

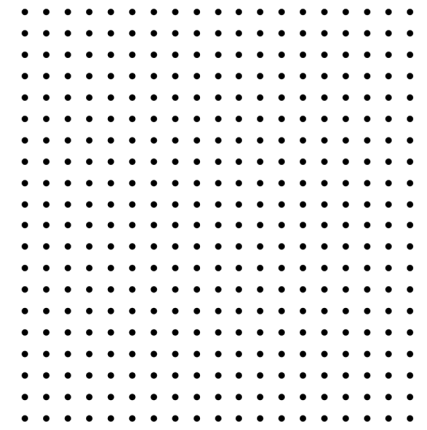
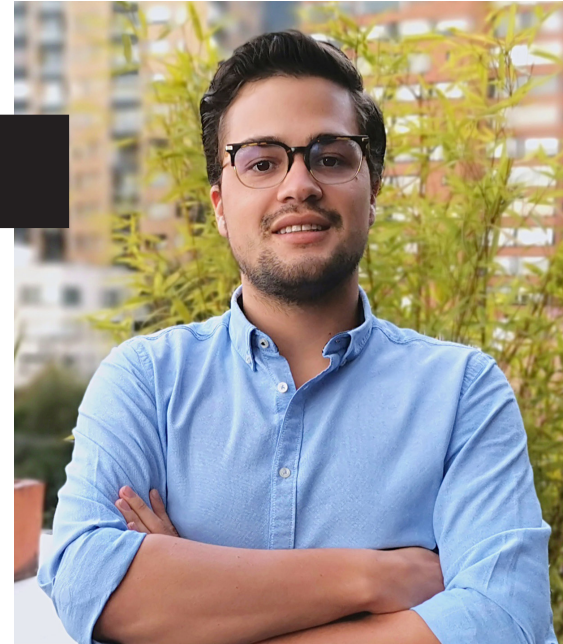
# Mechanisms to Housing Rights implementation in Barcelona

Balancing act between private landlords and low-income tenants.

## GRADUATION PRESENTATION

An approach to the current financialization of Housing in Spain that seeks to define the relation between low-income tenants and landlord to implement Housing Rights in Barcelona

# Personal Data



# CONTENT

INTRODUCTION

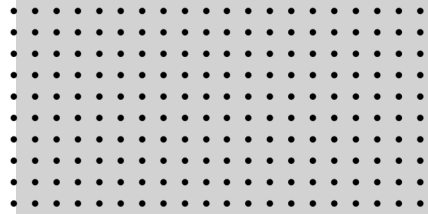
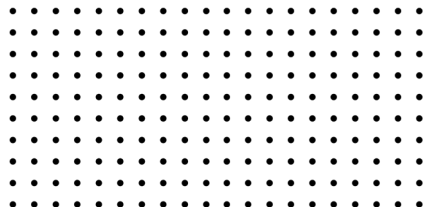
THEORETICAL  
FRAMEWORK

EMPIRICAL  
RESEARCH

SENSE

SEIZE

TRANSFORM



## PROBLEM STATEMENT





# El acceso a la vivienda, el principal problema de los barceloneses

El turismo queda desbancado como la primera preocupación para los ciudadanos, aunque está directamente relacionado con los efectos de la presión inmobiliaria

La seguridad se erige como la mayor inquietud en los barrios

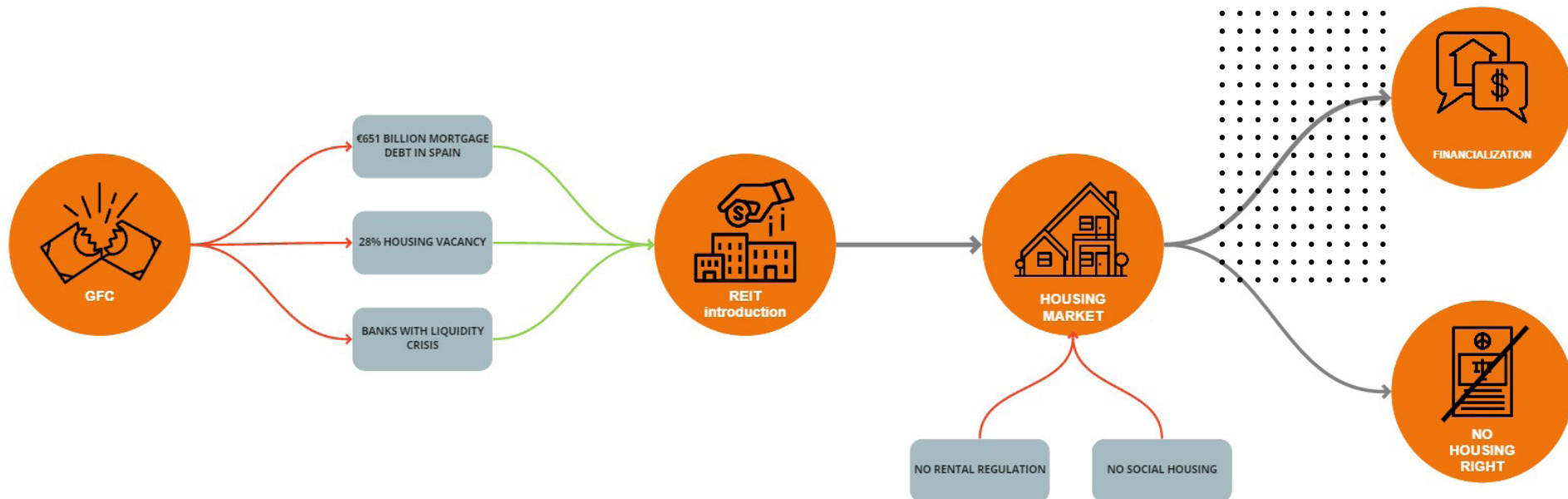
## La inseguridad jurídica agrava los problemas de vivienda en Cataluña

La falta de suelo, la lentitud burocrática y la ausencia de un parque público de pisos alquiler tensionan los precios al alza y dificultan el acceso al hogar

Barcelona y Madrid exigirán al Estado invertir en vivienda y regular los precios del alquiler



# PROBLEM STATEMENT



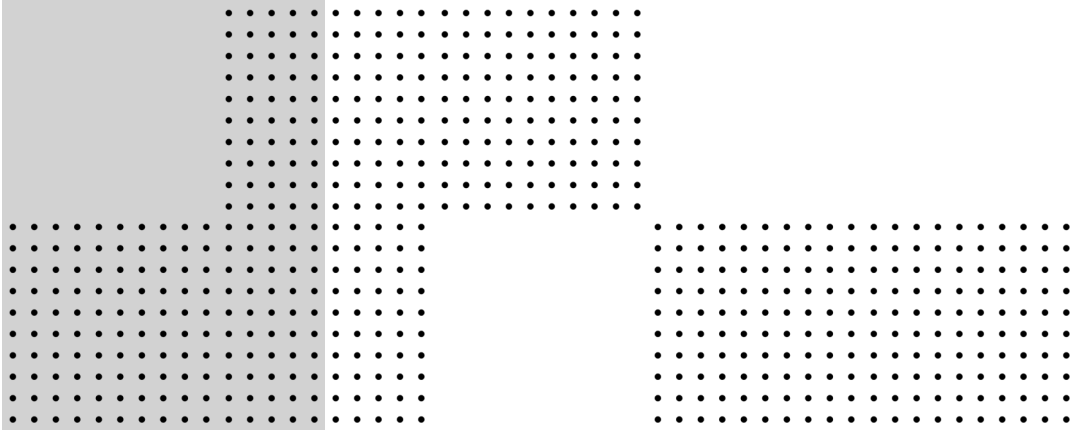
First quarter of 2021 saw 11,000 evictions

Spain's social housing pool is among Europe's lowest

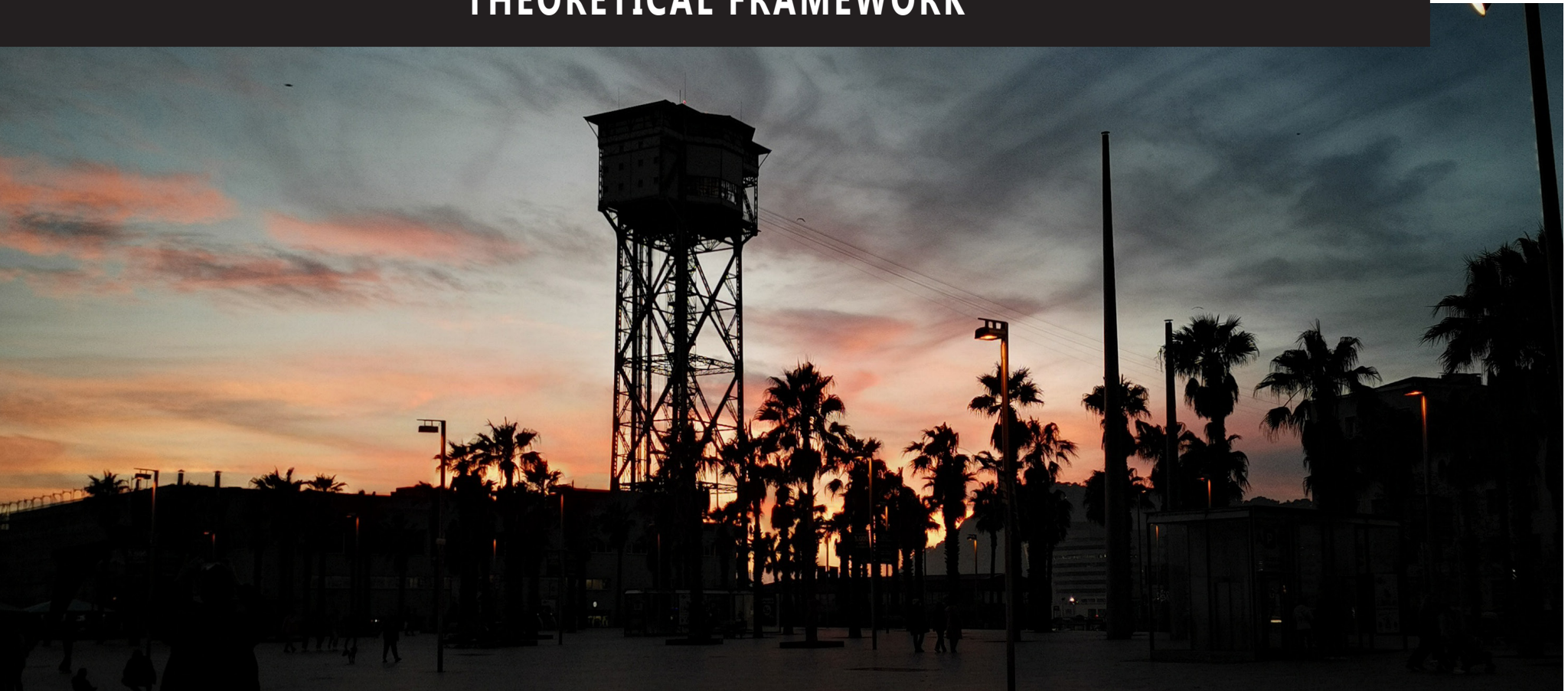
Rental prices rose by 50%, salaries lost 8% over past decade

# RESEARCH QUESTION

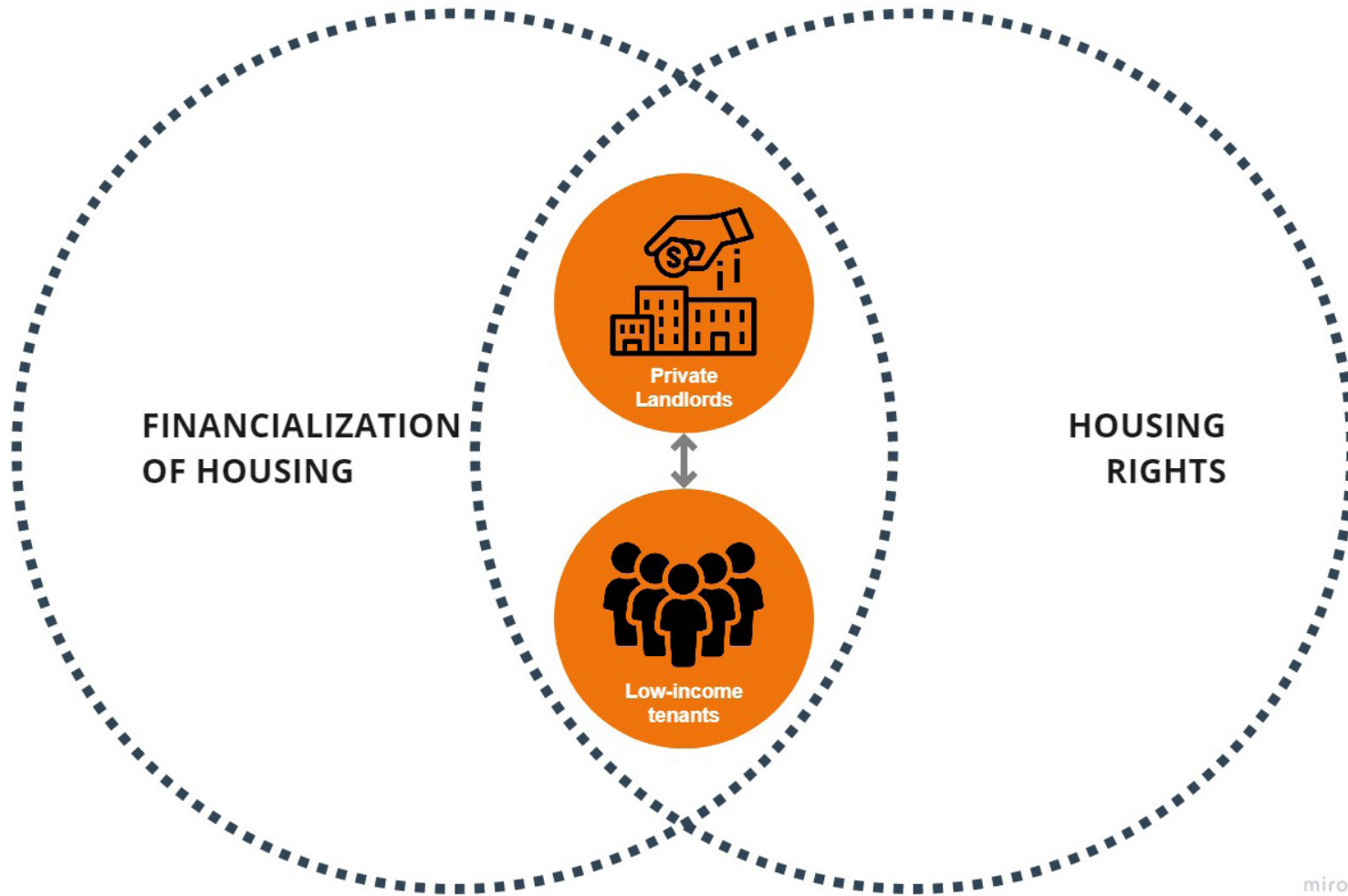
**What are the challenges between real estate management models and securing housing rights for low-income tenants in Barcelona?**

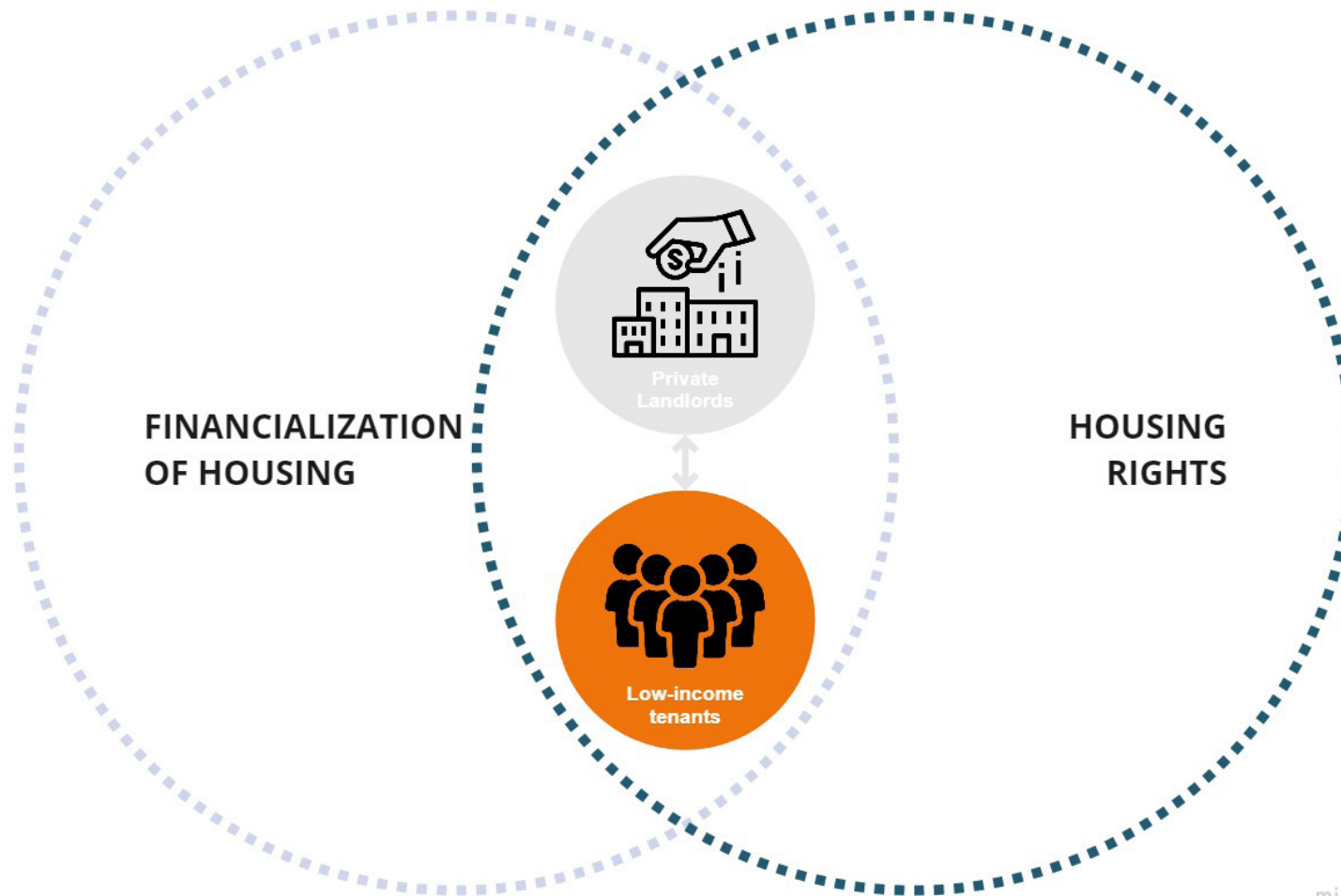


# THEORETICAL FRAMEWORK



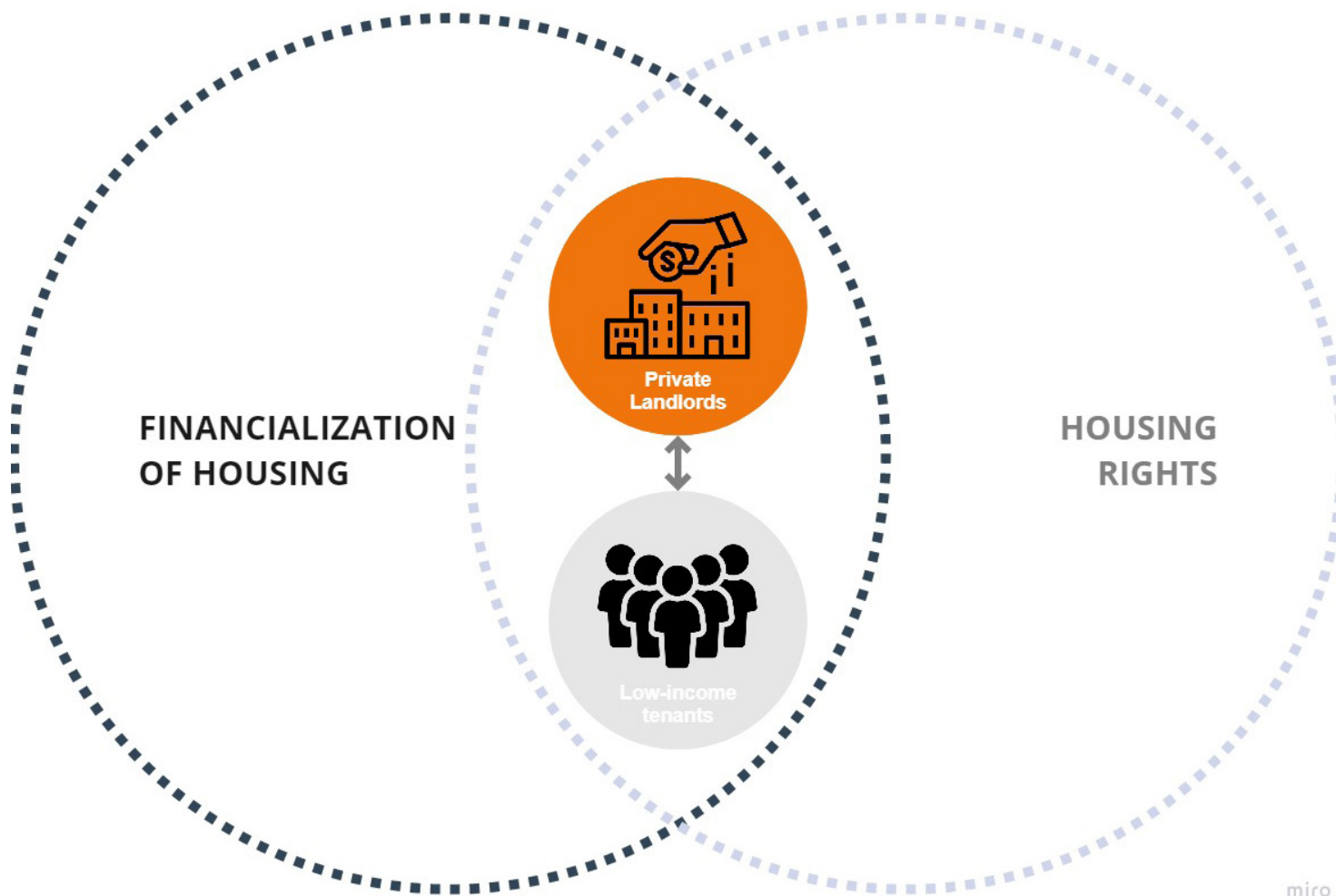






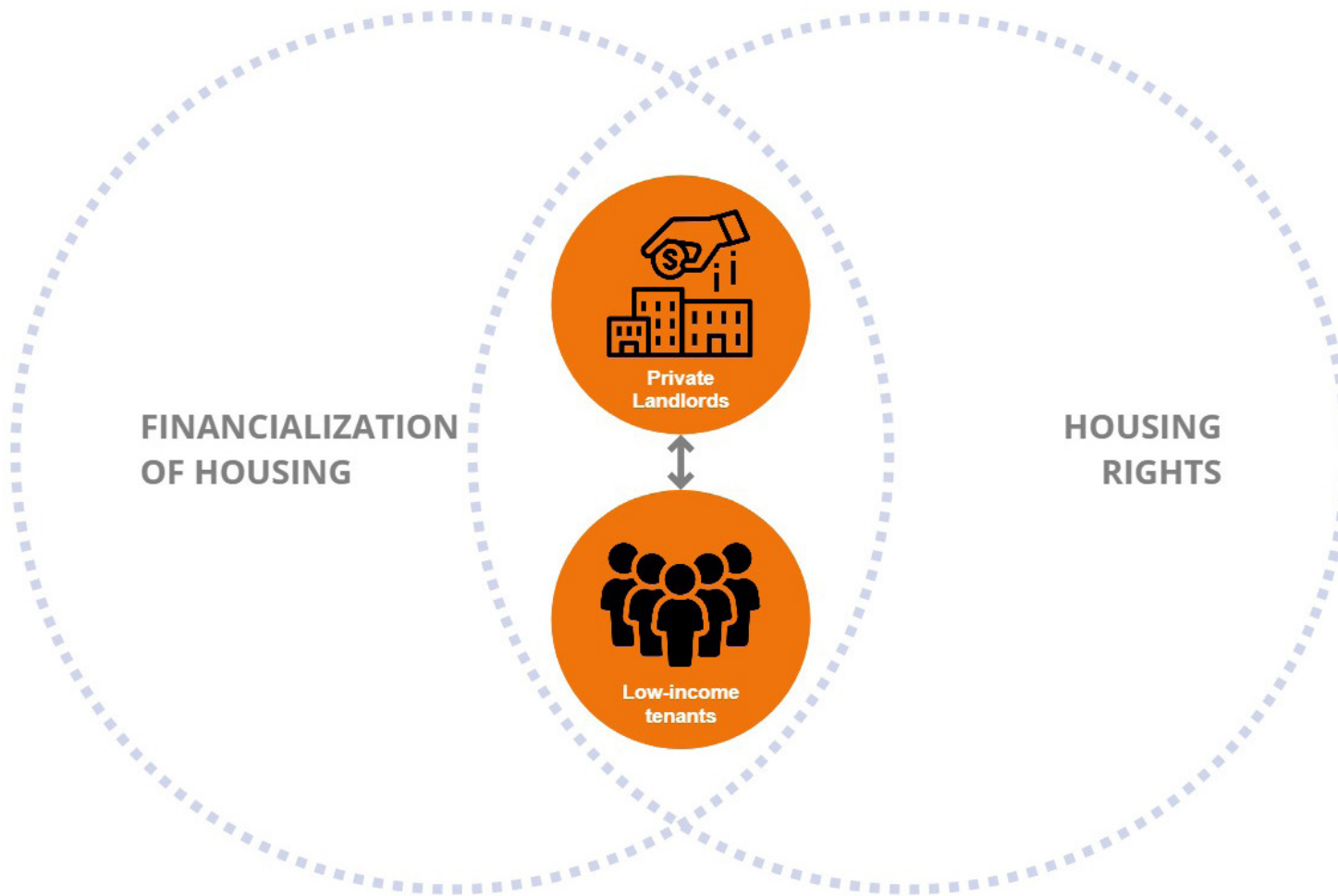
miro

**What are housing rights and how can they be secured?**

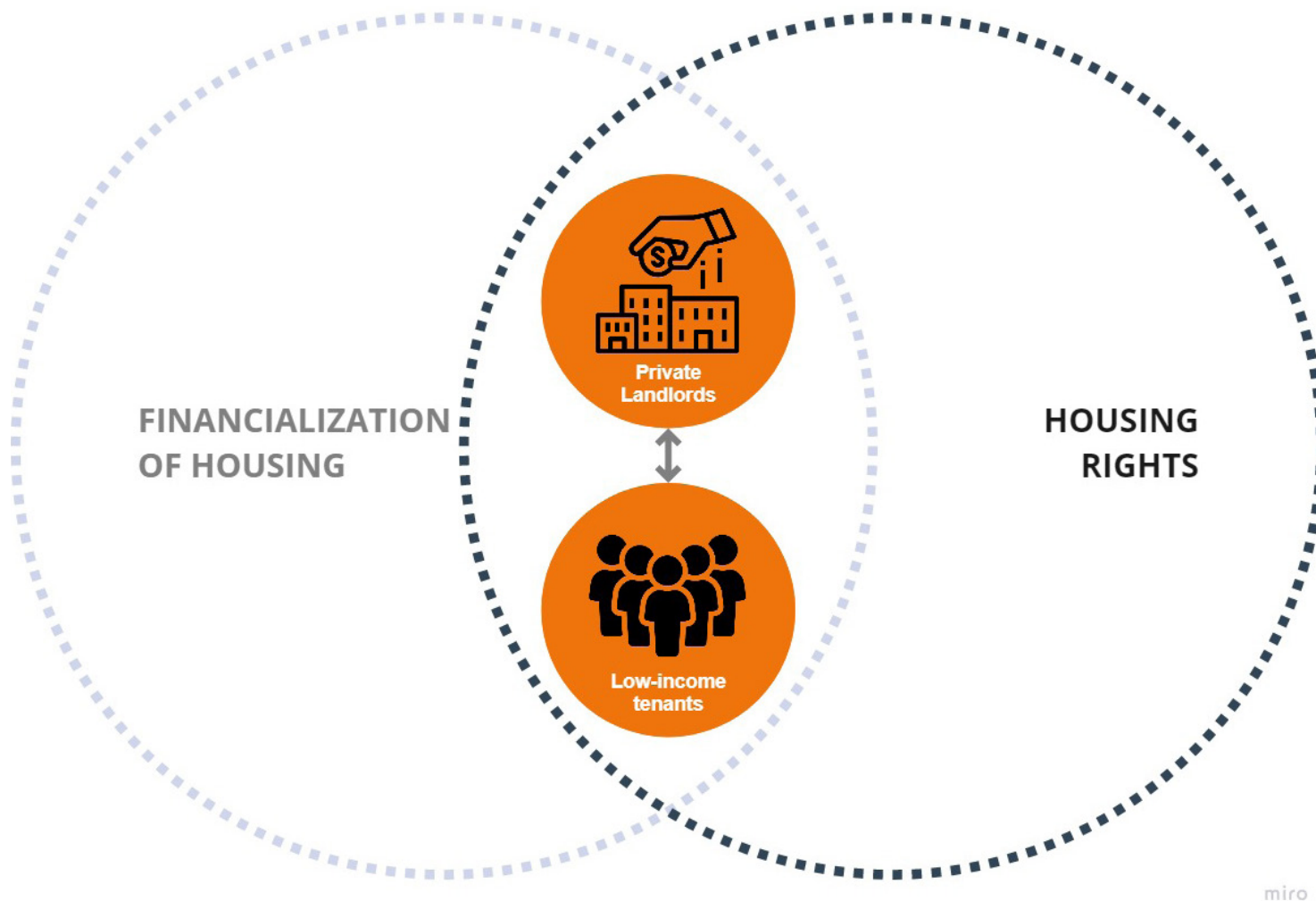


miro

**What are the challenges between real estate rented market and securing housing rights?**



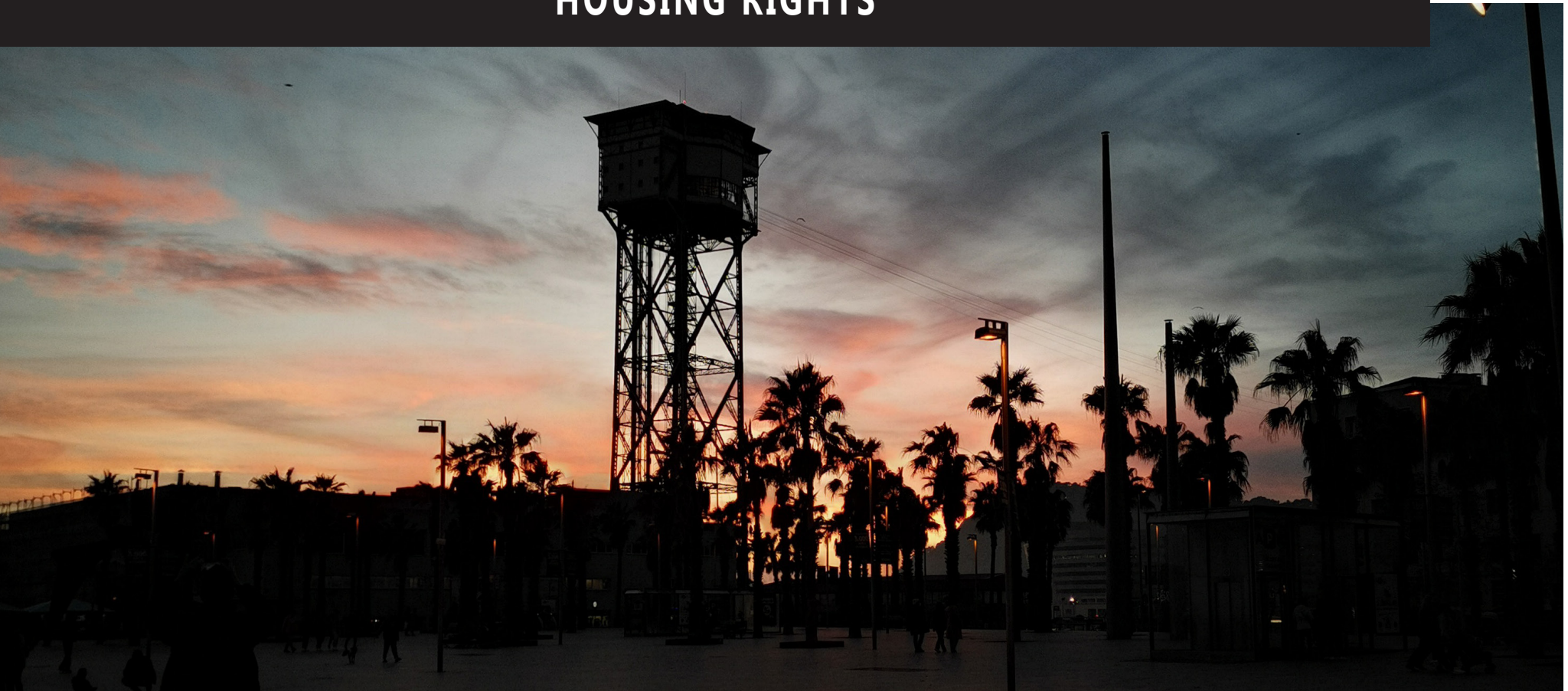
**What real estate management models are commonly practiced by private landlords?**

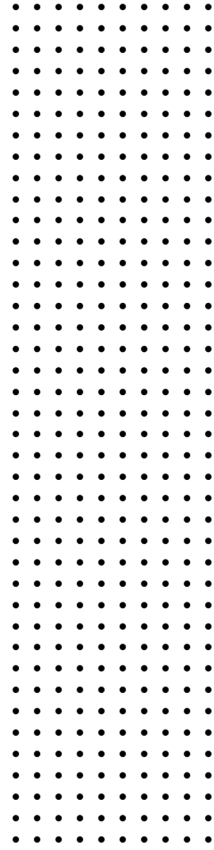



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**Is there a balancing act between private landlords and low-income tenants**

# HOUSING RIGHTS



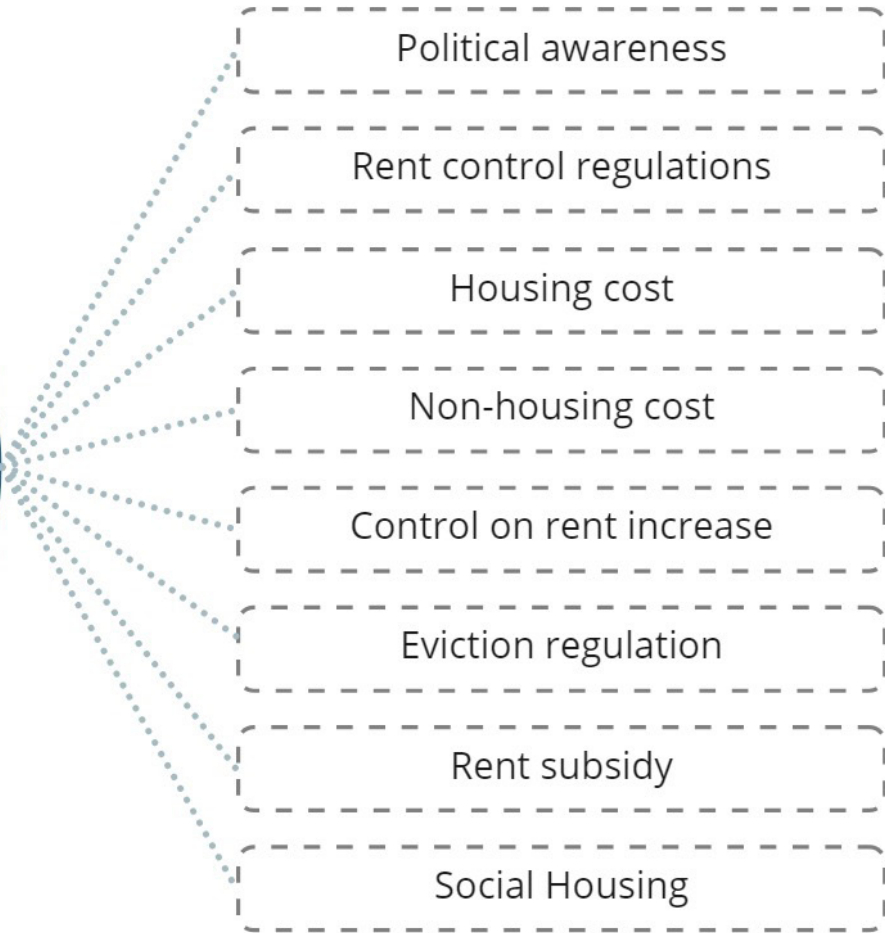


**Housing Rights are presented as a series of conditions that seek to guarantee the adequacy of the inhabitants' housing. An important part of understanding Housing rights is the acceptance of their complexity and their dependence on the society that applies them. Singer (2000) shows how its application is directly related to the social, cultural, and economic conditions of a certain country.**



- Informal settlements
- Eviction protection
- Evicted population in informality
- retribution by eviction
- Transparency
- Location guarantee
- Tenant participation
- Informal settlement policy







- Service subsidy
- Water quality
- Health condition
- Price of services
- Waste Management
- Facilities availability
- Risk mitigation
- Internet and connectivity



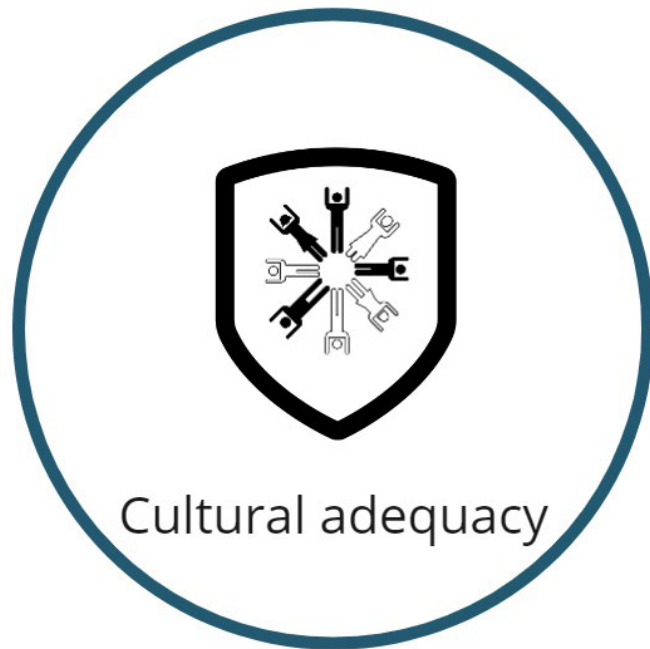
- Safety
- Portfolio variety
- Inclusivity
- Sustainability
- Space distribution
- Pest & risk measures
- Ventilation mechanism
- Lighting mechanism



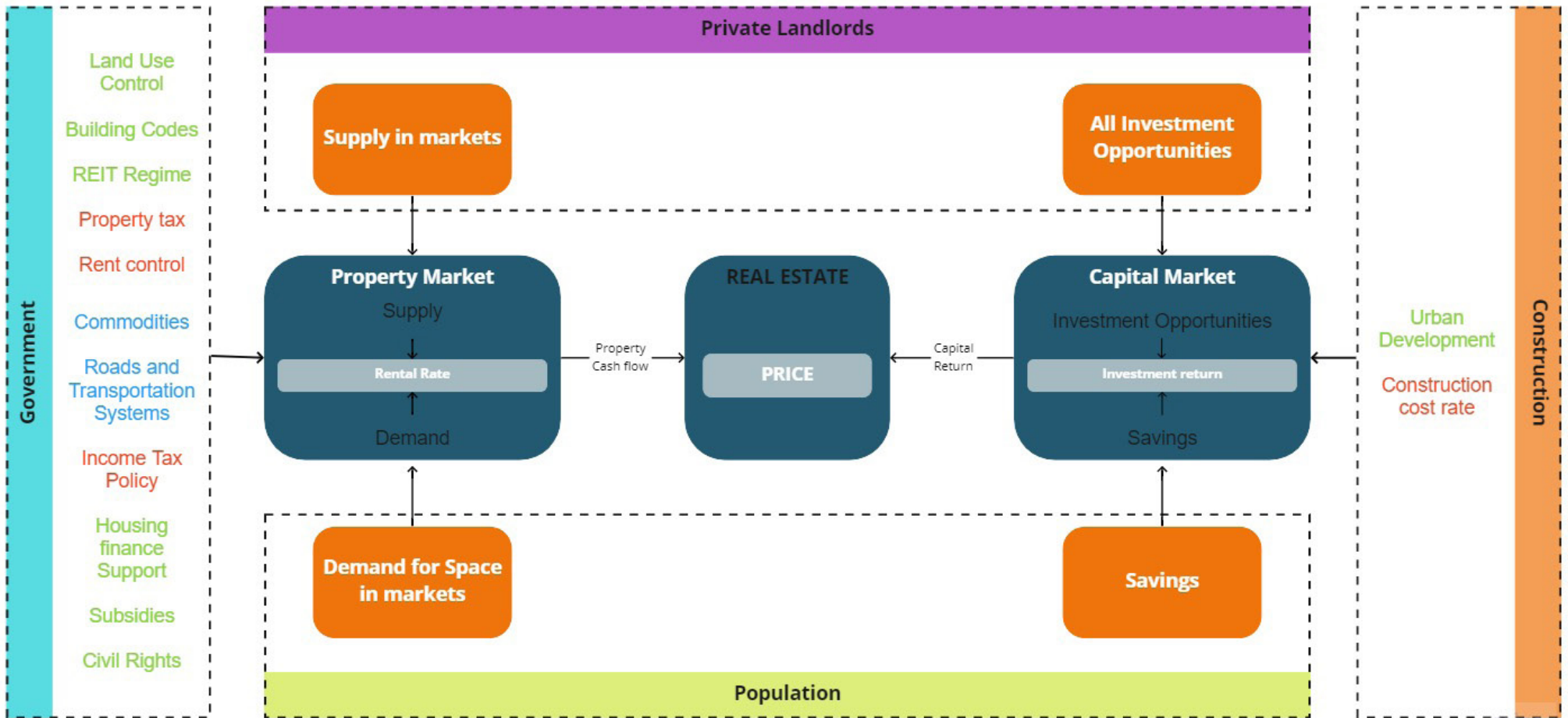
- Price / Location
- Homelessness programs
- Mechanisms of massive housing sales
- Minority housing
- Legal guarantee for tenants
- Citizen participation
- Housing adequacy regulation
- Contract conditions

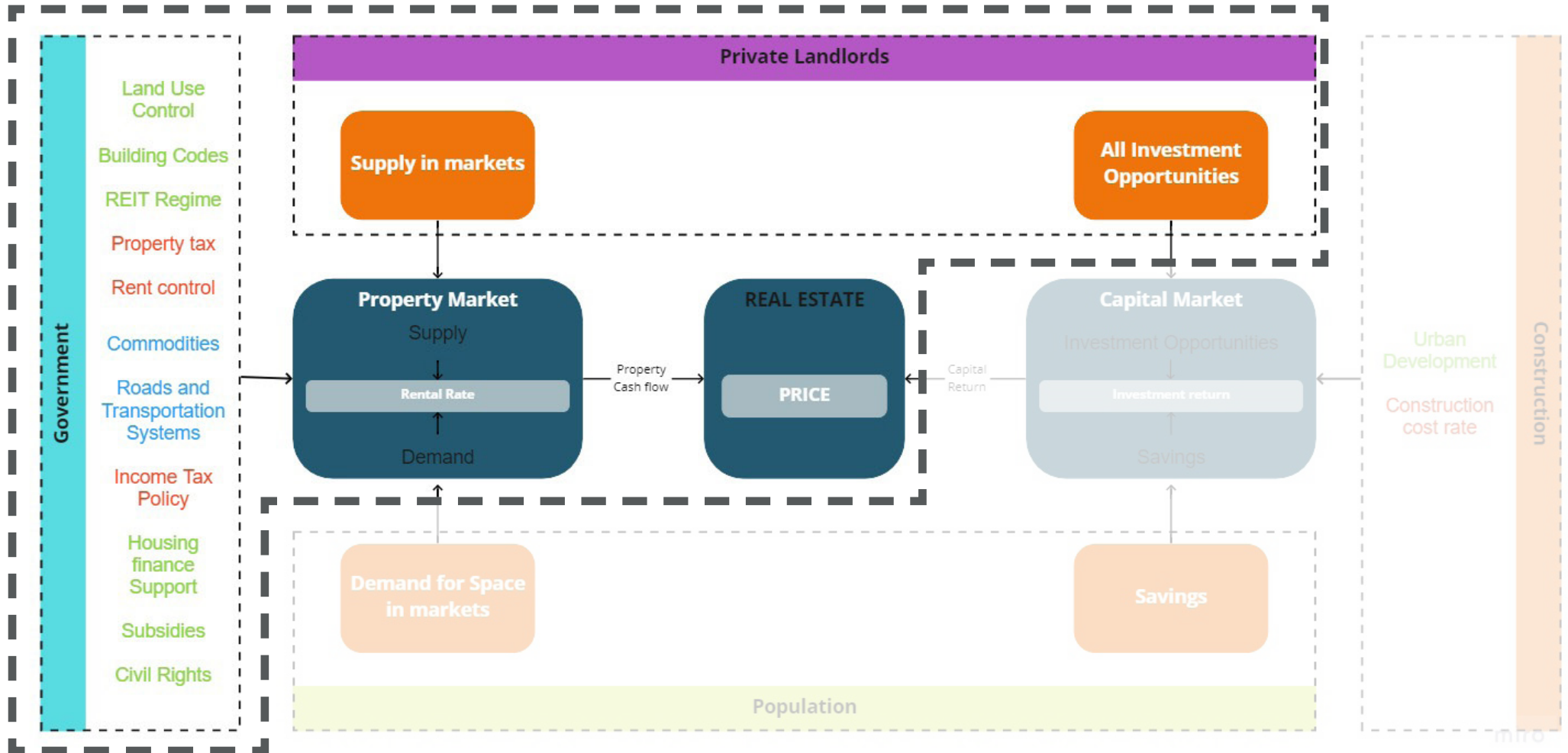


- Urban infrastructure
- Public transport efficiency
- Urban connectivity
- Environmental pollution
- Safety
- Infrastructure distribution
- Job opportunities
- Recreational infrastructure



- Spatial inclusiveness
- Remodeling Principles
- Appropriation capacity
- Inclusivity policies
- Cultural activity
- Cultural heritage
- Urban history
- Environmental and social awareness







# HOUSING RIGHTS

**PUBLIC INITIATIVE**

**HOUSING RIGHT POLICY**

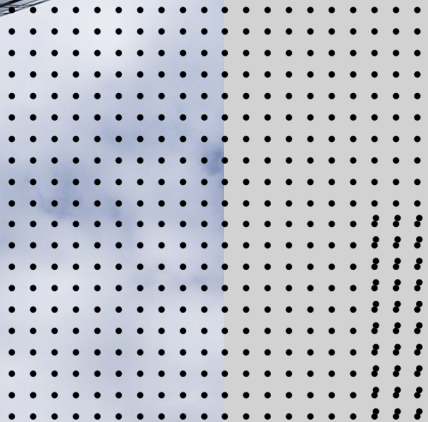
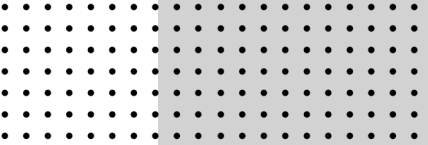
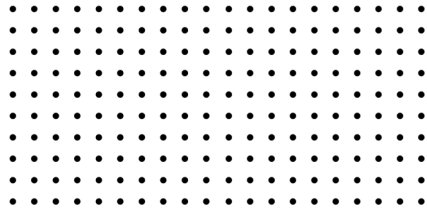
Balance between regulation and public development

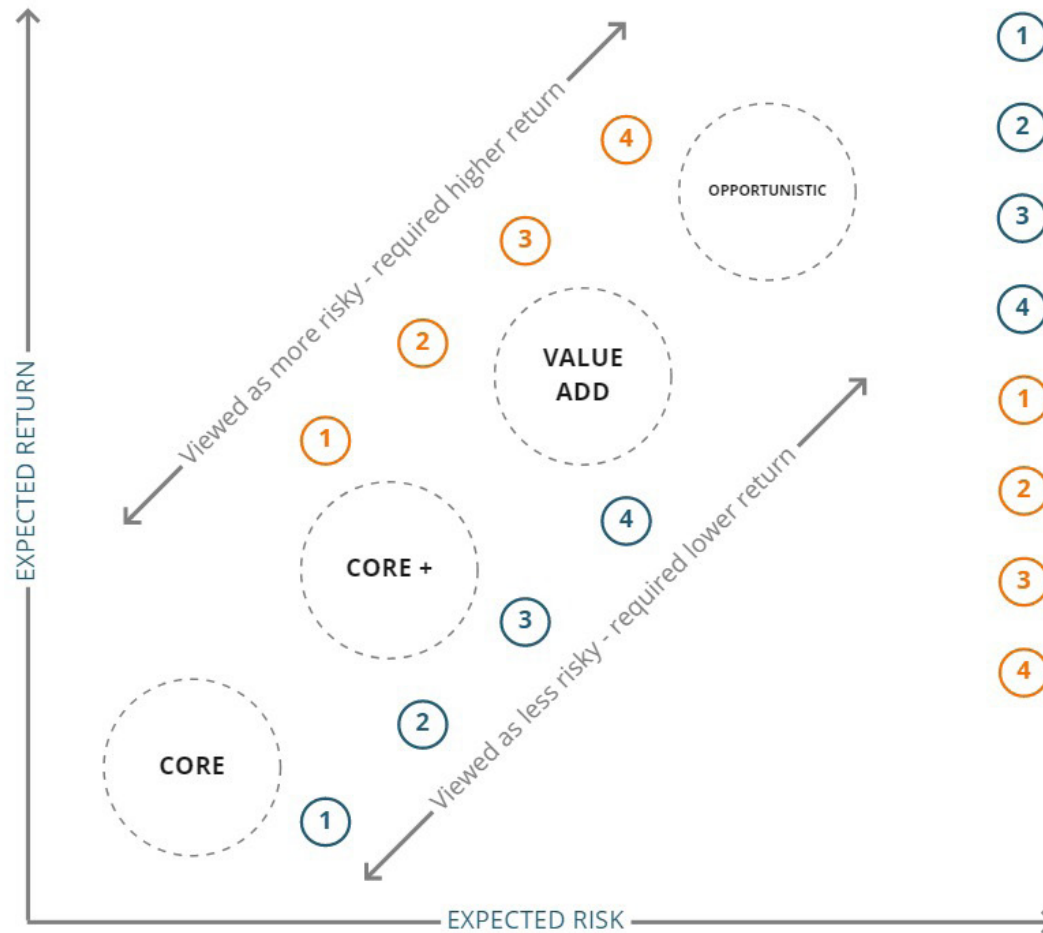
**PRIVATE INITIATIVE**

**ESG STRATEGIES**

Balance between dynamic capability and willingness to change

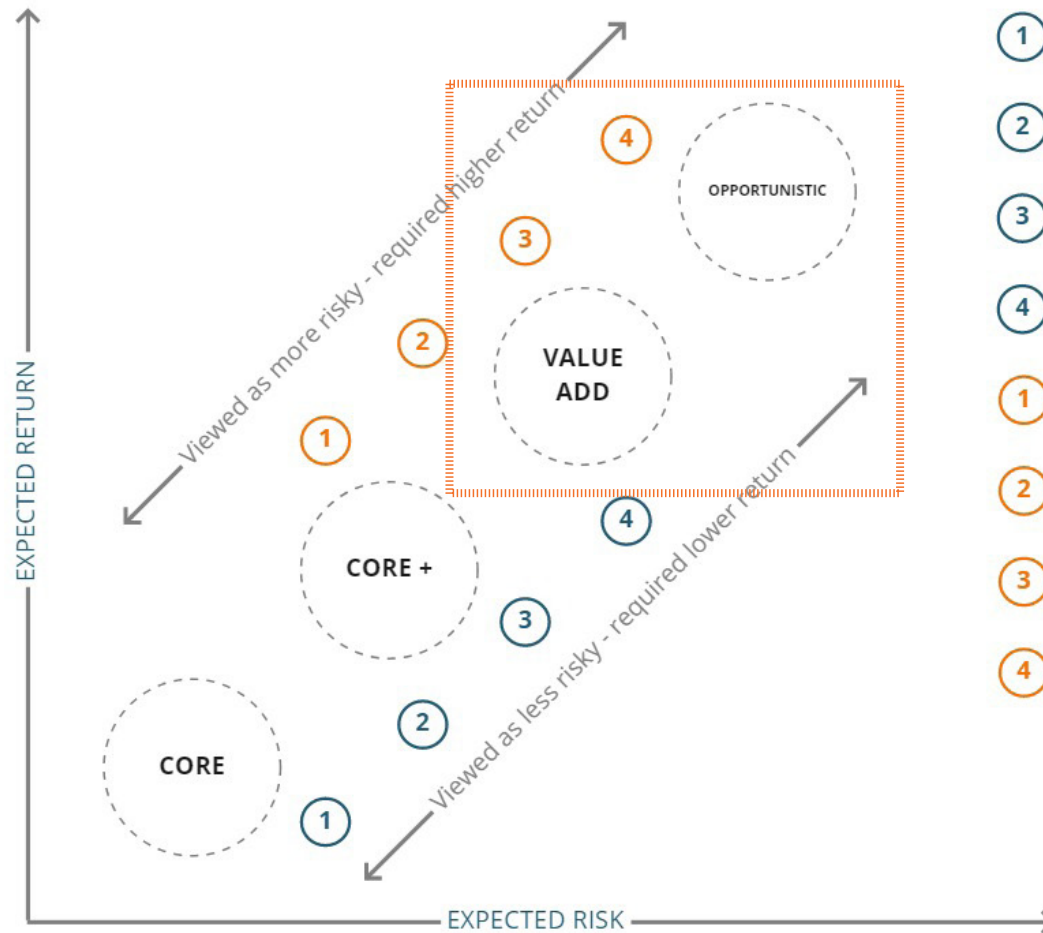
# PRIVATE LANDLORDS MECHANISMS





- ① Primary property type
  - ② Primary Market
  - ③ CBD Locations
  - ④ Renovation or Repositioning
- 
- ① Speciality properties
  - ② Secondary of Tertiary Markets
  - ③ Suburban locations
  - ④ Development or Distress





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**STAKEHOLDER  
MANAGEMENT &  
TRANSPARENCY**


**ASSET  
MANAGEMENT  
(INVESTMENT &  
MORTGAGES)**

**PROPERTY  
MANAGEMENT**

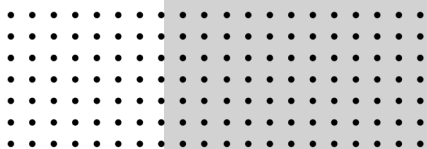
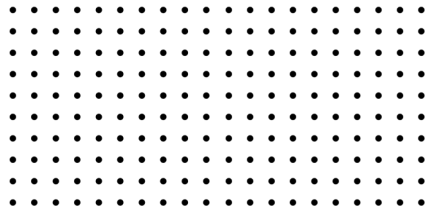
**PORTFOLIO SPACE**



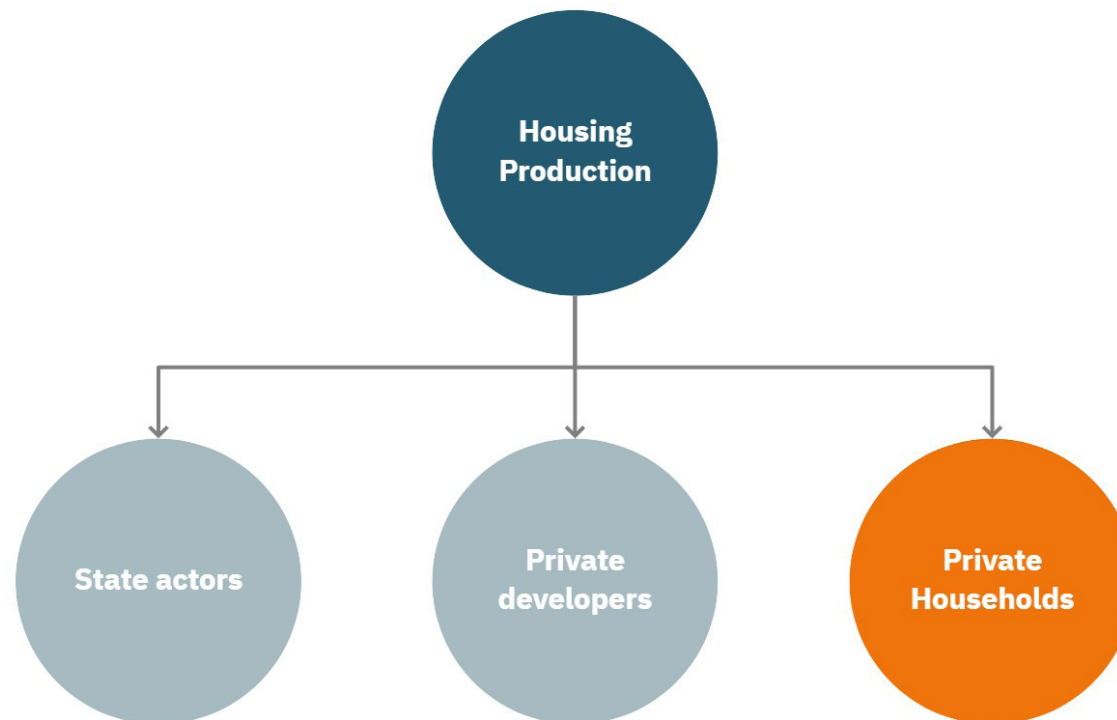
**REITs are an investment vehicle that provides a convenient way to buy and own real estate while having it managed by an industry expert. REITs act as investment funds with high purchasing power, and the concentration of properties gives them decisive power within the trends (Newell 2012).**



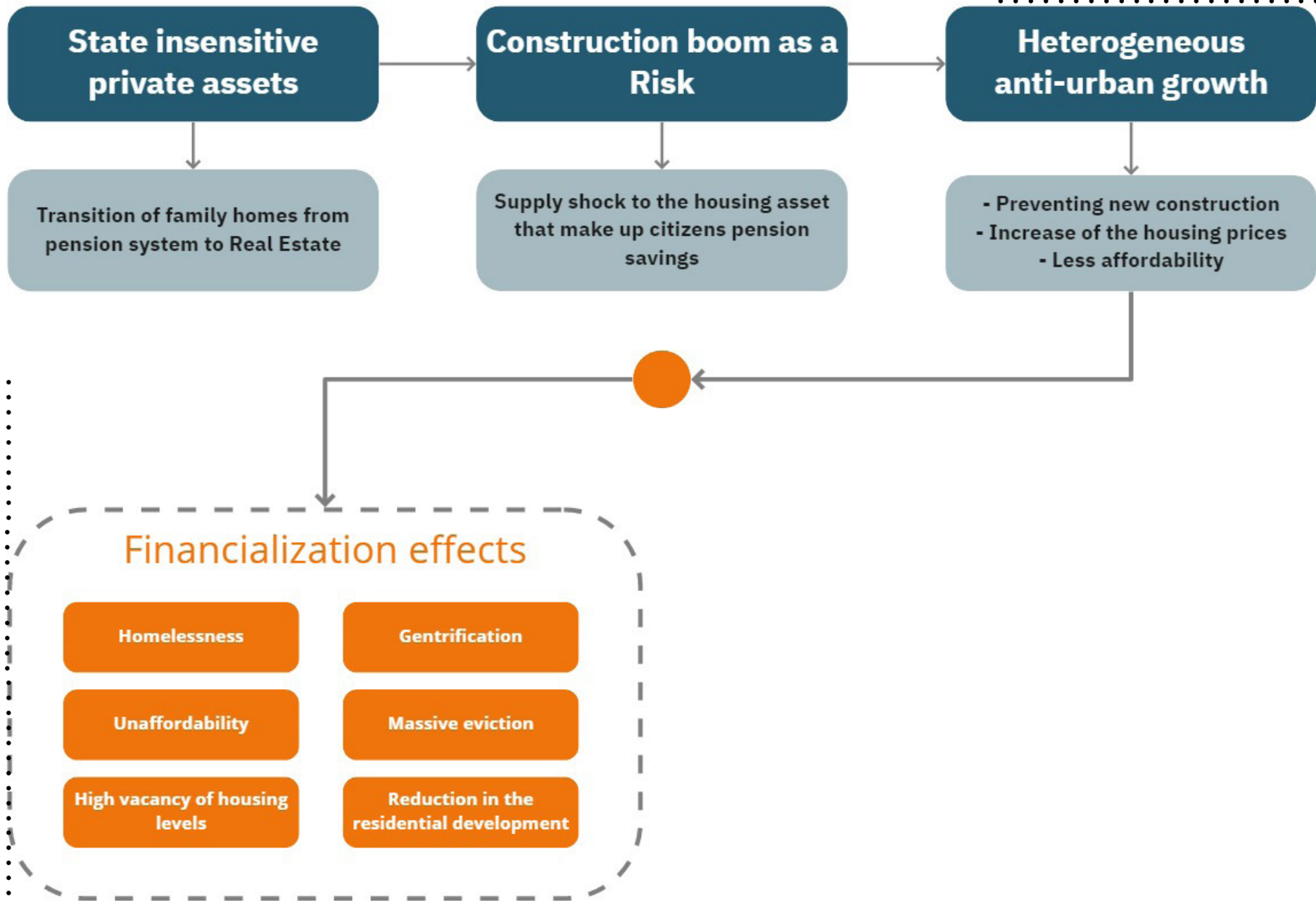
# FINANCIALIZATION OF HOUSING

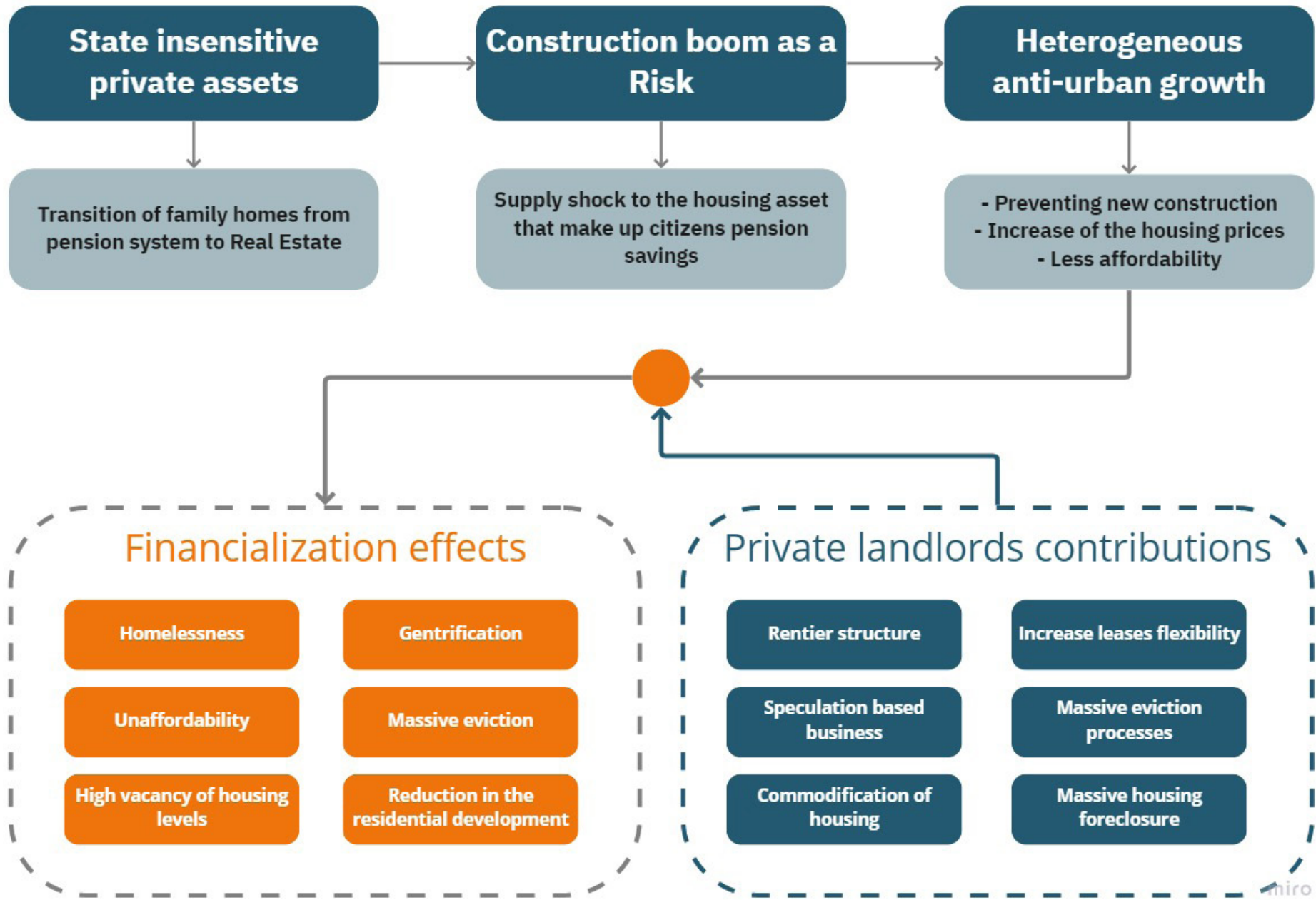


**Financialization is a current economical and social behavior that puts pressure on commodities, debt, public services, and economic activities to transform them into investable, tradable, financial products (van Loon & Aalbers, 2017)**





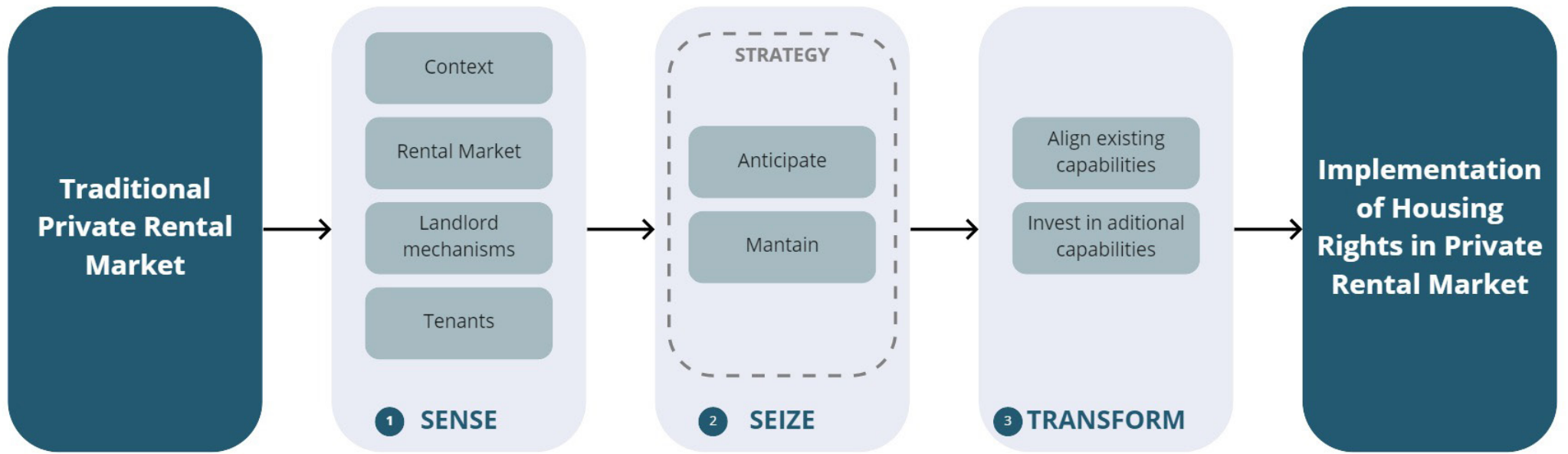


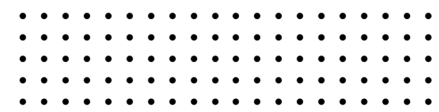
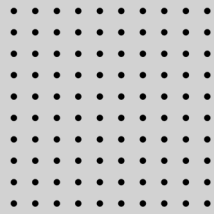
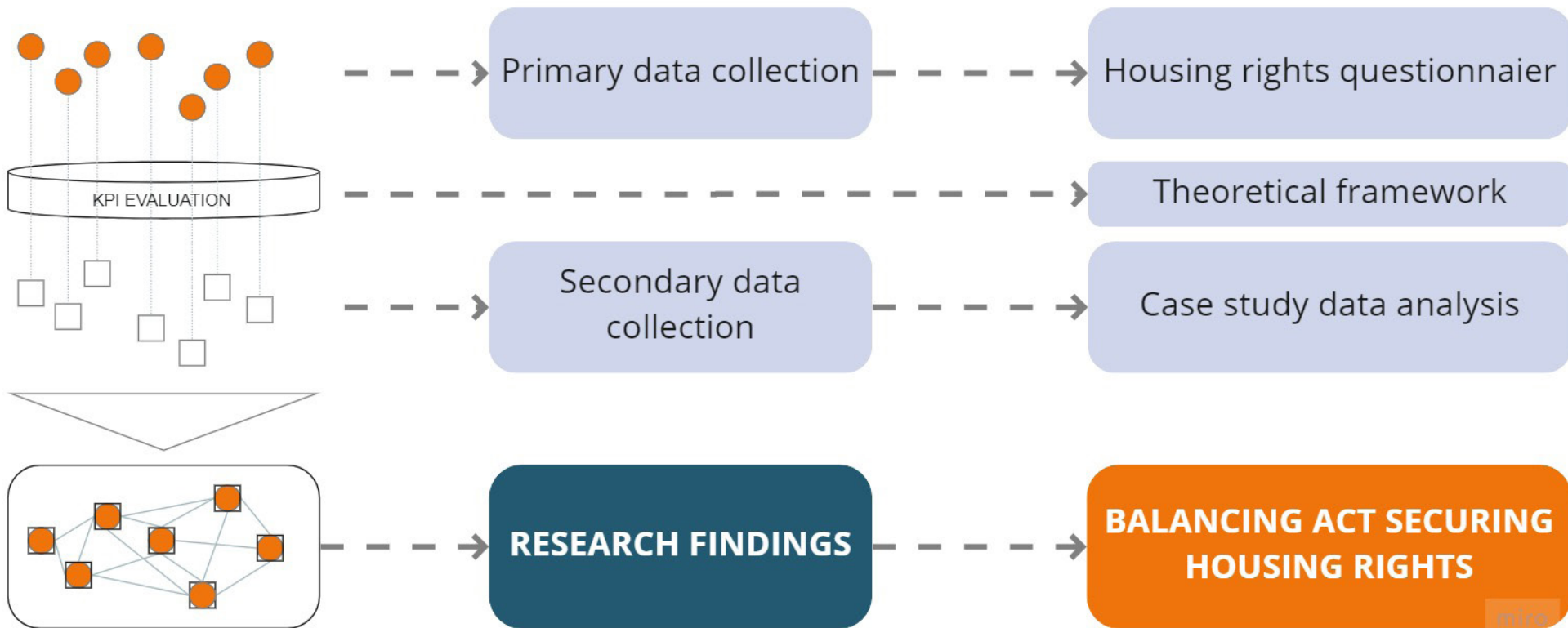


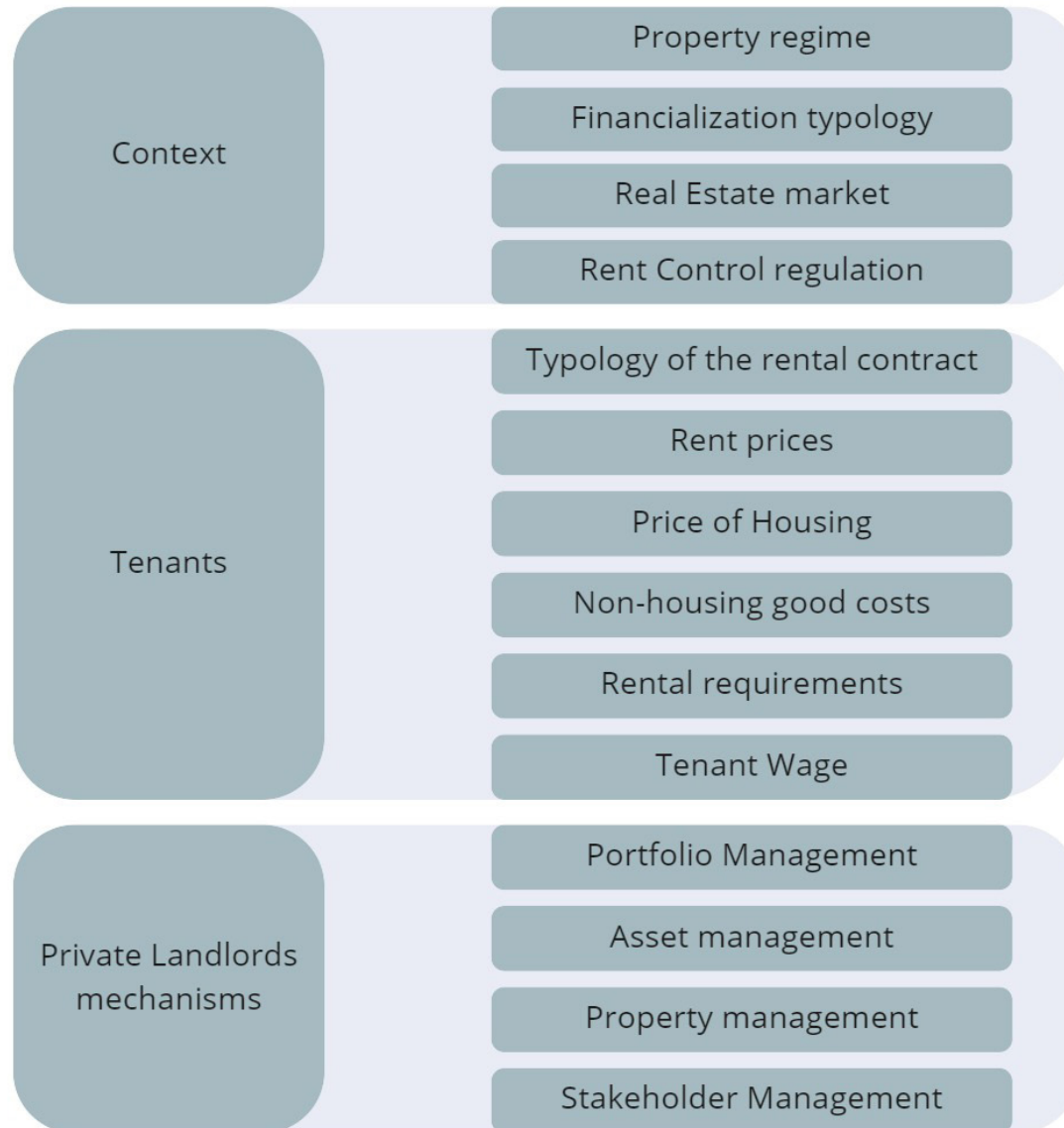
# RESEARCH METHODOLOGY



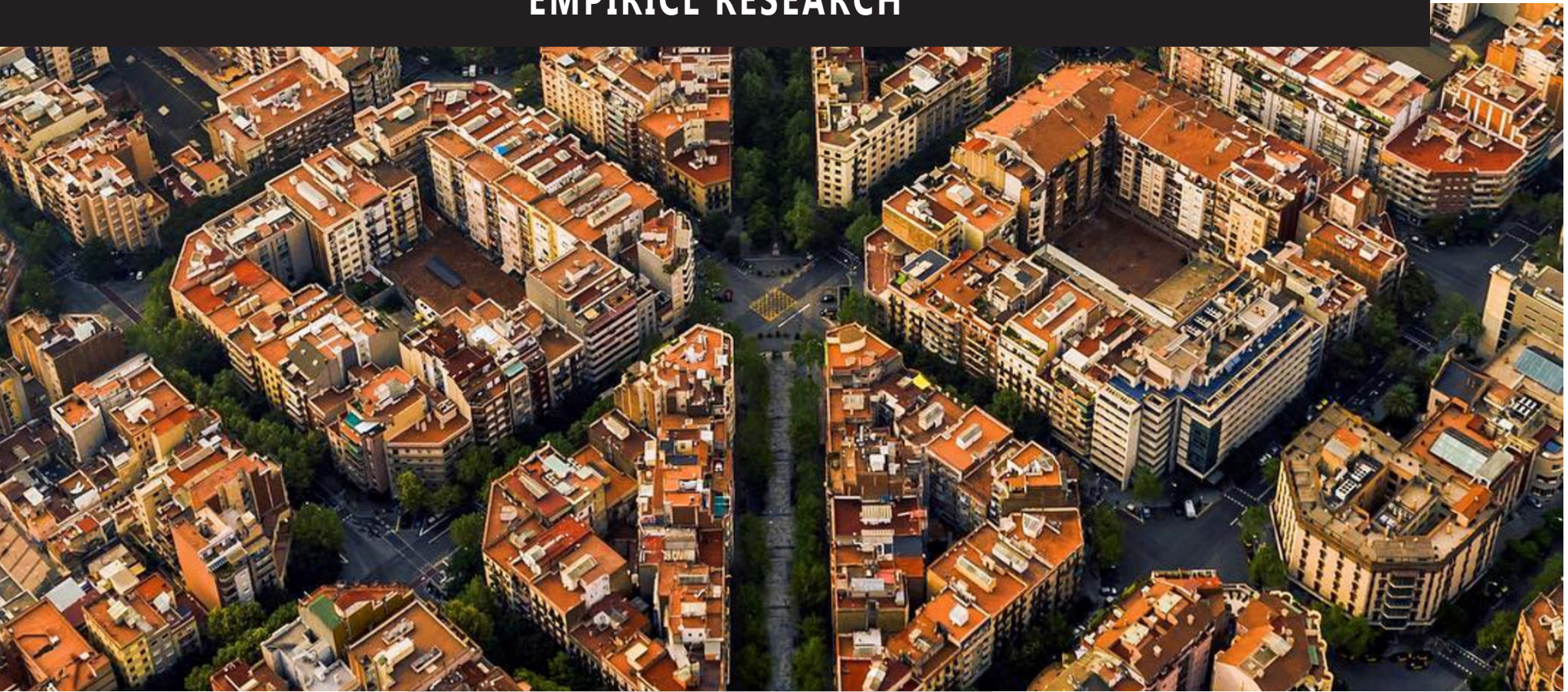
# RESEARCH OBJECTIVE







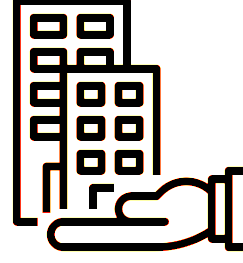
# EMPIRICAL RESEARCH



Historically there is a private own housing system



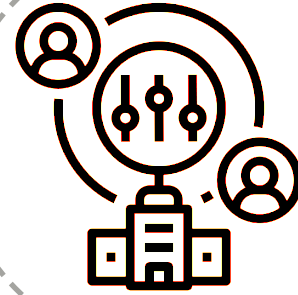
Social housing is privatized from its conception



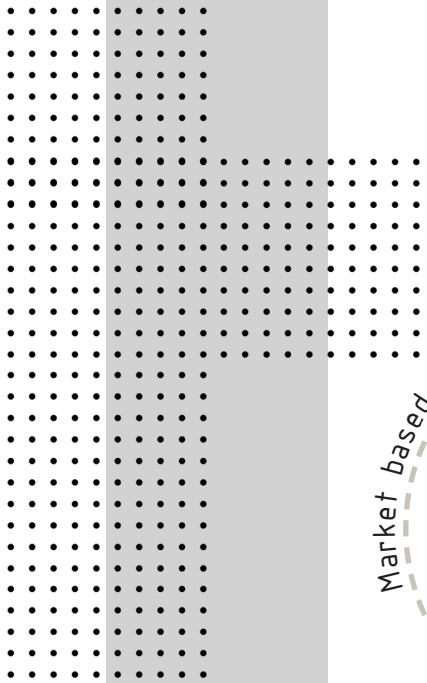
Gentrification processes in the city due to the nature of the market



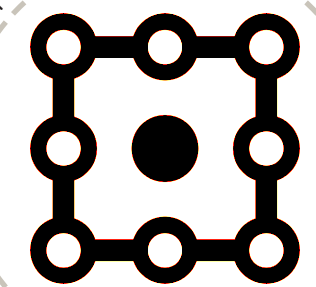
Public sector actions are limited to regularization



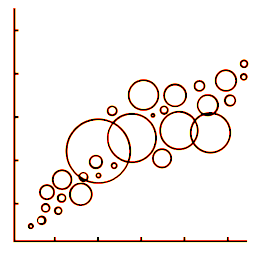




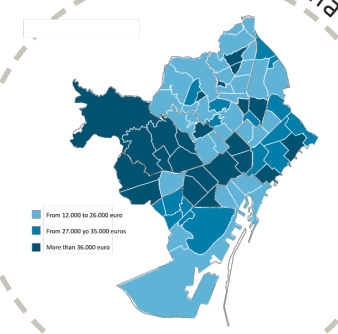
Labor and infrastructure centralization



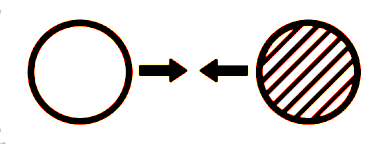
Market based on speculation



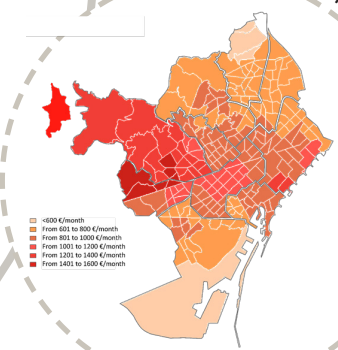
Barcelona distribution income map

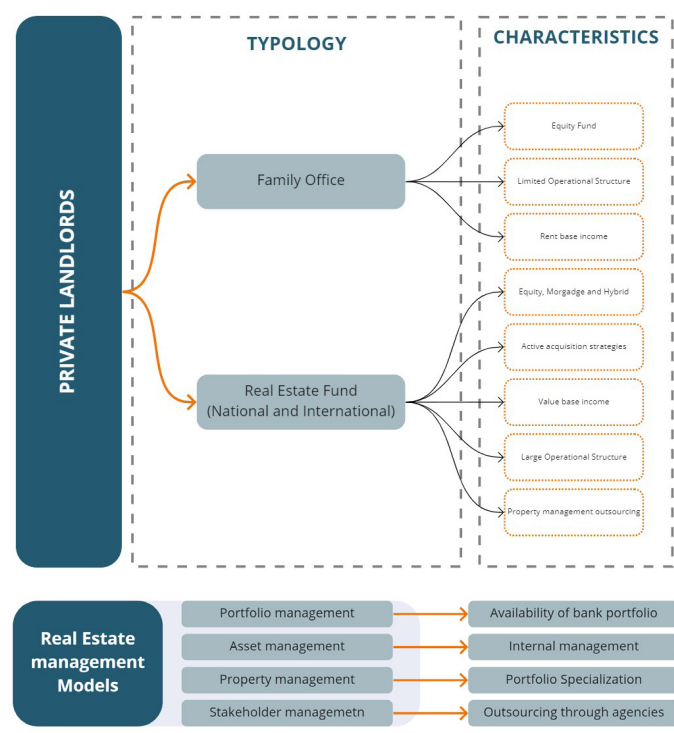
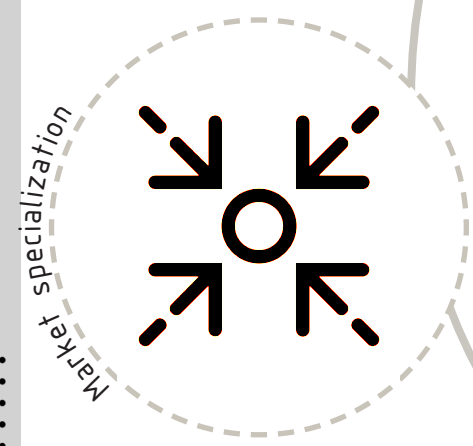
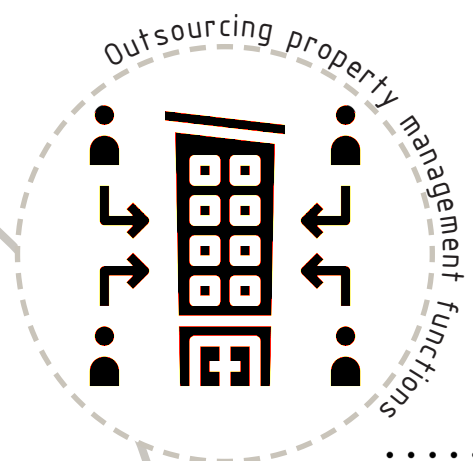


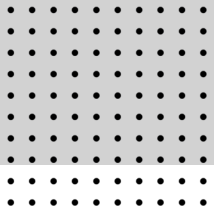
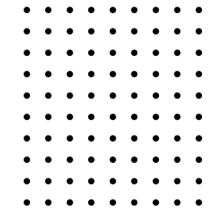
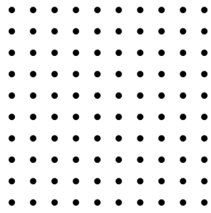
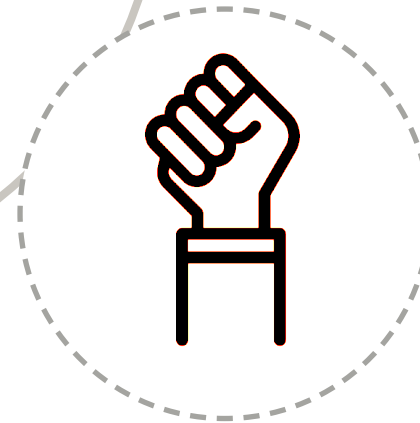
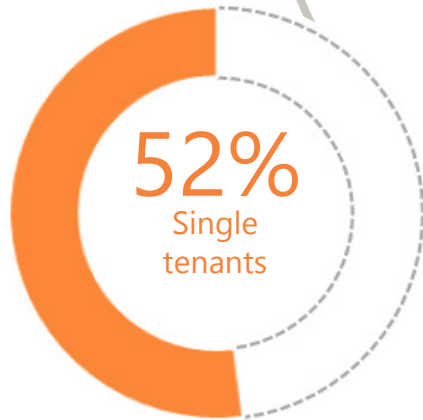
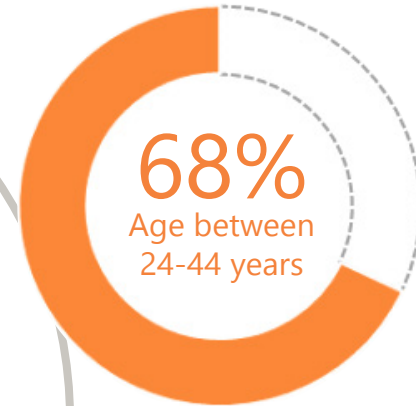
Market specialization



Barcelona distribution rent price map







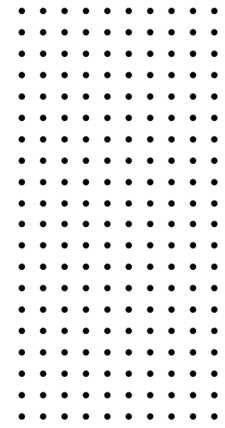
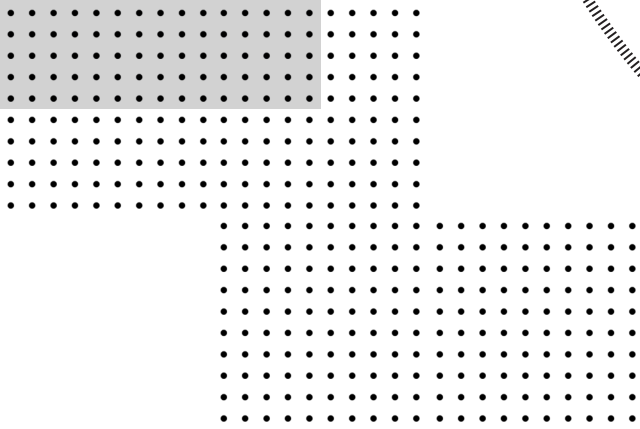
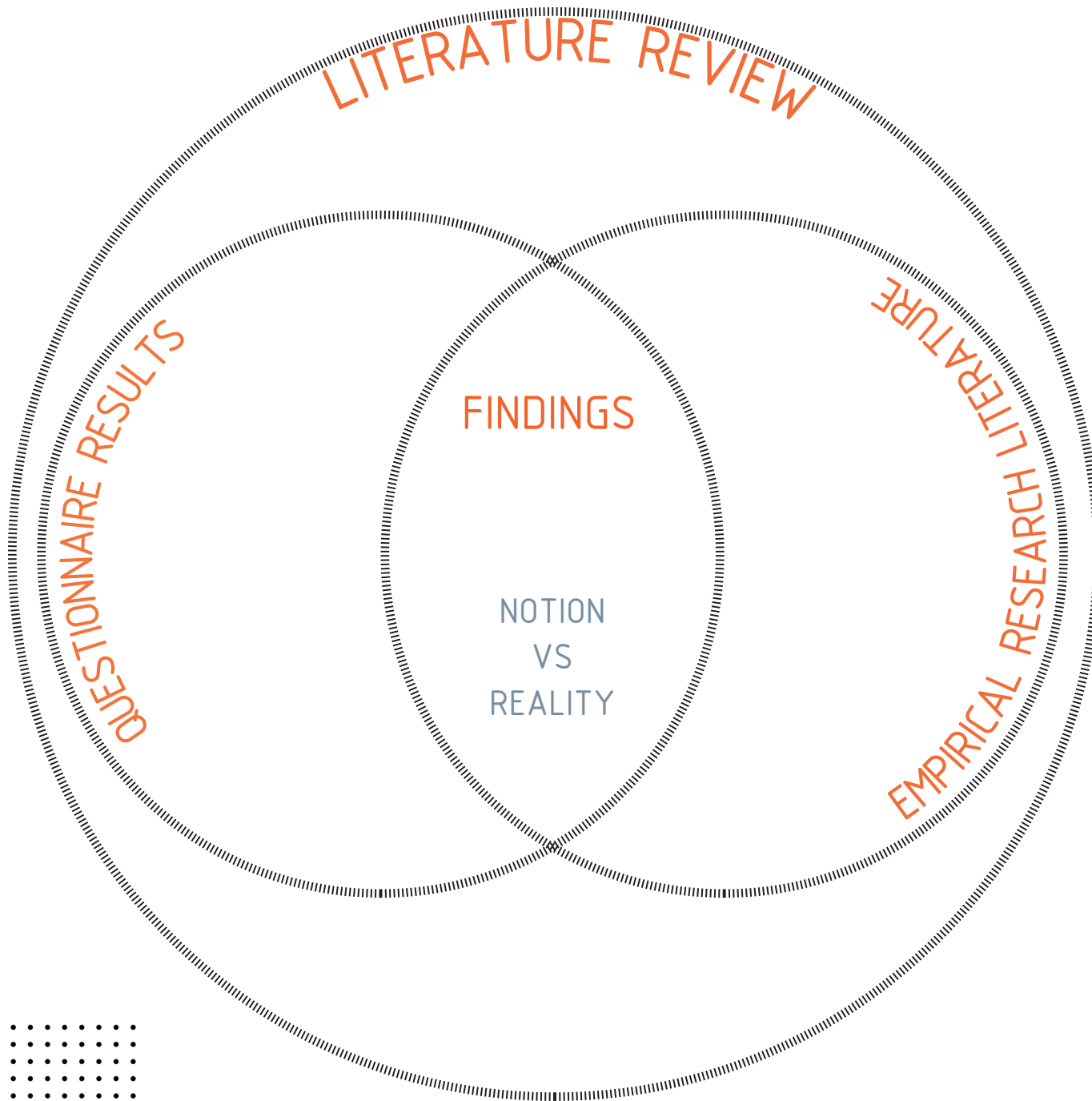
## RENTAL MARKET

**The low level of new housing development increases speculation**

**Big private households define the pressure on the value of the Real Estate**

**The public sector limits its actions to regulatory policies as a control measure. As a result, the market reduces its attraction to investment, and private households increase interest in short-term rental systems**

**The demand of housing rights given by low-income populations does not have an adequate supply**





Lack of knowledge of the population about price regulation platforms

There is evidence of a profiling of the tenants at the time of accessing an apartment.

The systematic link of big PL with the refinancing of banks ignores the affected population

The contractual conditions of cancellation of the contract by the landlord do not provide guarantees or remuneration for the tenant

Contractual absence in contract renewal methods



The outsourcing agency reduces the spaces of dialogue between parties.

The concentration of properties in specific areas of the city can create tension in the rental market.

Lack of mechanisms that guarantee extension of lease contracts

There is evidence of a profiling of the tenants at the time of accessing an apartment.

Rent increase mechanisms increases evictions (Berlin Clause)



Lack of transparency over energy, gas, and water consumption

Reimbursement guarantee in the event of differences in paid services.



Spatial distribution problems after refurbishment, which reduces the chances of families finding housing

Low levels of light and ventilation comfort due to the poor readjustment of spaces in old buildings.



Accessibility

Transparency and accessibility of housing related to massive acquisition by Private funds.

Lack of citizen participation in the reintroduction of houses own by banks.

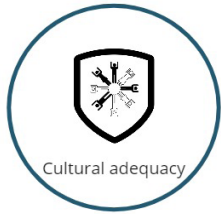
The outsourcing of property management by REITs affects the owner-tenant relationship



Location

The relevance of the operation of urban infrastructure systems at the time of acquiring new properties is unknown.

The portfolio specialization trend generates an imbalance in areas where there is not enough infrastructure.



Cultural adequacy

High levels of activism by local communities.

Tourism and the high level of migration have been disruptive in the communities

Lack of space for dialogue with the community and activists

The contractual conditions prevent a spatial appropriation by the tenant.

Housing modernization processes do not consider the needs of local families.

## **SEINZE CONCLUSIONS**

**There is evidence of a strong disconnection between Private Landlords and Tenant**

**The investment strategies of big Private Landlords are shown to be disconnected from the dynamics of the communities and the development processes of the city.**

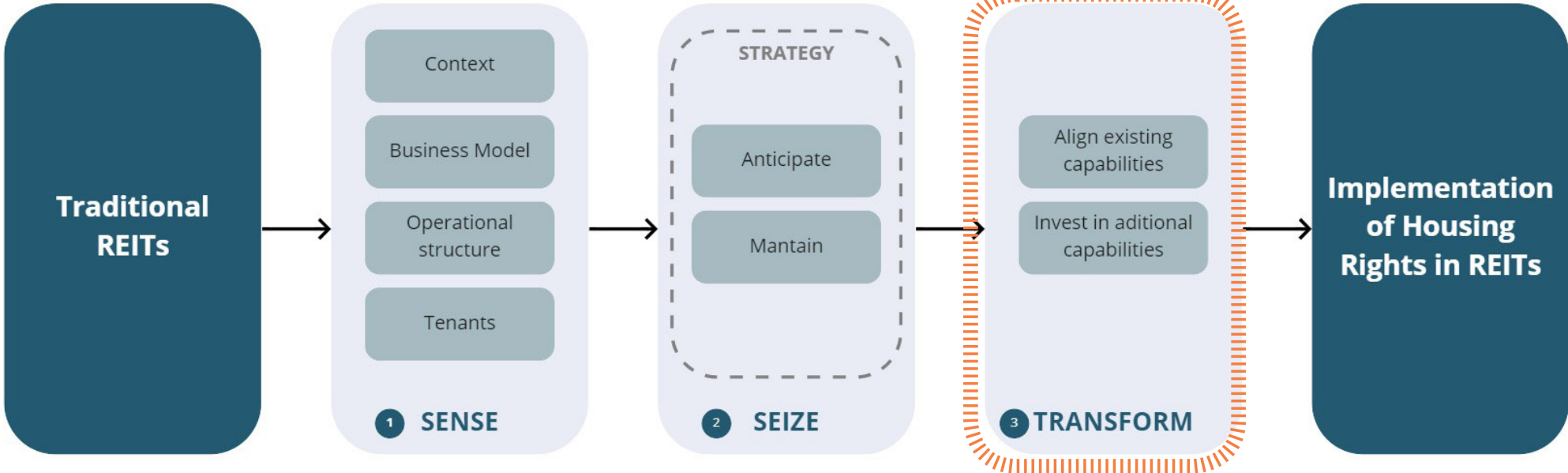
**The policies and strategies proposed by governments in relation to the rented housing market are limited by the lack of public social housing systems**

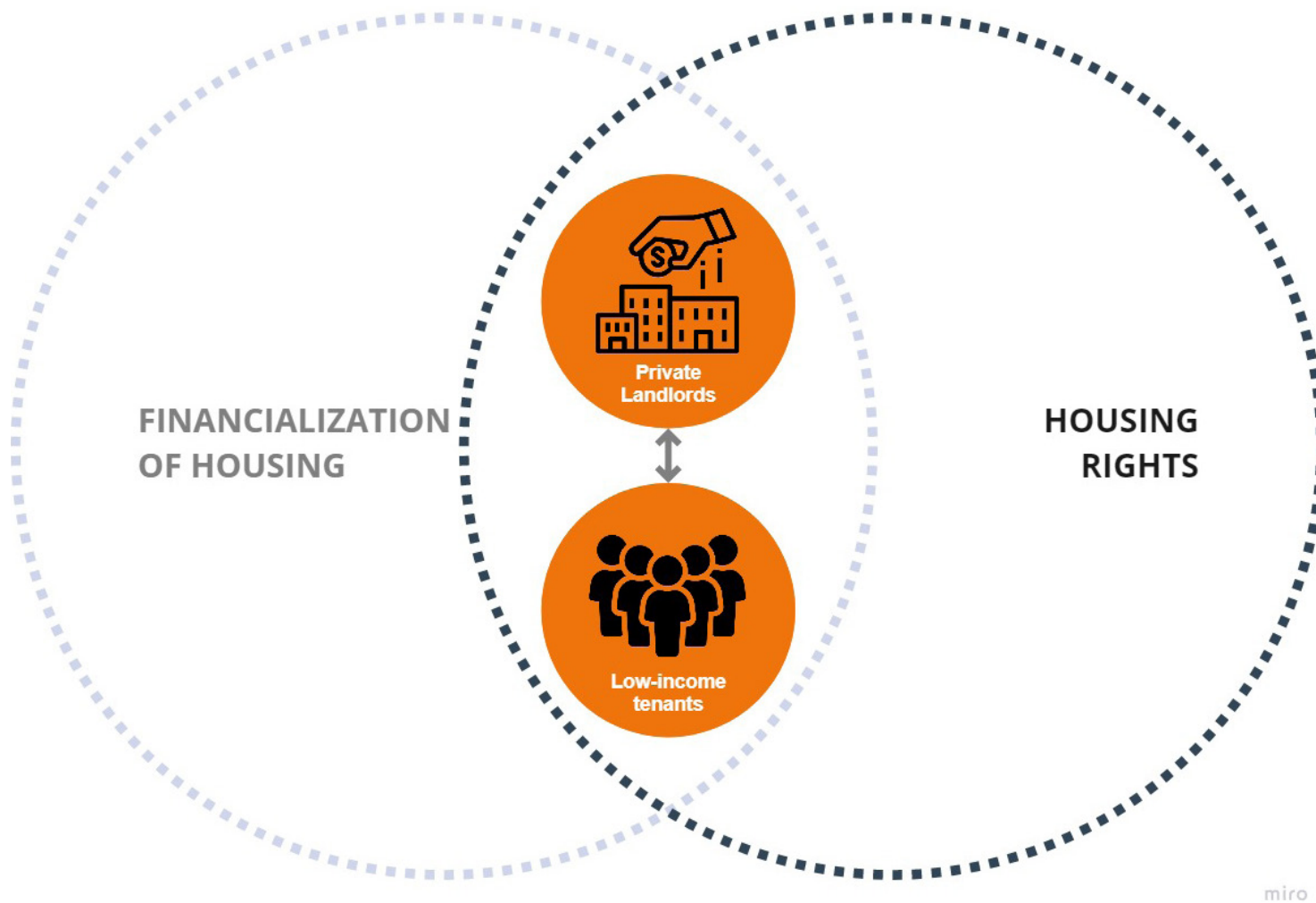
**The city's housing stock shows strong challenges in renovation trends and strategies**

**The contractual conditions and access to lease agreements present strong deficiencies given the property management strategies used by REITs.**



# BALANCING ACT IN REAL ESTATE MANAGEMENT MODELS





miro

**Balancing act between private landlords and low-income tenants**



**STAKEHOLDER  
MANAGEMENT &  
TRANSPARENCY**

**ASSET  
MANAGEMENT  
(INVESTMENT &  
MORTGAGES)**

**PROPERTY  
MANAGEMENT**

**PORTFOLIO SPACE**

PROPERTY MANAGEMENT

ASSET MANAGEMENT

PORTFOLIO MANAGEMENT

STAKEHOLDER MANAGEMENT & TRANSPARENCY



Security of Tenure



Affordability



Availability of services



Habitability



Accessibility



Location

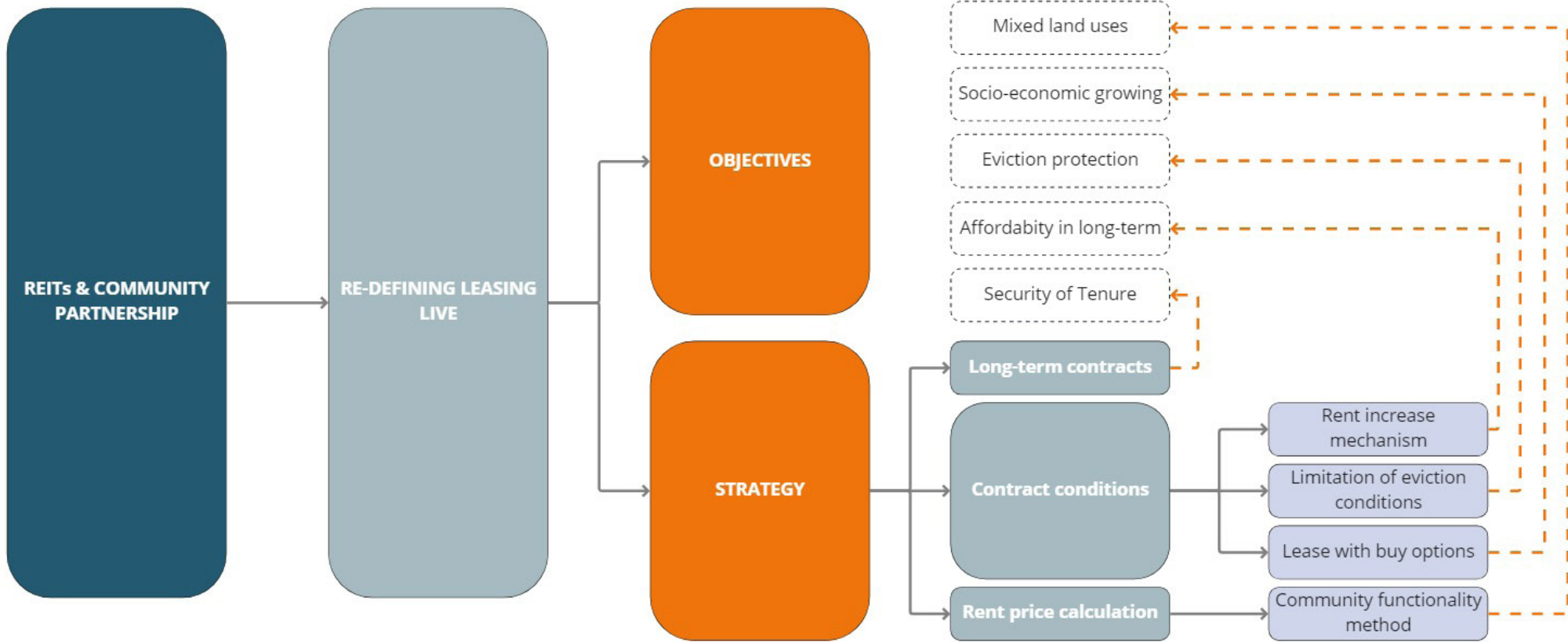


Cultural adequacy



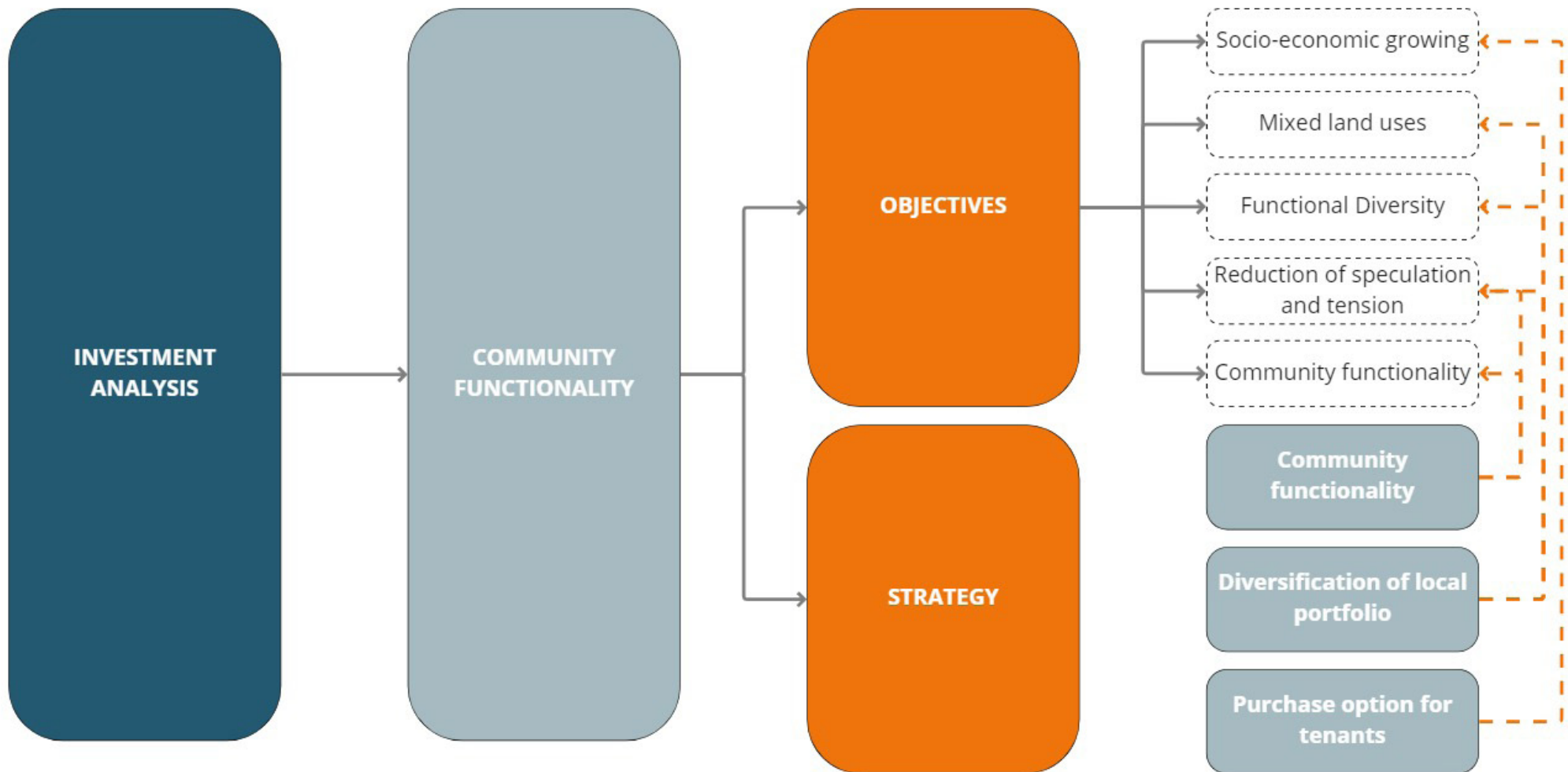


PROPERTY  
MANAGEMENT





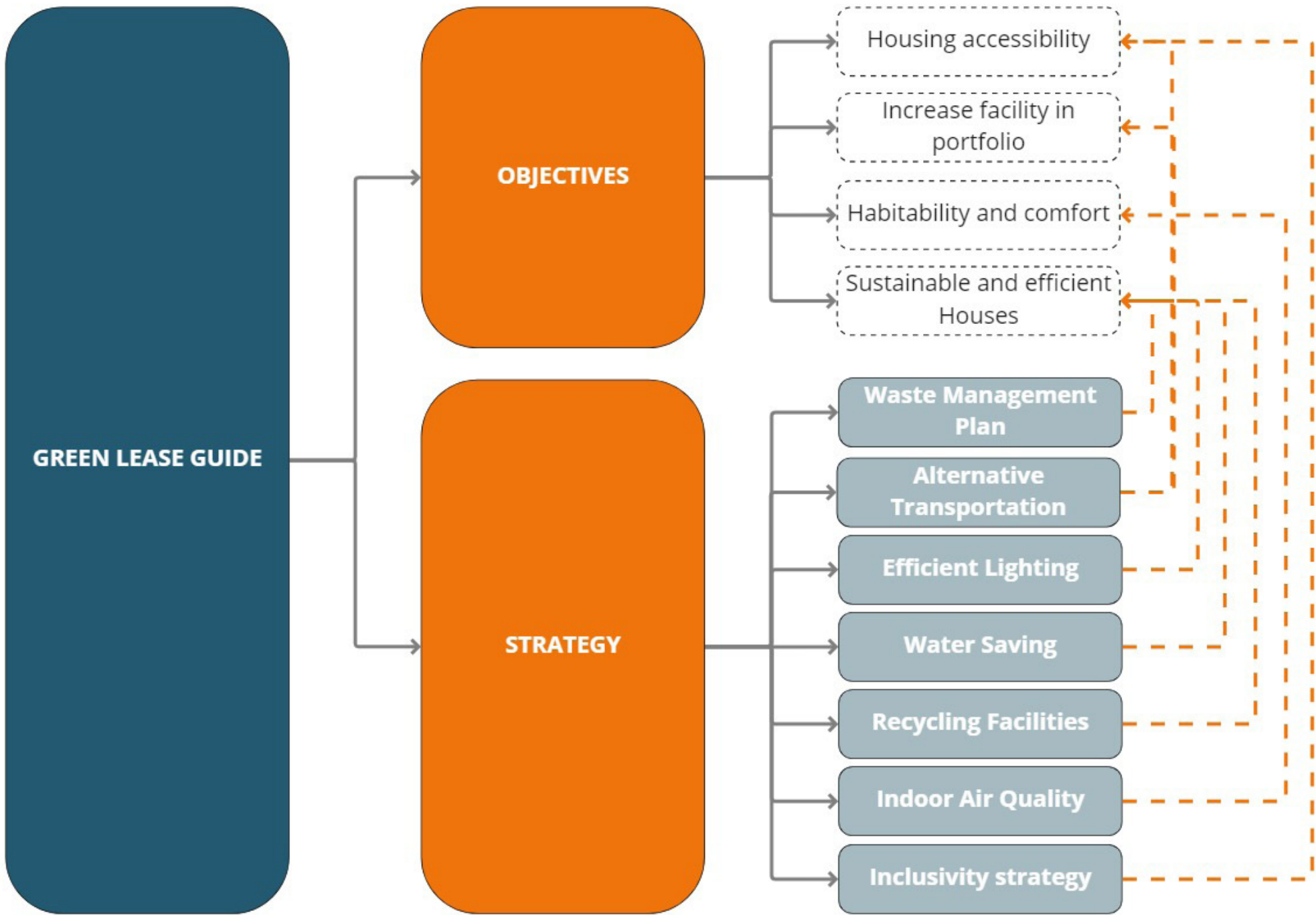
ASSET  
MANAGEMENT





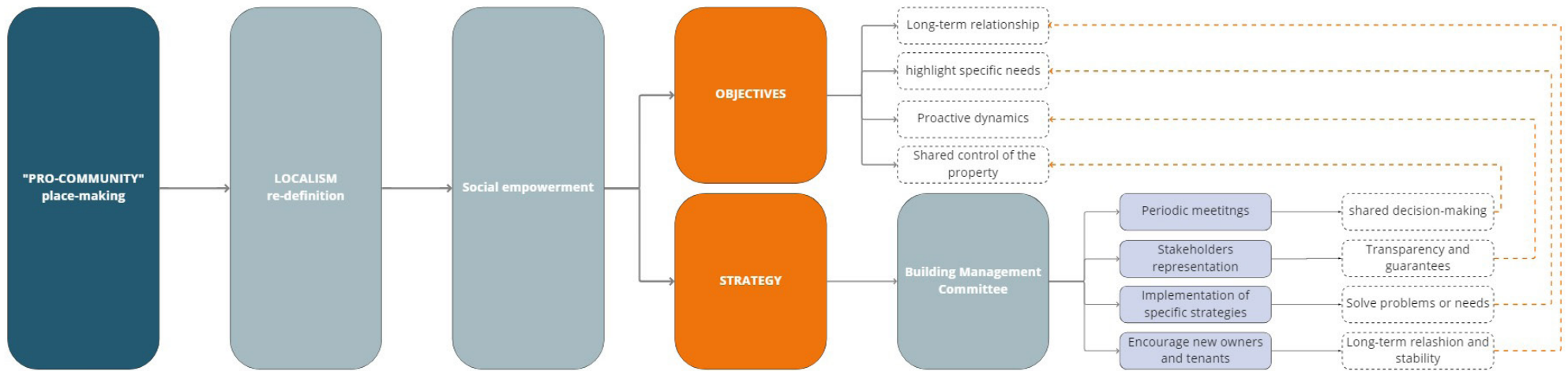


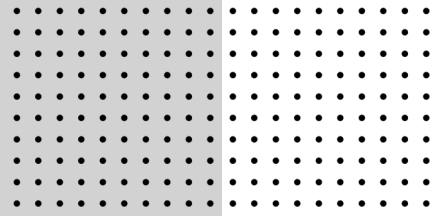
# PORTFOLIO MANAGEMENT





# STAKEHOLDER MANAGEMENT





# CONCLUSIONS

