to be provided by the City council through **long-term leases** (99 years)
- Non-profit and cooperative housing **developers propose projects for each of the plots.**
- City Council GHS and **review and validate (or not) the proposed allocations.**



Cohousing program (Cohabitatge)

Framework Agreement with Social Providers (ESAL):

- Goal **1.000 units** on public land **in 10 years**.
 - 60% rental
 - 40% cooperative
- Framework Agreement with ICF and ICO to provide **140M€ in financing**.
- The Agreement calls upon the parties to work towards the development of a joint entity inspired in the **Community Land Trust model**.
- Once current loans are payed, 50% of the future net benefit is to be put into a revolving fund to support other affordable housing projects within the Framework Agreement.



Cohousing program (Cohabitatge)

Bilateral agreements (2 Pilot Projects)

- C. Princesa 49 (Sostre cívic): **5 units**.
- C. Constitució 85 (La Borda): **28 units**.



Cohousing program (Cohabitatge)

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Cohousing program (Cohabitatge)

Competitive tenders (2016 and 2019, 8 projects):

First tender (2016)

- C. Espronceda, 131 (La Balma): **20 units.**
- Pg. Joan de Borbó, 11 (La Xarxaire): **8 units.**
- C. Ulldecona, 26-28 (La Chalmeta): **32 units.**
- C. Pla dels Cirerers, 2 (Sostre Cívic). **29 units.**
- General Vives, 4-6 (Sarrià): **16 units.**

Second Tender (2019)

- Pg. de Torras i Bages, 130-134: **35 units.**
- C. Constitució, 43: **45 units.**
- C. Aiguablava, 74-76: **27 units.**

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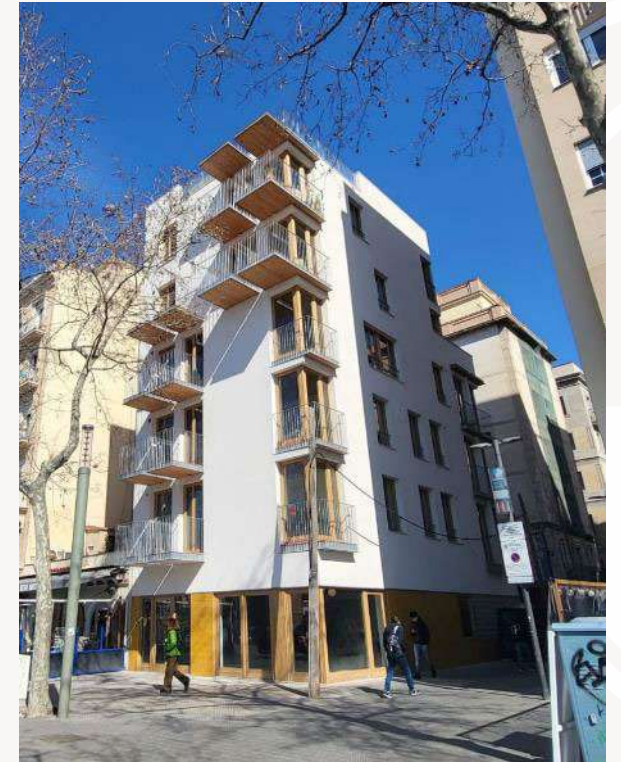
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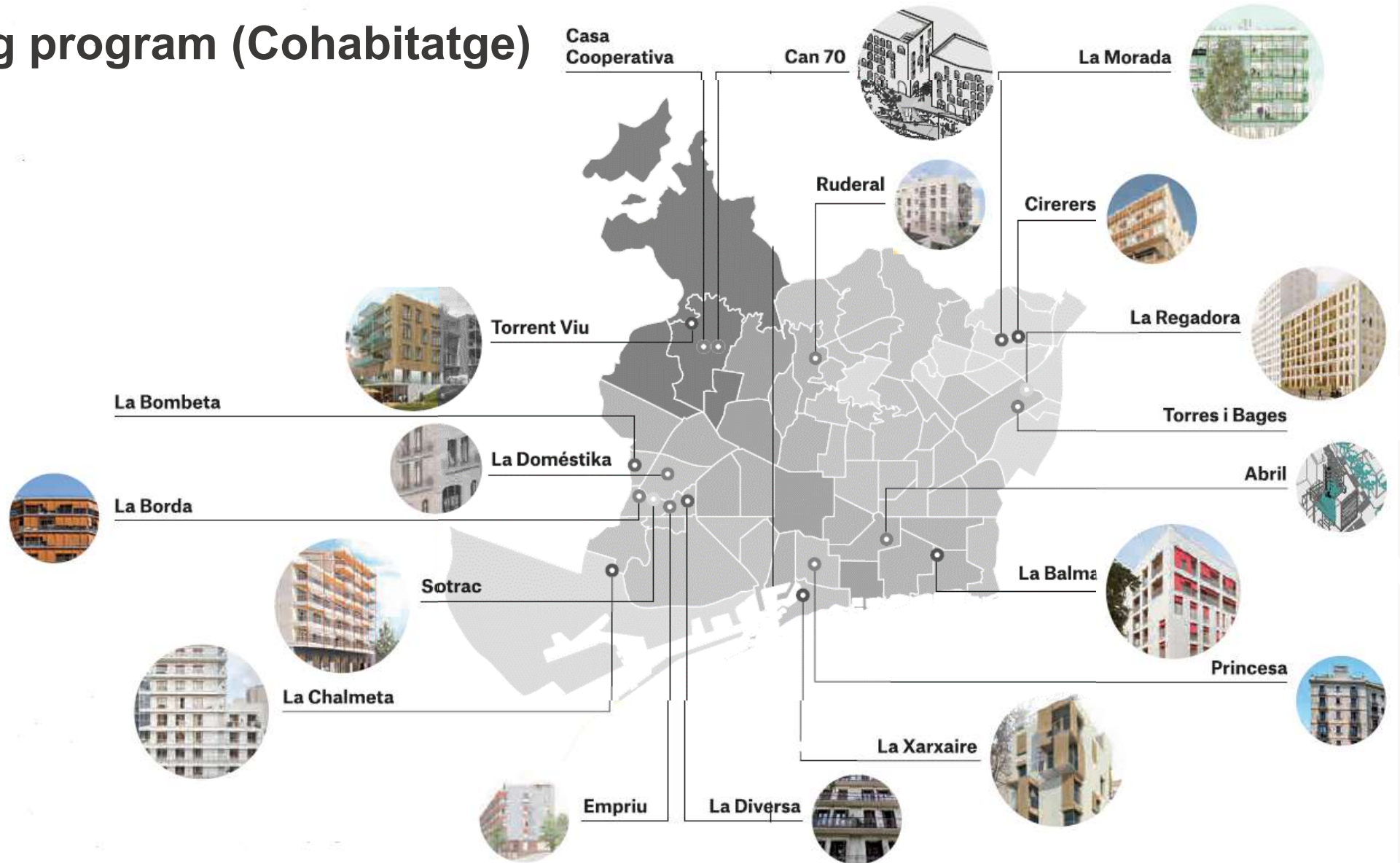
Cohousing program (Cohabitatge)

Framework Agreement with Social Providers (ESAL):

- C. Pere IV, 115 (Abril Poblenou): **23 units.**
- C. Mossèn Amadeu Oller, 17-21 (Empriu): **40 units.**
- C. Rossend Arús, 36 i 38 (La Domèstika): **7 units.**
- C. de Gustavo Bécquer, 11 (Ruderal): **25 units.**
- Via Augusta, 389-393 (Vida Cooperativa): **14 units. INTEL. DISABILITY**
- Via Augusta, 375 i 383 (Sostre Cívic – Can 70): **26 units. SENIORS**
- Pg. de Torras i Bages, 126-128: **80 units.**
- C. Gessamí, 13: **8 units.**



Cohousing program (Cohabitatge)



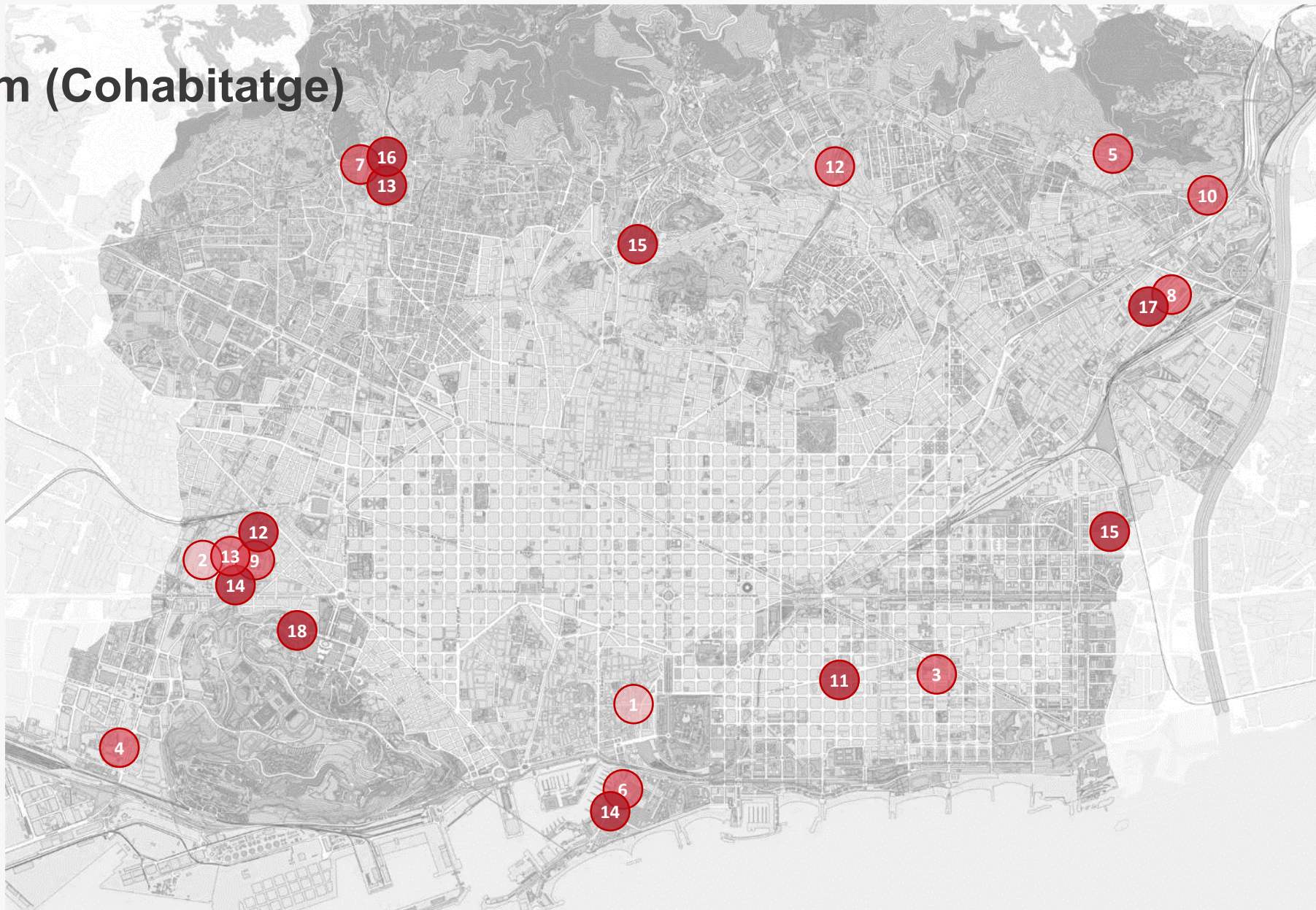
Cohousing program (Cohabitatge)

Housing Cooperative	#Units
1 LA BORDA, SCCL	28
2 SOSTRE CIVIC, SCCL (PRINCESA)	5
3 SOSTRE CÍVIC, SCCL (LA BALMA)	20
4 COOP. LLAR JOVE (LA CHALMETA)	32
5 SOSTRE CÍVIC, SCCL (CIRERERS)	32
6 LA XARXAIRE, SCCL	8
7 TORRENT VIU, SCCL	16
8 LA REGADORA, SCCL	35
9 SOTRAC, SCCL	31
10 PENDENT	27
11 ABRIL POBLENOU, SCCL	17
12 LA DOMÈSTIKA, SCCL	7
13 SOSTRE CÍVIC, SCCL (CAN 70)	26
14 EMPRIU, SCCL	40
15 RUDERAL, SCCL	24
16 VIDA COOPERATIVA, SCCL	14
17 SOSTRE CIVIC, SCCL	80
18 LA XARXAIRE, SCCL	8

Total 450

Instrument	#Units
Bilateral Agreements	33
Public tenders	391
Framework agreement	621

Total 450



Cohousing program (Cohabitatge)

> List of projects

Plot Name	Address	Instrument	Units	Housing Cooperative	Status
Can Batlló UP7	C. Constitució, 83-89	PILOT 2015	28	LA BORDA, SCCL	Finished works
Princesa 49 (Rehabilitació)	C. Princesa, 49	PILOT 2015	5	SOSTRE CIVIC, SCCL (PRINCESA)	Finished works
C. Espronceda, 133-135	C. Espronceda, 133	CONCURS 2016	20	SOSTRE CÍVIC, SCCL (LA BALMA)	Finished works
Marina Prat Vermell S10 P25	C. Ulldecona, 26-28	CONCURS 2016	32	COOP. LLAR JOVE (LA CHALMETA)	Finished works
PAU 1 Roquetes - FR 18.1a	C. Pla dels Cirerers, 2-4	CONCURS 2016	32	SOSTRE CÍVIC, SCCL (CIRERERS)	Finished works
Pg. Joan de Borbó, 11	Pg. Joan de Borbó, 11	CONCURS 2016	8	LA XARXAIRE, SCCL	Finished works
MPGM Torrent Monges - NH	C. General Vives, 4-6	CONCURS 2016	16	TORRENT VIU, SCCL	En projecte
Casernes PAU2 R4-e	C. Teresa Boronat i Fabra, 10 -12	CONCURS 2019	35	LA REGADORA, SCCL	En projecte
Can Batlló UP5b	C. Constitució, 43	CONCURS 2019	31	SOTRAC, SCCL	En projecte
Trinitat Nova Bloc F	C. Aiguablava, 74-76	CONCURS 2019	27	PENDENT	Pendent
22@ Sector Badius FR2	C. Pere IV, 115	ESAL Fase I	17	ABRIL POBLENOU, SCCL	En projecte
Rosend Arús (Rehabilitació)	C. Rosend Arús, 36 i 38	ESAL Fase I	7	LA DOMÈSTIKA DE LA FARGA, SCCL	En projecte
Vores Via Augusta FR18.5 i 6	Via Augusta, 375 i 383	ESAL Fase I	26	SOSTRE CÍVIC, SCCL (CAN 70)	En projecte
Can Batlló UP5a	C. Mossen Amadeu Oller, 17-21	ESAL Fase I	40	EMPRIU, SCCL	En projecte
MPGM Vallcarca Edifici A	C. de Gustavo Bécquer, 11X	ESAL Fase I	24	RUDERAL, SCCL	En projecte
Vores Via Augusta FR18.4	Via Augusta, 389-393	ESAL Fase I	14	VIDA COOPERATIVA, SCCL	En projecte
Casernes PAU2 R4-a	Pg. de Torras i Bages, 126-128	ESAL Fase II	80	SOSTRE CIVIC, SCCL	En projecte
Font de la Guatlla - Gessamí	C. Gessamí, 13	ESAL Fase III	8	LA XARXAIRE, SCCL	En projecte
		Total units	450		
		Promotions	18		

Thank you for you attention!

<https://www.habitatge.barcelona/en/access-to-housing/cohousing>

<https://ajuntament.barcelona.cat/barcelonallibres/ca/barcelona-en-transformacio>

Ivan Gallardo Ruiz

Office of the Housing Manager

Ajuntament de Barcelona

