

Selection of social housing tenants and social mix

**The experiment of re-housing households
within the framework of an urban project**

**URBACT Suite European program
Seminar of june 24 2009**

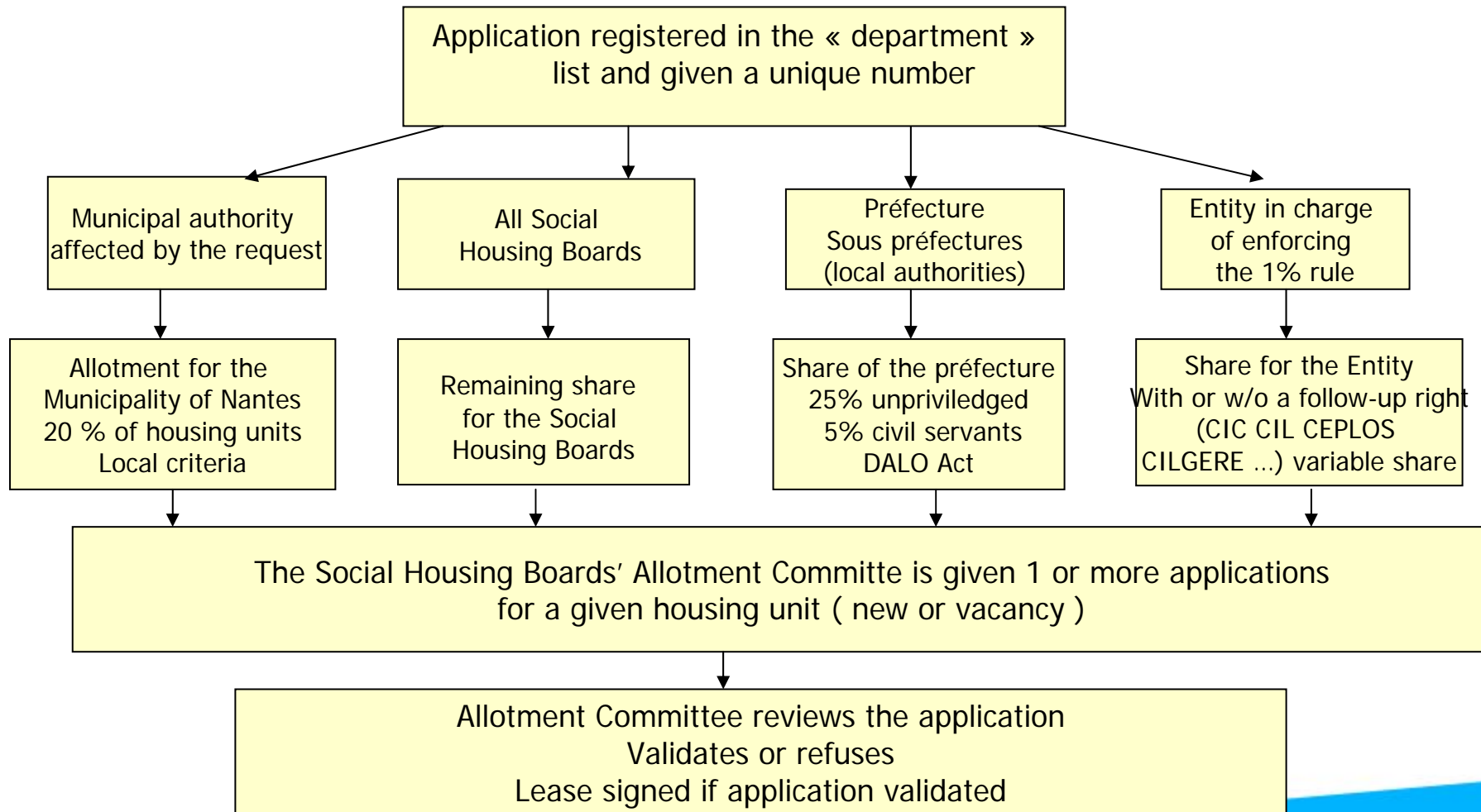
Social Housing : a State competence

- **The right to housing is guaranteed by the State to all those who cannot have access to independent and decent housing by means of their own.**
- **Since 1 January 2008, the DALO act has been the legal framework to the notion of « enforceable » or « opposable » right to housing. Low-income households may call on an arbitrating committee as well as the administrative tribunal to have their rights enforced.**
- **The state, local authorities and companies fund the existing social housing, which is overall managed by the « HLM bodies », or Social Housing Boards.**

The different steps in the choice of social housing tenants

- **Because of the particular financing scheme in use for the construction of social housing, Social Housing Boards have to earmark a certain number of housing units, for each financing party:**
 - **The State** receives 25% of all housing for unprivileged households and 5% for civil servants.
 - **Local Authorities** receive 20% as a guarantee for their loans and subsidies.
 - **Employers** (1% of mandatory financing by employers), no maximum %, depends on the level of financing contributed pursuant to the « 1% rule ».
 - Social Housing Boards receive the remaining share.
- **Social housing is allotted, on a means-tested base, by the Allotment Committees of the Social Housing Boards to households who have submitted an application (only 1 per household).**

Social housing allotment process



Some key figures for Nantes

- **13 000 social housing applications, 40% of which from households already benefitting from social housing.**
- **31.272 social housing units shared amongst 9 Boards ; that is more than 1 out of 5 in Nantes.**
- **A large offer in the « ZUS » (« Sensitive Urban Areas »): + than 62% of the overall offer of « Nantes Habitat » and the « Office Public de l'Habitat de la ville de Nantes », two Social Housing Boards.**
- **3 urban renewal projects (URP) requiring the demolition and reconstruction of social housing (GPV Malakoff, Vallon des Dervallières, Bout des Landes- Bruyères), therefore implying re-housing for the affected households.**

The priorities for the city of Nantes

A city for all, alive with solidarity

- **Offering housing solutions tailored to the needs and financial means of each, and guaranteeing continuous improvement in the housing situation of each.**
- **Seeking and fostering social diversity in all neighbourhoods.**
- **Maintaining the offer of social housing at above 20% of the overall residential housing offer and diversifying it.**

Transposition of these objectives in all the framework documents : Local Urbanism Plan, Local Housing Programme, Land Planning and Sustainable Development Planning, cross-Board protocols...

Facilitating access to social housing for the inhabitants of Nantes

- **By using the social housing allotment procedure: earmarking 20% of housing, given the low turn-over rate of barely 10% and the increasing but still limited construction effort (LHP objective: 400 housing units per year)**
- **By organizing and steering the partnership with the Boards, the social administrations and institutions.**
- **By being contracting owner of projects with a large social component, for example with Urban Renewal Projects (URP).**
- **By integrating social housing in the new urban development projects, and by seeking new and diverse developers and types of housing.**

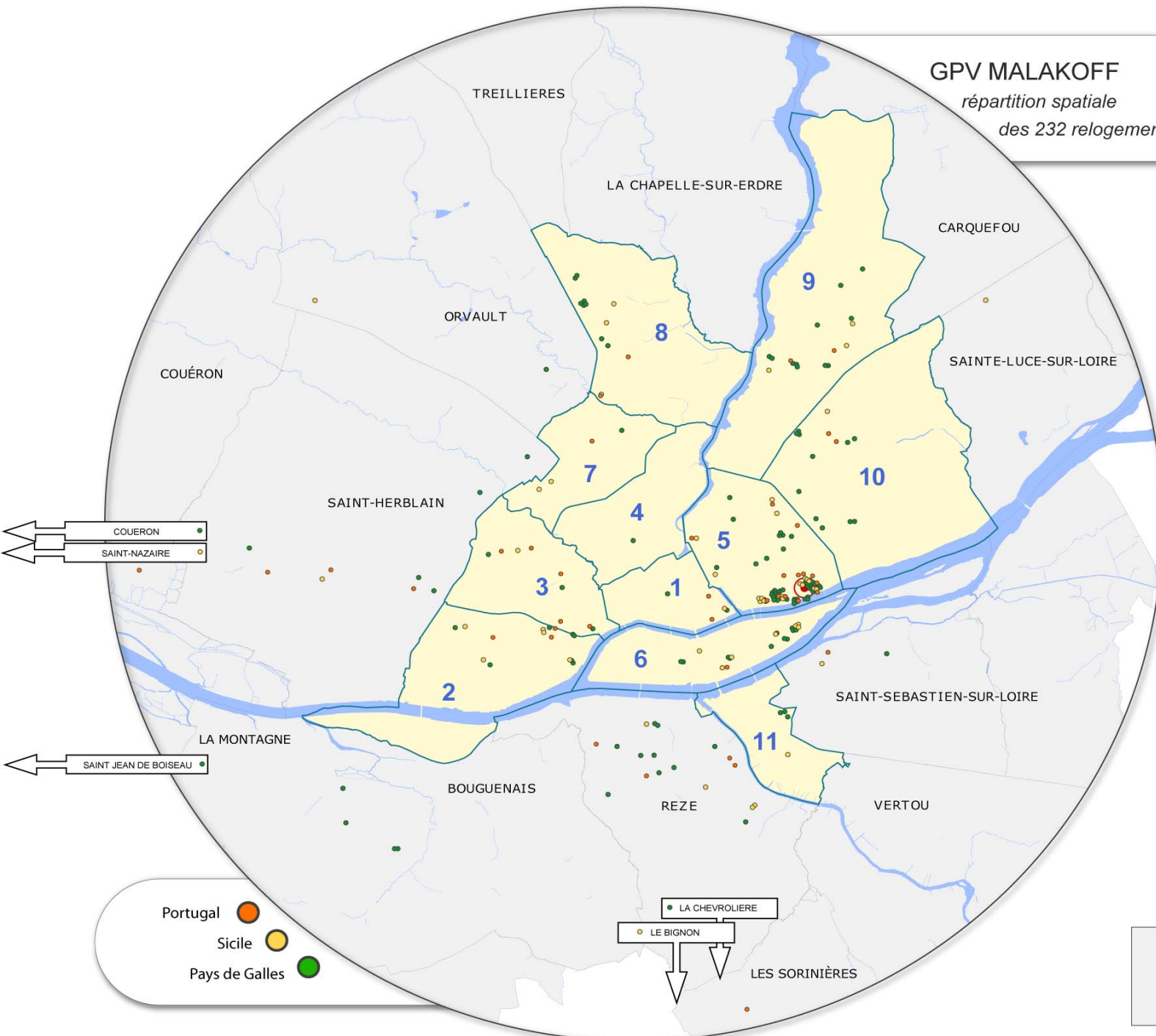
Experimenting with the cross-Board re-housing process

- **A successful experiment of a partnership around a scheme run by the municipality, enabling the re-housing of people whose housing has been demolished.**
- **A collaboration between all the Social Housing Boards of the conurbation and the city's Public Housing Department (owner of demolished housing units in an unprivileged area).**
- **A Re-housing Charter, guaranteeing the rights of the tenants, and used in the monitoring of the re-housing process.**
- **A convention with ANRU (National Agency for Urban Renovation) and all the stakeholders governing all things related to urban development projects and stating the commitments and earmarking agreements (financing schemes, programs...)**

Taking the social mix component into account

- **Re-housing of households within diversified social programs, across the city and the conurbation.**
- **Following requests, re-housing is carried out outside of the Sensitive Urban Areas (see re-housing map)**
- **Promoting the diversification of the housing offer on land freed-up by demolition: private properties, affordable and social housing.**
- **Reconstruction of the same number of housing units in other parts of the city, outside Sensitive Urban Areas.**

GPV MALAKOFF
répartition spatiale
des 232 relogements



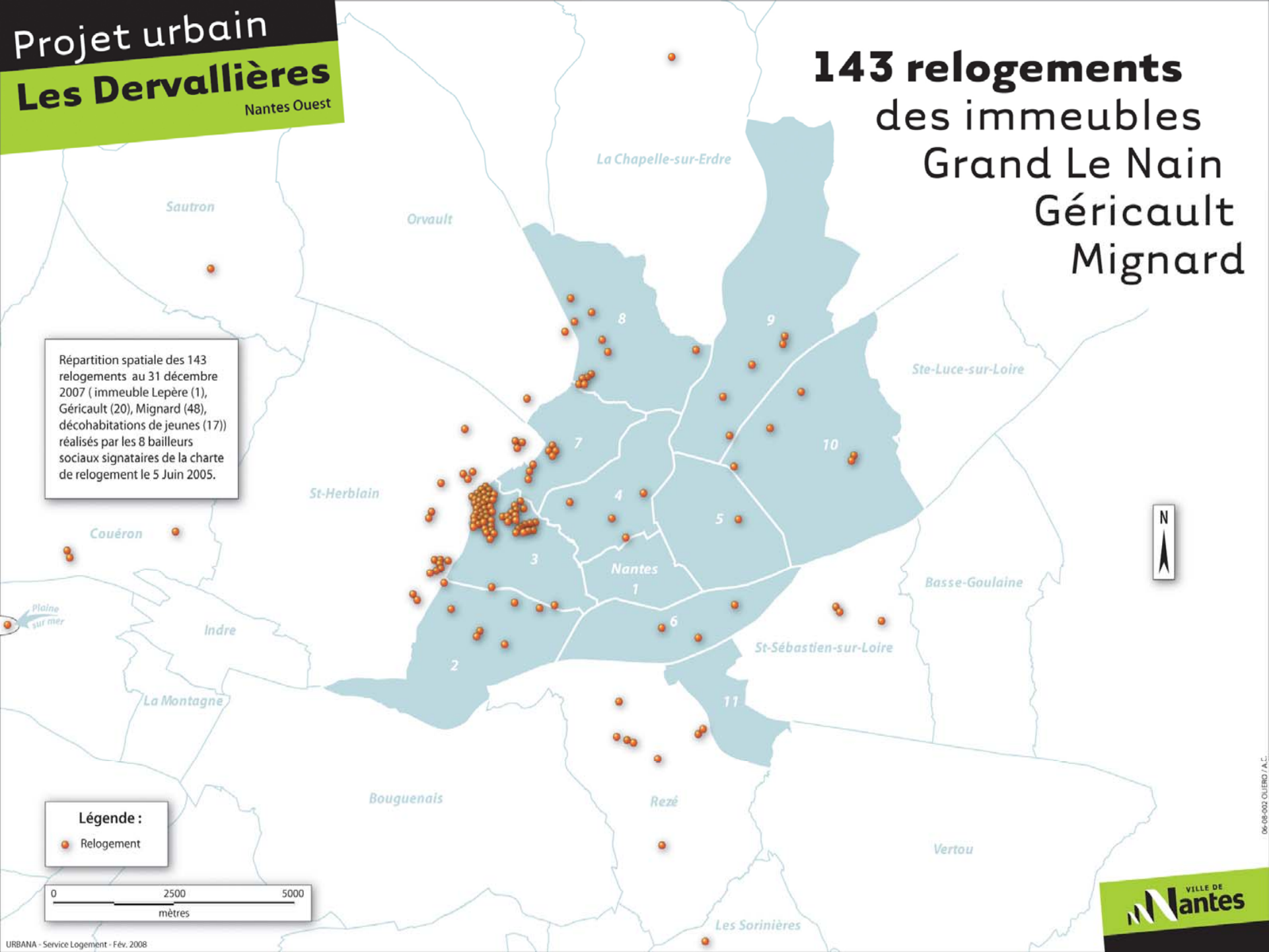
- Portugal ●
- Sicile ●
- Pays de Galles ●

Projet urbain Les Dervallières

Nantes Ouest

143 relogements des immeubles Grand Le Nain Géricault Mignard

Répartition spatiale des 143 relogements au 31 décembre 2007 (immeuble Lepère (1), Géricault (20), Mignard (48), décohabitations de jeunes (17)) réalisés par les 8 bailleurs sociaux signataires de la charte de relogement le 5 Juin 2005.



Légende :

● Relogement

0 2500 5000
mètres

