



PLAN DE VIVIENDA
2018-2028
ETXEBIZITZA PLANA

NAVARRA HOUSING PLAN
Executive Summary



Nafarroako Gobernua
Gobierno de Navarra



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Assistance and collaboration : Observatory of Social Reality

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1. INTRODUCTION

1 Presentation of the Plan

Following the approval of the Foral Law 22/2016, of December 21st, which adopted measures to support citizens in housing, the development of a strategic plan for the next ten years in this matter was a challenge and a need.

In its Article 85, the Law establishes the Housing Plan as an instrument that aims to:

- Plan, systematize and order the different public actions to be carried out in the area of the Autonomous Community in the field of housing.
- Channel and enable citizen participation in the design of public policies on housing.

The first purpose of the Plan is, therefore, to improve and adapt the degree of contextualization of the set of programs, projects, resources and measures adopted in the field of housing in the Autonomous Community.

The interest in the Plan comes from the special complexity inherent to this area, both in what it has to do with social protection system (social housing policy) and with its own characteristics as an economic sector (construction sector).

This difficulty is even greater now: after the bursting of the housing bubble and its social and economic consequences, it was important to propose an adequate diagnosis to the current and future needs of the Navarrese population in terms of housing, from which a coherent program would be designed, both in the lines and objectives to be pursued and in relationship with the actors involved in this field.

At the same time, it was necessary to carry out a real and sustainable planning of this policy, with adequate indicators in this regard, always taking into account the perspective of incorporating the strategic lines of housing included in the Government of Navarra's Programmatic Agreement for the 2015- 2019

The focus of the Housing Plan is the emphasis on the needs of people, especially those in situations of greater economic and social vulnerability, while at the same time taking into account the idiosyncrasy of the construction sector as an activity that generates employment and wealth.

Likewise, the scope of the Plan is intended to cover the entire housing system of Navarra and not only public responsibility policies, for which the contribution and reflection of the private initiative and social initiative have been sought, recognizing their specific role and their complementarity with the public level.

The Housing Plan is projected over a ten year period (2018-2028), fundamentally as regards the estimation of future needs (See Diagnosis) and in the general orientation of the policies proposed in it.

However, the main objectives are quantified in a more accessible and feasible horizon of four years. In this sense, the Housing Plan is an open plan being susceptible to revisions and adjustments throughout its execution, within the general framework of strategic orientations adopted here. Furthermore, the Housing Plan seeks consensus and synergies with other plans and actions of the Department of Social Rights and other departments of the Government of Navarre, Local Entities and social agents.

In addition, the Plan takes into account the need to address the inequalities and territorial specificities of Navarre in terms of housing and designs accordingly corrective measures. Finally, one of the principles of the Plan is that of environmental sustainability in a triple helix: the domestic almost zero energy consumption, the reduction of greenhouse effect gas emissions, and the use of urban land already built upon as against the spread of urbanization using new land. This principle is present transversally throughout the Plan, both in the rehabilitation actions, and in the promotion of new housing with sustainable criteria.

Challenges of the Plan

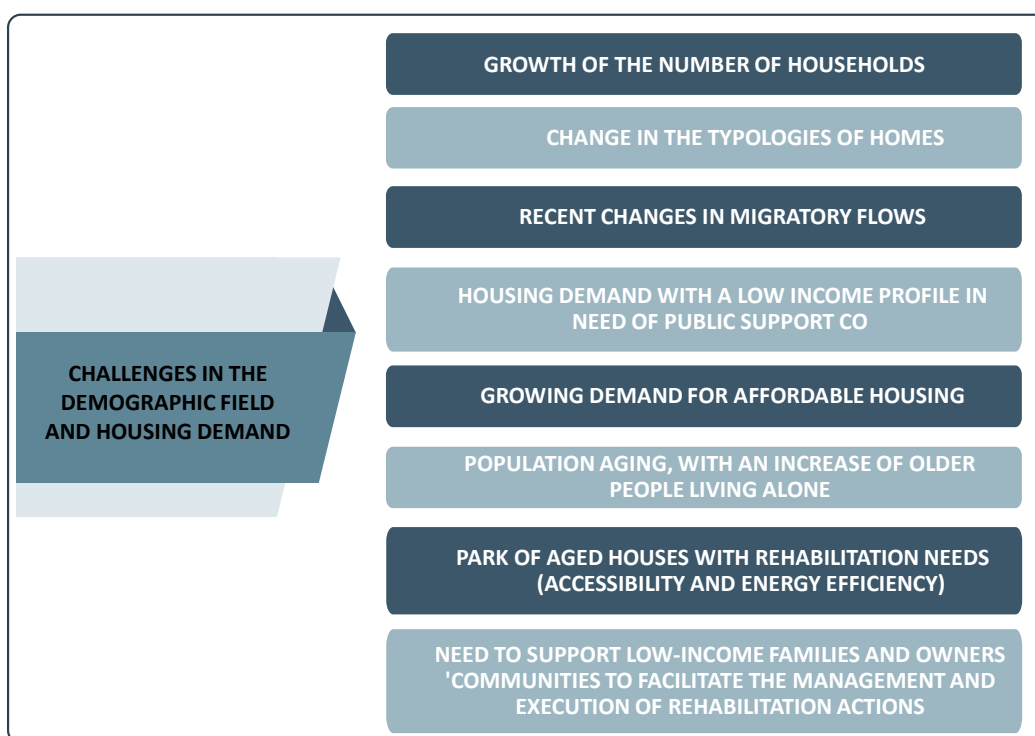
According to the conclusions of the Diagnosis, the Housing Plan of Navarre 2018-2028 tries to respond to a series of strategic challenges that the whole housing system has for the coming years:

In the field of **demography and housing demand:**

- In spite of the relative stagnation of the number of inhabitants, there is a challenge related to the growth of demand for the number of households, derived from the decrease in the average family size. This trend is caused by sociological factors such as the change in household typologies: increase in single-person households and single parent families.
- The recent changes in the trends of migratory flows, which recover positive balances and will foreseeably continue to grow in the upcoming years, contribute to the increase in housing needs.
- An important part of the demand for housing now and surely in the future has a low-income profile, and therefore in need of public support and social protection, in order to meet the demand. However, it is necessary to differentiate the situations of insufficiency and irregularity in the income that require social rent solutions, as opposed to the cases of persons and families that have a low but steady income level for whom there might be offered other type of solutions.
- As a result, we find a growing demand for affordable housing, especially on a rental basis. The economic effort required to access a home hinders the emancipation of the youth of Navarre.



- The aging of the population that afflicts Navarra (and the whole State as well as other European countries), with a growing number of elderly people living alone and often in a house not adapted to their needs, is another challenge that demands refurbishing of the houses.
- Linked to the above and in general, more challenges are arising from a rather aging housing stock and with important rehabilitation needs in terms of accessibility, energy efficiency, etc.
- Also in this regard, the need to support low-income families and owners' communities, to facilitate the effective management and execution of building rehabilitation works (with the Building Evaluation Reports as a fundamental tool to be promoted).



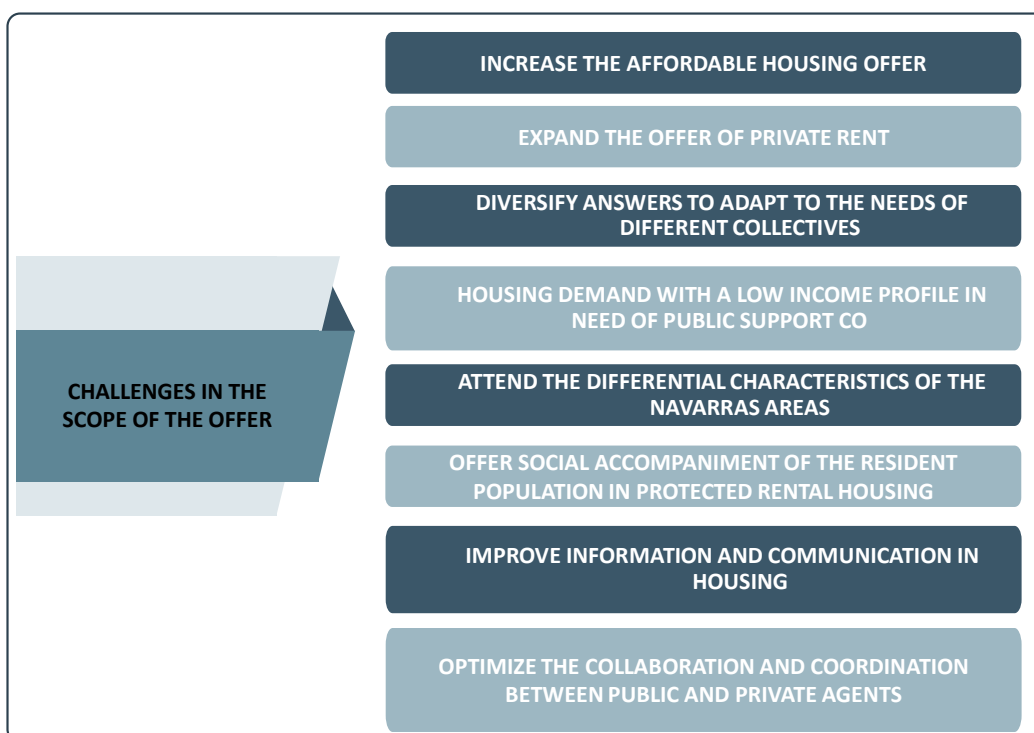
In the field of housing supply:

- The important role that protected housing in Navarra must play with the challenge of increasing the supply of affordable housing (both in rental and purchase) in a sufficient amount to meet the demand.
- To overcome the scarce and at highly priced offer of private rental market for main dwellings, as well as the existing limitations to enlarge the protected rental market: the



high demand for student housing for rent and the increase in tourist flats hinder uptake, especially in Pamplona.

- The challenge of diversifying the responses to the needs of different groups, promoting the development of innovative formulas for promotion and access to housing.
- To achieve the objective of being able to offer social housing for sale at affordable prices that allows access to sectors with moderate but stable income.
- The challenge of taking into consideration the differential characteristics of the Navarrese regions, in particular of the rural areas outside the Pamplona area and other urban centres, contributing with housing policy to counteract the growing territorial imbalances.
- The profile of some families living in sheltered rental housing means that, together with the provision of affordable housing, social support and mentoring acquires great importance in housing policy.
- Need to improve information and communication on housing: census of claimants, aid, regulatory obligations, procedures, ...
- Need to improve collaboration and coordination between different housing agents, both public and private (including a relevant role for the third sector).





MISSION, VISION, VALUES

MISSION

The mission of the Housing Plan of Navarra 2018-2028 is to plan, systematize and organize the different public actions to be carried out in the field of housing in the area of the Autonomous Community, with the aim of guaranteeing the right to housing.

VISION

Ensure that Navarra has an offer of sufficient, affordable, habitable and accessible housing, guaranteeing the right to housing of the population of the Autonomous Community, as well as the social function of housing, through efficient management of policies and resources available, based on the evaluation and coordination of the different agents concerned.

VALUES

- ▶ Social sensitivity
- ▶ Attention to the most disadvantaged groups
- ▶ Youth
- ▶ Participation
- ▶ Gender equality
- ▶ Inclusion
- ▶ Sustainability and respect for the environment
- ▶ Efficiency in the management of public resources
- ▶ Transparency
- ▶ Evaluation and accountability
- ▶ Innovation
- ▶ Coordination
- ▶ Territorial balance



GENERAL PLAN STRATEGY

The Housing Plan is specified in **6 Strategic Objectives** that try to respond to the housing needs identified in the diagnosis:

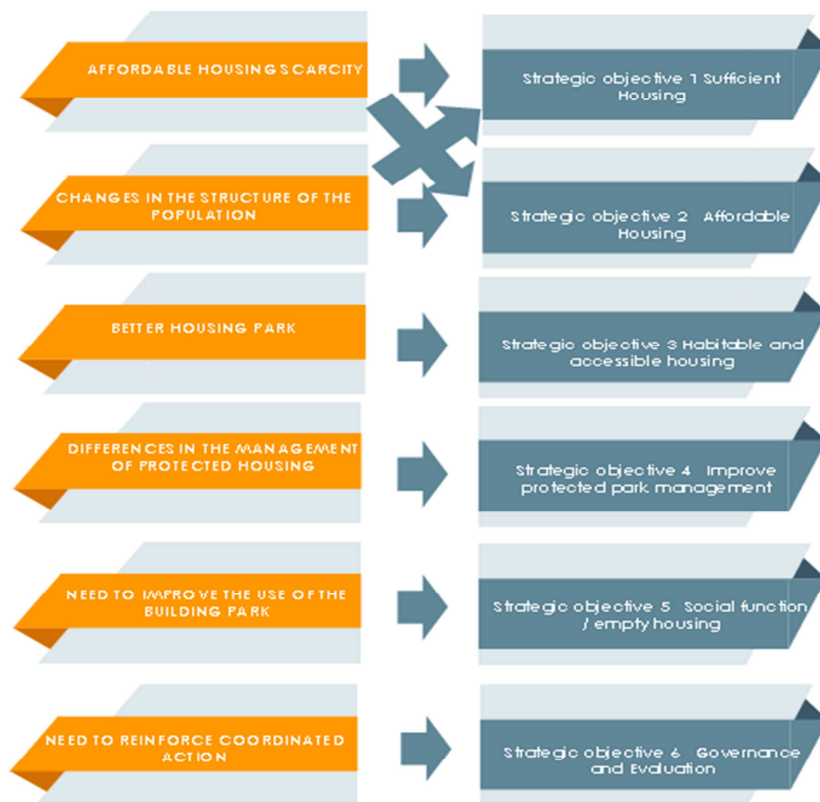
1. First of all, the Plan aims to guarantee the existence of a **sufficient housing stock** in Navarra through the promotion of protected housing for rent and purchase, focusing efforts on geographical areas with the greatest demand and improving the existing land provision. With the same aim, it is also planned to support new formulas for the promotion of protected housing.
2. Second, the Plan seeks to guarantee a **stock of affordable housing**, providing real opportunities to access decent housing through the recognition of the subjective right to housing. The emancipation of the young population will be one of the key objectives of the plan, as well as the attention to other special housing needs. Likewise, some actions are proposed to regulate the housing market.
3. The third Strategic Objective focuses on creating **habitable and accessible housing stock**. For this purpose, it is proposed to review the aid system for rehabilitation, prioritizing aid for accessibility and energy efficiency, and to introduce measures to improve and intensify rehabilitation actions on the stock.
4. Strategic Objective Four is aimed at improving the **management of protected housing**. With this objective in mind, the implementation of a process of updating and strengthening the Census of applicants for protected housing in Navarra is planned as a tool for the allocation of protected housing and as an information base. A review of housing adjudication procedures and an improvement in the information and support systems for the protected housing demanding and adjudicated population are also planned.
5. The fifth Strategic Objective seeks to **guarantee the social function of housing** through the mobilization of empty housing for rent through the "Bolsa de Alquiler" program, and to introduce actions that improve compliance with the law on housing and its ultimate goal.
6. Eventually, in its Strategic Objective six, the plan raises the challenge of **evaluating housing policies and improving the coordination and networking of the various** relevant **agents** in the matter. Likewise, it will continue to be committed to spreading knowledge on the housing problem in Navarra by carrying out specific studies and analysis.



STRATEGY OF THE NAVARRE HOUSING PLAN

Strategic objective 1	SUFFICIENT HOUSING PARK
Strategic objective 2	AFFORDABLE HOUSING PARK
Strategic objective 3	HABITABLE AND ACCESIBLE HOUSING PARK
Strategic objective 4	IMPROVE THE MANAGEMENT OF THE PROTECTED HOUSING IN NAVARRA, AND OPTIMIZE THE EXISTING RESOURCES
Strategic objective 5	GUARANTEE THE SOCIAL FUNCTION OF HOUSING
Strategic objective 6	EVALUATION OF POLICIES IN HOUSING – COORDINATION AND NETWORK WORK

COHERENCE BETWEEN THE NEEDS AND THE STRATEGY OF THE PLAN





LINES OF ACTION

The Housing Plan of Navarre 2018-2028 is materialized in **6 Strategic Objectives, 32 Action Lines** and **134 actions** (detailed in Chapter 4).

Strategic objectives	Lines of action
STRATEGIC OBJECTIVE 1. SUFFICIENT HOUSING STOCK	1.1: To promote protected housing on a rental basis 1.2: To encourage market rental 1.3: To foster protected housing in purchase in geographic and social areas with demand (cheap housing) 1.4: To improve the planning and provision of land for the construction of protected housing 1.5: To support new formulas for the promotion of protected housing
STRATEGIC OBJECTIVE 2. AFFORDABLE HOUSING STOCK	2.1: Recognition of the subjective right to housing that allows access to housing for the most disadvantaged groups and the emancipation of the young population. 2.2: To facilitate the emancipation of the young population 2.3: To promote conditions and opportunities for access to decent housing 2.4: To address special housing needs 2.5: Market regulation
STRATEGIC OBJECTIVE 3. LIVING AND ACCESSIBLE HOUSING STOCK	3.1: To review the aid system for rehabilitation, prioritizing aid for accessibility and energy efficiency 3.2: To inform and raise awareness about the duty of conservation of dwellings by the owners 3.3: To encourage the completion of Building Assessment Reports 3.4: For the Administration to support owner associations in the management of rehabilitation activities 3.5: To create a specific rehabilitation program for areas outside the Pamplona region where demand exists. 3.6: Rehabilitation of the protected housing stock 3.7: To collaborate in the promotion of universal accessibility in Navarre 3.8: Actions of urban regeneration 3.9: To support the professionalization of the rehabilitation sector 3.10: To propose a review of taxation for rehabilitation
STRATEGIC OBJECTIVE 4. IMPROVE THE MANAGEMENT OF PROTECTED HOUSING	4.1: To update and enhance the Census of protected housing applicants in Navarre as a tool for the allocation of protected housing and as information base 4.2: To review and modify the procedures for housing adjudication 4.3: To improve the information offered about protected housing in Navarre in order to increase its prestige 4.4: To improve management outside the Comarca of Pamplona (information, registration of demand and adjudication); move towards territorial decentralization 4.5: To guarantee the integral accompaniment to the population that is awarded protected housing with complex problems



Strategic Objectives	Lines of action
STRATEGIC OBJECTIVE 5. GUARANTEE THE SOCIAL FUNCTION OF HOUSING	5.1: To mobilize the empty houses towards renting allowing a diversified location 5.2: To help increase the current housing stock for « Bolsa de Alquiler » 5.3: Legal compliance in housing matters
STRATEGIC OBJECTIVE 6. EVALUATION OF POLICIES AND COORDINATION	6.1: To evaluate the Housing Plan of Navarra 6.2: Deepening knowledge about the housing problem in Navarre by carrying out specific analysis 6.3: To advance in the interoperability of departmental databases 6.4: To improve coordination and networking in housing

Strategic Objective 1: Sufficient housing stock

Line of Action 1.1. To promote protected housing on a rental basis

1. To promote protected housing on a rental basis (direct promotion by NASUVINSA) seeking the creation of an affordable housing stock.
2. To foster the promotion of subsidized housing in rent regime by local entities.
3. To facilitate the promotion of protected housing for rent by private agents.
4. To regulate the way housing promoters must publish the allocated subsidies for rental housing.
5. To protect the balance between the appropriate leasing price for the development of the promotion, and affordability for the tenants.

Line of Action 1.2. Encourage free market rental

1. To sensitize and raise awareness, through information campaigns, to agents involved in the housing market to avoid situations of rent abuse (refusal to rent to certain groups)
2. To give an adequate fiscal treatment to the houses that, being empty, are used for leasing.
3. To expand the offer of housing in lease in municipalities outside the Pamplona region through the subsidy to the rehabilitation of empty housing for leasing purposes.
4. As long as a limited price exists, to allocate subsidies for those people that, fulfilling the requirements established in the norm, they have not been able to accede to the protected house and they need to go back to the free market rental.

Line Action 1.3. To promote protected housing in purchase in geographic areas and social sectors with demand

1. To promote protected housing under the purchase regime (direct promotion by NASUVINSA)



2. To support the private promotion of protected housing for purchase in municipalities with demand
3. Review of the established formula to determine the value of the VPO module to guarantee the promotion of protected housing
4. To maintain subsidies for the acquisition of protected housing.
5. To establish mechanisms to make cheaper social housing for sale, aimed at groups with stable but low levels of income.

Line of Action 1.4. To improve the planning and provision of land for the construction of protected housing

1. To strengthen agreements with local entities in order to have public lots to build sheltered housing.
2. To check, where appropriate, the protected housing urban standard in municipalities outside Pamplona and Comarca.
3. To keep soils for protected housing as a future reserve.
4. To reorient the planning towards the promotion of protected housing under lease.
5. Creation of the Strategic Soil Observatory.

Line of Action 1.5. To support new formulas for the promotion of protected housing

1. To support innovative projects of new housing models: collaborative housing, cohousing, community projects.
2. To encourage housing cooperatives in transfer of use (pilot project).
3. To facilitate the transformation of empty premises in homes.
4. To facilitate, in collaboration with the Department responsible for urban planning, the division of large houses in order to increase the supply of housing.
5. To encourage the use of wood as a construction material.
6. To promote a Modernization Plan for the sector, prioritizing innovation, digitization (LEAN - BIM model) and industrialization of the sector.

Strategic Objective 2: Affordable Housing Stock

Line of action 2.1. Recognition of the subjective right to housing that allows access to housing for the most disadvantaged groups and the emancipation of the young population.

1. To develop a legislative proposal on the subjective right to housing.
2. To develop a legislative proposal on the recognition of a young emancipation rent.
3. The previous legislative proposal will seek to prioritize emancipation in small municipalities, in order to facilitate an adequate territorial distribution of the young population and the population replacement of small towns.



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4. To give continuity and strengthen the "Social Integration Housing Program", fundamentally in its rental housing (VAIS) aspect, adapting it to new needs, valuing the reintroduction of aid for housing acquisition.

Line of action 2.2. To facilitate the emancipation of the young population

1. To offer to people under 35 better tax deductions for housing leases than for the rest of the population.
2. Contemplating young population as a priority group of attention in order to offer them a real option of emancipation: transitional housing, emancipation apartments.
3. To establish a pilot program of shared flats for young people seeking emancipation, or divorced / separated persons.

Line of action 2.3. To promote conditions and opportunities for access to decent housing

1. To reorient extraordinary and emergency aid in the area of housing.
2. To study the implementation of a pilot microcredit program to address specific emergency needs.
3. To review the system to calculate the weighted family income.
4. Replacement of the IPREM reference with another index.

Line of action 2.4. To address special housing needs

1. To address the specific needs of the elderly (single-person homes, accessibility needs, social-health care, ...).
 2. Establishment and promotion of an intergenerational housing pilot program.
 3. To maintain and expand housing initiatives for the homeless through the Housing First Program.
 4. To maintain the Regional Housing Fund to cover social emergency situations or lack of housing (bystanders, women in situations of social difficulty, former inmates, detoxification situations, support for people leaving therapeutic communities, ...).
 5. To maintain and strengthen mediation and negotiations with banking entities to address the situations of evicted families.
 6. To provide preventive care to people who have lost their home, to avoid homelessness: transitional housing and continuity homes of a more stable nature.
 7. Assess the need for relocations to reduce the problems of coexistence in some buildings of protected housing.
 8. To enable the exchange of free market and protected housing to adequate to the needs of the families (for those families that are home owners, need to change the size
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of their home, they would access a new protected house by incorporating theirs to the protected stock).

9. To create a census of people interested in exchanging their homes
 - a) In property
 - b) For rent when one of the dwellings is outside the Autonomous Community of Navarre and only the use of the dwelling is permuted
10. To study new formulas as payment of the enjoyment of a home without monetary compensation: use as a pilot experience. Time banks as a way to pay the rental income of protected housing.

Line of action 2.5. Market regulation

1. To exercise the right of first refusal and retraction on the sale of protected homes.
 2. To study the possibility of acquiring free market housing.
 3. To raise the possibility of regulating the price of free market rental in areas with high demand for housing or sharp increases in the rental price, through a higher tax levy on incomes that exceed the average rent.
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Strategic Objective 3: Habitable and accessible housing stock

Line of action 3.1. Review of the aid system for rehabilitation, prioritizing aid for accessibility and energy efficiency

1. To prioritize the performance of accessibility and energy efficiency actions:
 - Increasing accessibility aids
 - Increasing aids aimed at energy efficiency
 2. Review of the criteria and subsidy amounts depending on:
 - Number of people receiving income per family
 - Review of the concept of cohabitation unit
 - Improve subsidized percentages based on weighted family income
 3. To raise the levels of aid to lower incomes (to guarantee the execution of refurbishing works)
 4. To expand access to aid for adaptation and rehabilitation of housing to the needs of the elderly and people with disabilities or dependency
 5. To increase the number of actions in housing rehabilitation for people in a situation of exclusion
 6. Review of rehabilitation aids for their adaptation to the reality of rural areas
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Line of action 3.2. Inform and raise awareness about the duty of housing conservation by owners

1. To conduct information campaigns about the duty of conservation
2. To offer information on the compulsory nature of the BAR (Building Assessment Reports) and its benefits to City Councils, property managers and citizens in general (press, ...)
3. To value the energy efficiency reports
4. To raise awareness about the benefits of energy efficiency
5. To monitor the data on CO2 emissions, consumption and energy demand of the rehabilitated buildings (before / after)
6. To regulate the way the rehabilitation promoters must publish the subsidies granted for protected rehabilitations.
7. To grant an annual prize to the best protected rehabilitation works carried out in Navarra

Line of action 3.3. To encourage the completion of Building Assessment Reports

1. Sending letters to owners who are required to carry out the BAR.
2. Collaborating with the City Councils on the steps to be taken after the BAR.
3. To create mechanisms so that people can make the BAR: offering a financing line to make the reports and to execute the compulsory works.
4. To publicize the existence of the Housing Registry as a means to know the obligation of every building to carry out the BAR.

Line of action 3.4. To support the management of rehabilitation actions in the communities of owners

1. Implementing public support for financial institutions to offer financing to communities to carry out renovation actions (financial instrument)
2. To promote the support provided by ORVE in the management and supervision of rehabilitation actions in owners' communities.
3. To strengthen the role of property management administrations in the mediation between the Administration and the owners' communities in rehabilitation actions
4. To support the elderly population throughout the entire process of carrying out their homes rehabilitation actions in order to extend their stay at home.

Line of action 3.5. Creating a specific rehabilitation program for areas outside the Pamplona region where there is demand

1. To promote the rehabilitation of houses and buildings in rural areas: improve communication, information, advice,
2. To create specific rehabilitation programs that encourage the rehabilitation of rural housing in exchange for payment in kind (housing, rental income, etc.)



Line of action 3.6. Rehabilitation of the protected housing stock

1. To create a rehabilitation program for the stock of protected public housing under lease.
2. To develop an energy poverty problems detecting system in protected housing stock.

Line of action 3.7. To collaborate in the promotion of universal accessibility in Navarra

1. To collaborate with the Disability Plan and the design of the universal accessibility strategy in Navarra
2. To increase the reserve of access to protected housing for people with disabilities.

Line of action 3.8. Actions of urban regeneration

1. To prepare a geographical diagnosis to identify degraded or vulnerable areas.
2. To promote actions to improve the urban environment and recover existing spaces
3. To promote actions for coexistence improvement in neighbourhood communities
4. To carry out comprehensive interventions that facilitate social cohesion in neighbourhoods that accumulate deficits: houses in poor condition, lack of equipment and services, etc.
5. To publicize the GIPs (Global Intervention Projects) and the subsidies that are granted for their realization.
6. To prepare a guide for the drafting of GIPs (global intervention projects) and disseminate their possibilities

Line of action 3.9. To support the professionalization of the rehabilitation sector

1. To collaborate with the sector to promote a business fabric in the field of quality rehabilitation (avoid problems of poorly executed works, training workers, ...)
2. To devise a certification system for "excellent" companies and study the possibility of granting them advanced payments for partial certifications, in the case of major rehabilitations.
3. Create the Observatory of Rehabilitation.

Line of action 3.10. To propose a review of taxation for rehabilitation

1. To move towards a modulated taxation: tax relief for rehabilitation, especially at lower incomes.
2. Definition of a reduced VAT for rehabilitation



Strategic Objective 4: To improve the management of protected housing in Navarra and to optimize existing resources

Line of action 4.1. Update and enhance the Census of applicants for protected housing in Navarra as a tool for the allocation of protected housing and information base

1. To carry out a cleaning up process of the Census: removal of the applications without need of housing from our census
2. To improve information and communication about the Census of applicants for protected housing existence and its characteristics, and provide updated information via web of vacant housing in each promotion.
3. Streamline registration procedure in the applicants for protected housing Census
4. Review of the access requirements for protected housing: minimum and maximum income, property ownership (% ownership in case of inheritance, need for change of house by size)
5. To analyze the compulsory requirement of choosing promotions in order to access a subsidized dwelling on a rental basis and prioritize the interaction with the applicants.

Line of action 4.2. Review and modify housing adjudication procedures

1. To modify the scale of access to protected rental housing (considering single parenthood, evictions, deficient housing conditions and physical barriers, lack of an elevator, cases of elderly people or those with mobility difficulties, ...).
2. To analyze the adjudication process of the protected housing and of access to the rental dwelling stock:
 - a. Analyze the procedure in case of rejection of an allocated protected dwelling: envisage a temporary exclusion of the census in case of rejection
 - b. Review the award criteria in individual applications (single people)
 - c. Promote adjudication procedures that prevent the formation of ghettos (not marginalize, but promote the coexistence of different types of claimants and different groups).
3. To improve the disclosure of the offer of protected housing for people with disabilities

Line of action 4.3. To improve the information offered about protected housing in Navarra in order to increase its prestige

1. To improve the information and communication channels on protected housing in Navarra
2. To design specific measures so that the information reaches the population and especially the young population and the elderly: reinforcement of the housing office to guide, to expand communication channels, to develop information campaigns



Line of action 4.4. To improve management outside the Comarca of Pamplona (information, registration of demand and adjudication); move towards territorial decentralization

1. To enhance and expand the functions of the ORVES:
 - a. Offer information about protected housing and aid system
 - b. Registration of the demand in the housing census
 - c. Management of rental stock in the environment, ...

Line of action 4.5. To guarantee the integral accompaniment to the adjudicating population of protected housing with complex problems

1. A program of community intervention in protected housing: social intermediation with resident population in the public stock of rent.
2. To create teams of accompaniment and mediation (conflict resolution, intercultural mediation, mortgage mediation, ...).
3. Special attention to the population with mental health problems.
4. To strengthen the role of EISOVI (Social Incorporation Team through Housing) and extend it to more locations in Navarra.
5. To collaborate with the Social Services of Base to carry out a census of families with serious problems of residential exclusion.
6. To increase the staff of NASUVINSA dedicated to social support.

Strategic Objective 5: Guarantee the social function of housing

Line of action 5.1. To mobilize empty houses towards the rental allowing a diversified location

1. To advance in the diagnosis of unoccupied housing.
2. To promote the Register of Uninhabited Housing in Navarre, through the approval of the corresponding Decree, (Provincial Law 24/2013)
3. Creation of a census of large holders of housing.
4. To intervene in the empty housing of the Casco Antiguo of the cities, avoiding the loss of inhabitants due to the pressure of tourist homes.
5. To facilitate the rehabilitation and lease of the unoccupied dwelling property of the Public Administrations.
6. To allocate empty Government of Navarra owned homes to the Social Housing Fund or to the use of justified social emergency.
7. Continue to qualify road houses to incorporate them into the Regional Fund in collaboration with the Town Councils.
8. Collaboration with the Town Councils in the detection of empty housing in the municipalities.



Line of action 5.2. Encourage the increase of the current stock market of housing for rent

1. To review and adapt the program in order to increase the current stock.
2. To capture more small housing for the rental Exchange to favour the access of single-person households.
3. To capture empty homes of large holders (banks) for rental.
4. Collection of empty housing in small municipalities where there is demand.
5. To review of rental income based on the type of housing and / or duration of the contract.
6. To improve the tax treatment of the housing lease through the rental Exchange.

Line of action 5.3. Discipline on housing

1. To propose a legislative amendment that sanctions the sale or lease of substandard housing and penalize housing overcrowding.
2. To oblige under penalty of renewal of the certificate of habitability of housing owned by legal entities.
3. To increase control over rehabilitated housing for lease.
4. To deny the habitability certificate of those homes that have the obligation to submit the IEE (building evaluation report) but have not completed it.
5. To establish as obligatory clauses in the model of lease of protected housing those that detail the obligations that entails living in community.
6. To increase the control of the rent of protected housing between individuals and the rental of protected housing in a tourist rental regime.

Strategic Objective 6. Governance of the Housing Plan: coordination, networking and evaluation of housing policies

Line of action 6.1. To evaluate the Navarra Housing Plan

1. To create a system of monitoring and evaluation indicators for housing
2. To carry out annual reports on the Evaluation of the Housing Plan of Navarra
3. To inform the Housing Council of Navarra
4. to publish the evaluation indicators and activity data of the sector on a regular basis (sale of protected housing, subsidies granted, Census data, etc.)

Line of action 6.2. Deepening knowledge about the housing problem in Navarra by carrying out specific analyzes

1. To conduct studies on the housing situation in Navarra
2. To publish thematic maps on housing



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3. To Know the real housing needs in Navarra in general and outside the Pamplona region and the real demand for protected housing
 4. to know the situation of the elderly population in terms of housing
 5. To disseminate existing resources and services in the field of housing
 6. To measure the degree of satisfaction of the users of the different services by conducting telephone surveys and via web forms.
 7. To determine a virtual common space that allows sharing information and experiences

Line of action 6.3. Advance in the interoperability of departmental databases

1. To improve the exchange of information between the databases of the Housing Service and the existing data in the Department itself and other Departments of the Government of Navarra.

Line of action 6.4. Improve coordination and networking in housing

1. To strengthen coordination between the different Government Departments, NASUVINSA, EISOVI, ORVES
 2. To establish stable channels of communication between NASUVINSA, Mediation Service, and Basic Social Services
 3. To improve inter-administrative collaboration in cases of special vulnerability: eviction of homes, situations of gender violence, elderly women alone, disabled women, etc.
 4. To conduct training and information days in collaboration with the Professional Associations
 5. Preferential access to premises owned by NASUVINSA for third sector entities
 6. To create the Register of Real Estate Agents of Navarra to strengthen the protection of consumers.
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MONITORING AND EVALUATION

Table 5. Scorecard of the Housing Plan of Navarre

Nº	Performance indicator	2019	2020	2021	2022	2019-2022
SUFFICIENT HOUSING STOCK						
	Newly promoted housing (No. of homes started)	645	345	510	495	1.995
	Homes for rent	345	60	125	225	755
	Nasuvinsa	285	0	60	125	470
	Local entities	0	10	15	25	50
	Private promoters	60	50	50	75	235
	Homes for sale	275	250	350	225	1.100
	Nasuvinsa	25	0	50	25	100
	Local entities	0	0	0	0	0
	Private promoters	250	250	300	200	1.000
	Other protected homes promoted (cooperatives in transfer of use, cohousing, transformation of storefronts, housing division)	25	35	35	45	140
AFFORDABLE HOUSING STOCK						
	Recognition of the subjective right to housing (and relatives)	600	550	1.500	400	3.050
	Recognition of the income of young emancipation (and relatives)	3.200	500	500	300	4.500
	Free housing ascribed Social Integration (VAIS)	15	20	25	15	75
	Housing of the Stock Exchange for rent	90	100	100	125	415
	Housing of the Foral Fund	15	15	20	20	70
HABITABLE AND ACCESSIBLE HOUSING STOCK						
	No. of protected rehabilitation records	1.500	1.500	1.700	2.000	6.700
	No. of sheltered rehabilitation homes	5.000	5.200	5.800	6.300	22.300
	No. of homes with aid for energy efficiency rehabilitation	1.060	1.160	1.300	1.500	5.020



Table 5.Scorecard of the Housing Plan of Navarre

Nº	Performance indicator	2019	2020	2021	2022	2019-2022
	Number of homes with rehabilitation aids for accessibility improvements	2.500	2.500	2.500	2.500	10.000

Table 5.2 Other indicators for the monitoring of the Housing Plan of Navarre

Nº	Indicator	2019	2020	2021	2022	2019-2022
	Nº subsidies to the purchase	450	400	400	375	1.625
	Housing purchased by right of first refusal	1	2	5	5	13
	No. of IEE conducted	3.000	3.500	4.500	4.500	15.500
	Shared housing pilot program	5	10	15	15	45
	No. of Housing First Housing	3	4	5	5	17
	No. of homes in the Exchange Pool	5	10	15	15	45
	Number of houses in the Register of uninhabited houses	800	800	800	800	2.400
	Number of inspections of the protected housing	450	500	500	500	1.950
	Number of evaluation reports of the Housing Plan	2	4	4	4	14
	No. of studies on the housing situation	4	3	3	3	13

THE GREAT GOALS 2019 - 2022:

• GUARANTEE THE SUBJECTIVE RIGHT TO HOUSING	7,550 beneficiary families
• GUARANTEE UNIVERSAL ACCESSIBILITY	10,000 rehabilitated housing
• IMPROVE THE RESIDENTIAL STOCK FROM ENERGY POINT OF VIEW / PREVENTION ENERGY POVERTY	5,020 homes with new housing
• PROVIDE A SUFFICIENT OFFER OF HOUSING IN AFFORDABLE RENTAL	1,240 new homes to add to rental stock

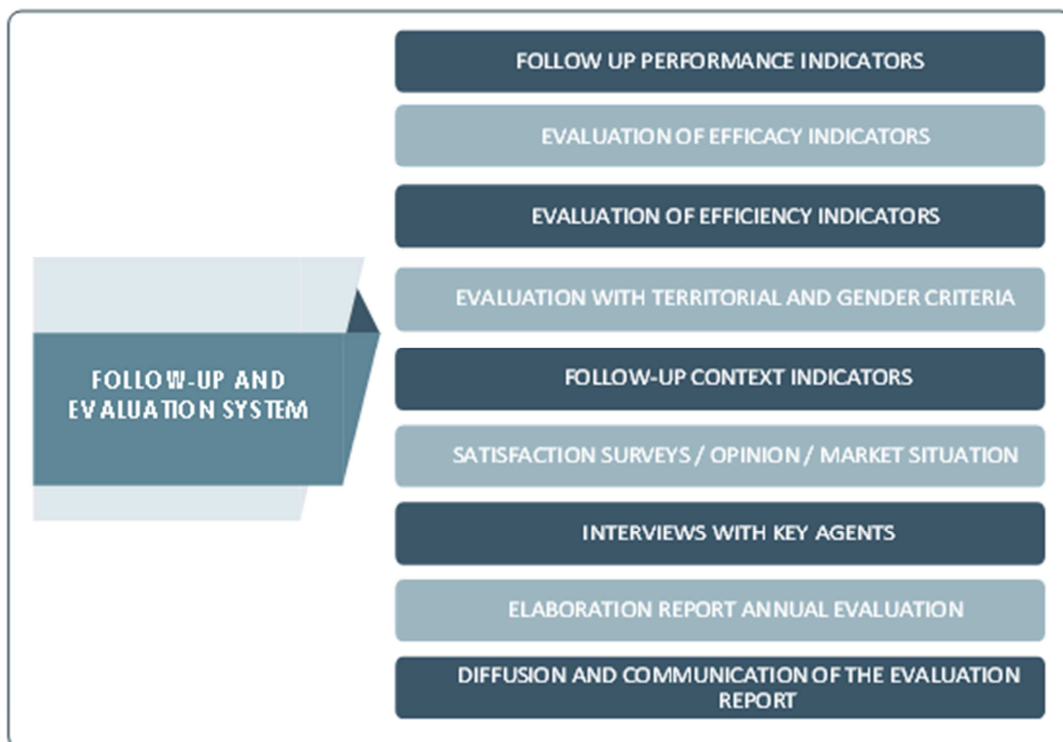
THE GREAT GOALS OR CHALLENGES 2018 - 2028:

The Plan, carried out over a period of 10 years, aims to achieve an ambitious goal, and is measurable in a short series of objective data that in one way or another should reflect the success (or not) of this Plan:



• BUDGET OPERATIONAL PROGRAM "Housing Management"	0.5% GDP per capita (2017: 0.2%)
• UNIVERSAL ACCESSIBILITY	% of non-accessibility: 25% (2011: 52.4%)
• HOUSING STOCK FOR AFFORDABLE RENTAL	10,000 homes (2017: 5,406)
• RENT COST ACCESS FOR YOUNG EMPLOYEES (25-29 YEARS OLD)	35% (1st Semester 2017: 57%)

Compliance with the Plan requires a larger and more ambitious budgetary allocation, in quantitative and qualitative terms. From the normative point of view, the minimum legal requirements have been implemented throughout the drafting process of this Plan: two legislative amendments have been made in the last three years, the last recognizing the subjective right to housing.





6. FINANCING AND BUDGETARY COSTS

	2019	2020	2021	2022
Subjective right	11.827.500 €	15.397.500 €	22.410.000 €	29.490.000 €
Income emancipation	9.600.000 €	11.100.000 €	12.600.000 €	14.100.000 €
Rent access	2.160.000 €	4.140.000 €	9.540.000 €	14.940.000 €
Rent acces social	67.500 €	157.500 €	270.000 €	450.000 €
Commission NASUVINSA	110.000 €	120.000 €	120.000 €	120.000 €
Rehabilitation	21.274.200 €	22.643.700 €	23.485.000 €	24.503.000 €
Energy efficiency	6.148.000 €	6.763.000 €	6.924.000 €	7.200.000 €
Accesibility	7.413.000 €	7.717.000 €	7.916.000 €	8.360.000 €
Thermal installations	315.200 €	524.700 €	612.000 €	612.000 €
Others	6.323.000 €	6.514.000 €	6.853.000 €	7.151.000 €
ORVES Grants	1.075.000 €	1.125.000 €	1.180.000 €	1.180.000 €
Rental Bag	795.000 €	875.000 €	905.000 €	925.000 €
Commission NASUVINSA	195.000 €	200.000 €	205.000 €	225.000 €
Deficit	400.000 €	425.000 €	450.000 €	450.000 €
Private grants	200.000 €	250.000 €	250.000 €	250.000 €
Protected lease	20.908.000 €	18.922.025 €	21.733.000 €	21.733.000 €
Tenant subsidies	13.500.000 €	14.500.000 €	14.700.000 €	14.700.000 €
Promotor grants	7.408.000 €	4.422.025 €	7.033.000 €	7.033.000 €
Extraordinary / Emergency aids	1.400.000 €	1.300.000 €	1.175.000 €	1.125.000 €
VAIS / EISOVI	678.500 €	678.500 €	798.500 €	798.500 €
VAIS	260.000 €	260.000 €	260.000 €	260.000 €
EISOVI	418.500 €	418.500 €	538.500 €	538.500 €
Subsidies acquisition	5.950.000 €	5.250.000 €	5.050.000 €	4.100.000 €
VPO	5.500.000 €	5.000.000 €	4.600.000 €	3.500.000 €
VPT	450.000 €	250.000 €	450.000 €	600.000 €
Housing census	87.000 €	95.000 €	95.000 €	100.000 €
Commission NASUVINSA	87.000 €	95.000 €	95.000 €	100.000 €
Housing First	16.000 €	21.000 €	25.000 €	33.000 €
European projects	120.000 €	200.000 €	60.000 €	60.000 €
Computer applications	160.000 €	180.000 €	180.000 €	180.000 €
Right trial	100.000 €	100.000 €	200.000 €	500.000 €
Operating expenses	116.000 €	131.000 €	132.000 €	144.000 €
Park maintenance	50.000 €	50.000 €	50.000 €	51.000 €
Studies and assists	60.000 €	75.000 €	75.000 €	85.000 €
Others	6.000 €	6.000 €	7.000 €	8.000 €
Personal expenses	715.000 €	775.000 €	885.000 €	950.000 €
SUBTOTAL	64.147.200 €	66.568.725 €	77.133.500 €	84.641.500 €
Investment plan NASUVINSA rental	23.528.058 €	14.036.297 €	14.036.297 €	17.352.236 €
TOTAL	85.480.758 €	78.505.522 €	88.971.297 €	99.537.236 €