



URBACT MEETING PROJECT CONTINUATION

24 June 2009

Presentation of Nantes Métropole Housing Policy

EUROPEAN UNION
European Regional
Development Fund



Nantes  Métropole
C O M M U N A U T É U R B A I N E



Framework

- Local context
- housing policy context : général principles, social housing stakeholders and their role
 - National policy
 - Local policy

Local housing policy to ensure social mix and balanced land use

- what is at stake
- adopted orientations
- actions developed in favour of urban and social mix through housing

I – FRAMEWORK

Local contexte



Nantes urban surface





Population

(2005 estimates and 1999-2005 trends)

- Urban area (82 towns) 758 200 inhabitants
- Nantes Métropole (24 towns) **576 200 inhabitants** (+1.3%/ year)
- Nantes 280 000 inhabitants

Growth 1999-2005

- Urban area (82 towns) + 6,6 %
- Nantes Métropole (24 towns) + **3,9 %** (+ 3 000 households a year)
- Conurbation towns (without Nantes Métropole) +16,2 %

Employment

201 281 private jobs (2005)

Average income per household

2648 €/month (Filocom 2005)



275 000 dwellings in the conurbation

53 % owning occupants

27 % tenants of the private housing stock

46500 social dwellings

18 % housing in Nantes Métropoles

80 % of the stock built before 1990

64 % social housing in Nantes city

10 social landlords operating in the conurbation

- 1 subregional Public Housing Company
- 1 Nantes municipal office
- 8 social housing companies

6 landlords manage 95 % of social housing stock

Housing price

Social housing cost : 1700 €/m²/su

Average selling price of new flats : 3200 €/m²/sh

Average rent in the private sector : 11 €/m²



Distribution of housing stock

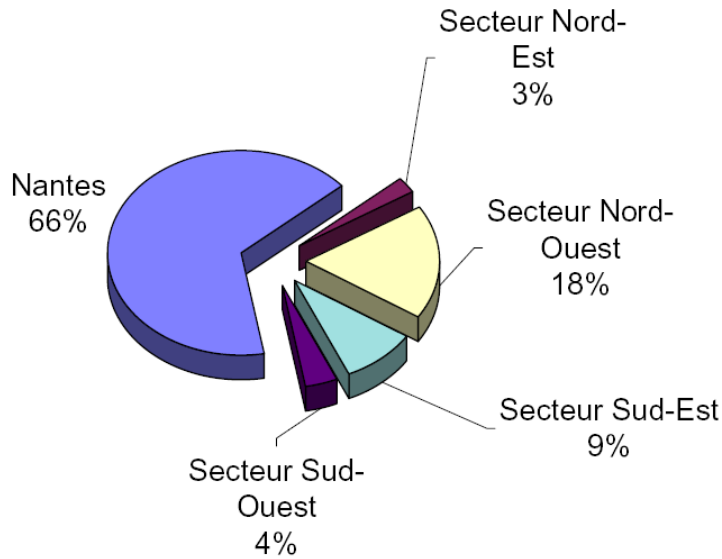
	<i>Main housing</i>
Conurbation	255 350
Nantes city	139 361

Excluded: second house (1%) empty dwellings (6%)

	<i>Tenants = owner</i>		<i>Private rental sector</i>		<i>Social stock</i>	
Conurbation	135 336	53 %	68 945	27 %	47 729	18,3 %
Nantes city	53 654	38 %	52 260	38 %	30 359	22 %



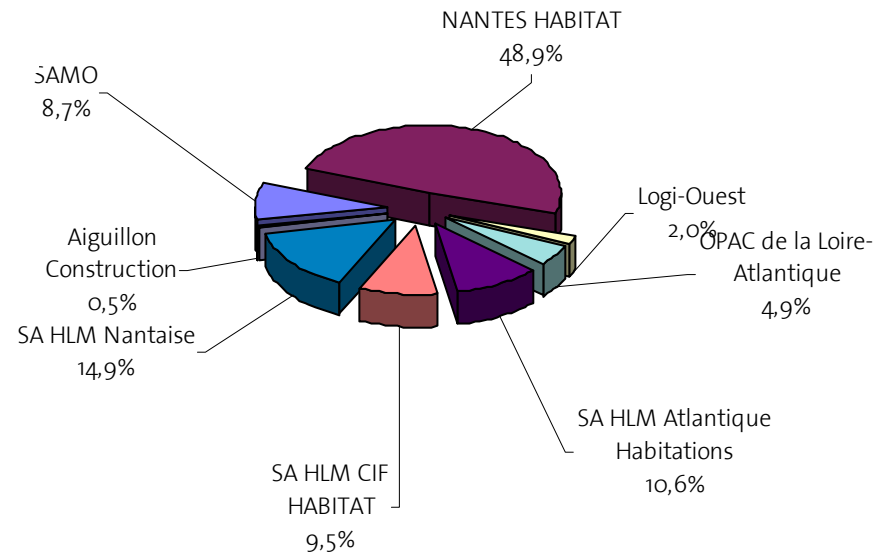
Part de chaque secteur PLH



Social housing is mainly located in Nantes city and in the north-west district, which amounts to 84% of all social housing.

Nantes Habitat operates 48,9% of the conurbation social park, and 74% of Nantes city social park.

part des différents bailleurs



I – FRAMEWORK

General principles, social housing
stakeholders and their role



National housing policy

✓ State responsibility

Legislation and regulation set:

- general orientation
- yearly or more objectives
- means, especially budget



Social housing : State supported sector

3 main public fundings

- Social rental : construction and rehabilitation of existing social estates
- social access to propety
- improvement of private stock under contract for social use



✓ **centralised competence**

but increasing responsibility of local authorities :

• **Municipalities:**

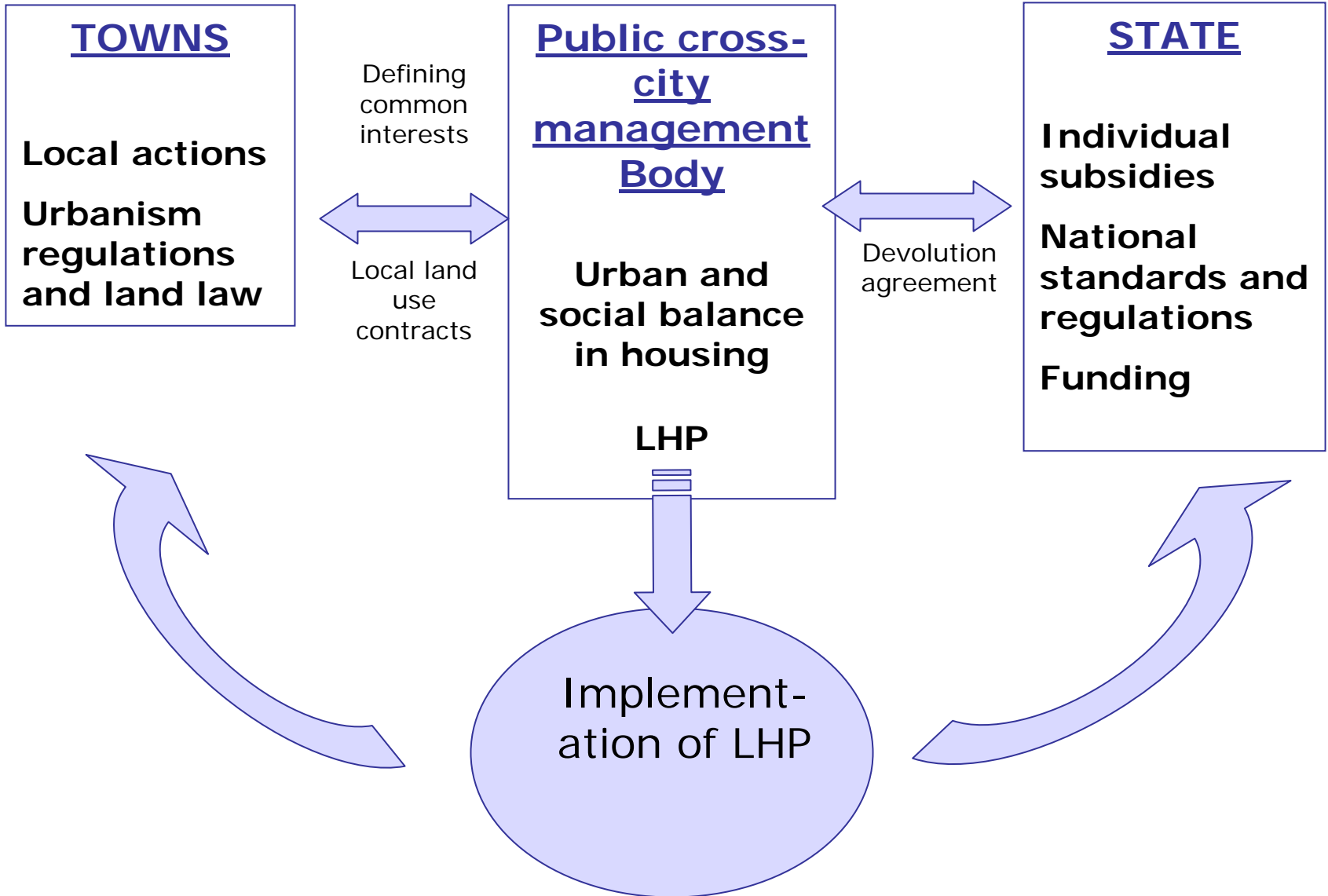
- grant building permits
- PLU, property, urban planning
- obligation under art.55 loi SRU
- « reservation right » and allocation quota

• **Conurbation**

- in charge of social housing programming on its area through Local Housing Plan (LHP)
- Social housing funding
- devoluted construction allowance

• **Subregional level (département)**

- in charge of safeguarding and accessibility to housing for underprivileged populations
- action in favour of social housing within the Subregional Housing Plan



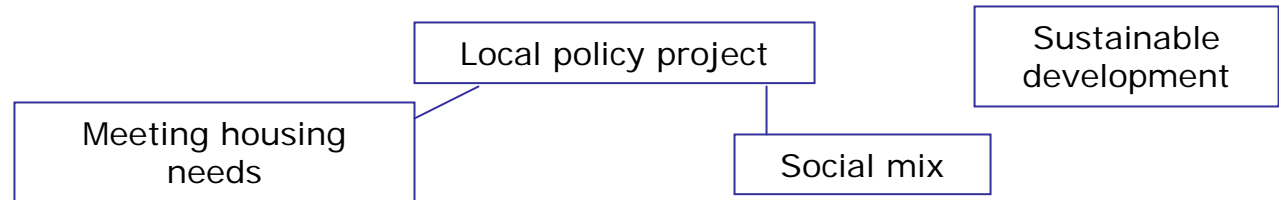
II – LOCAL HOUSING POLICY

Ensuring the social mix and local balance



LHP : guidelines to take all aspects of local housing into account

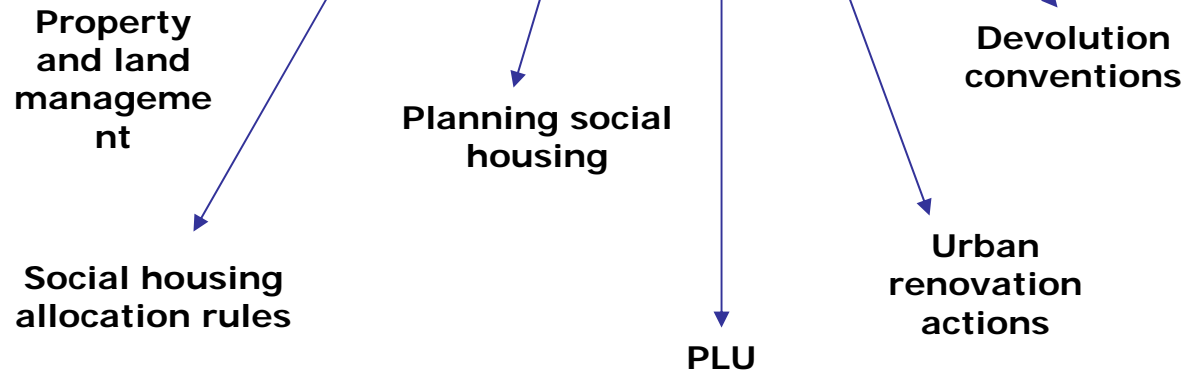
STAKE



ORIENTATIONS



TOOLS



Main orientations of Nantes Métropole's
housing policy to foster social mix and
balanced land planning

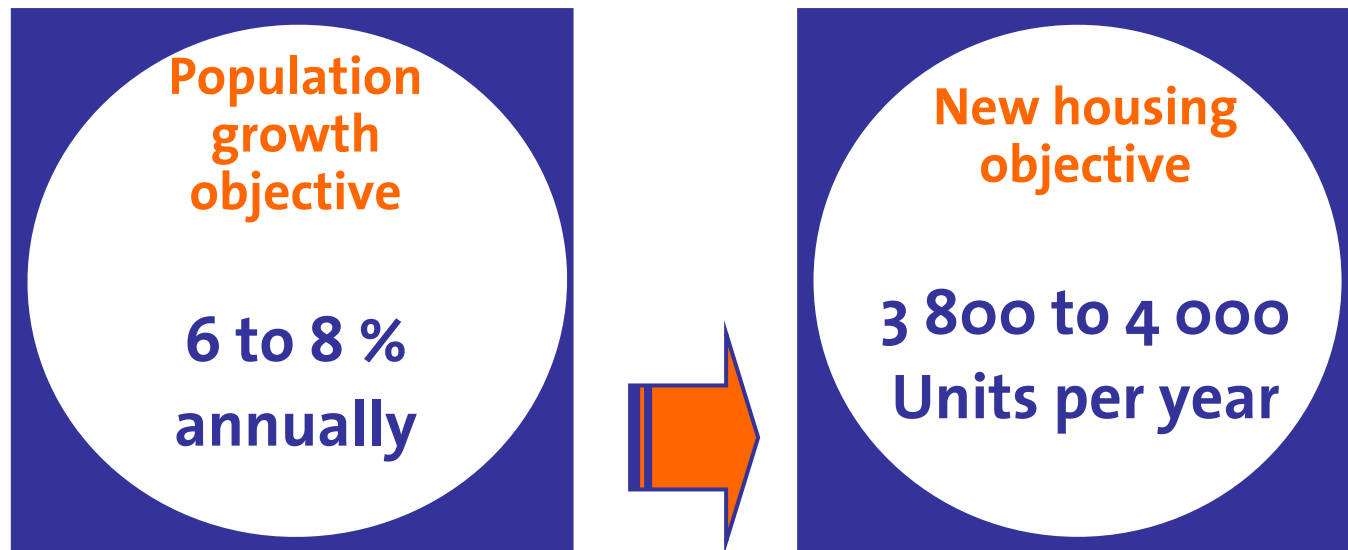


- **Strong policies for the development of housing**
meeting 3 major urban and social challenges :
 - **To support local growth through the construction of new varied housing**
 - **To remedy the various shortcomings of the housing offer, particularly :**
 - Rented social housing
 - Help to first-time owners, at reduced costs
 - Housing for youngsters and students
 - **To carry out an ambitious policy for urban renewal**
 - To preserve diversity in housing and a social mix in old historical neighbourhoods
 - To re-connect social housing neighbourhoods to the towncenter and guarantee social as well as urban diversity



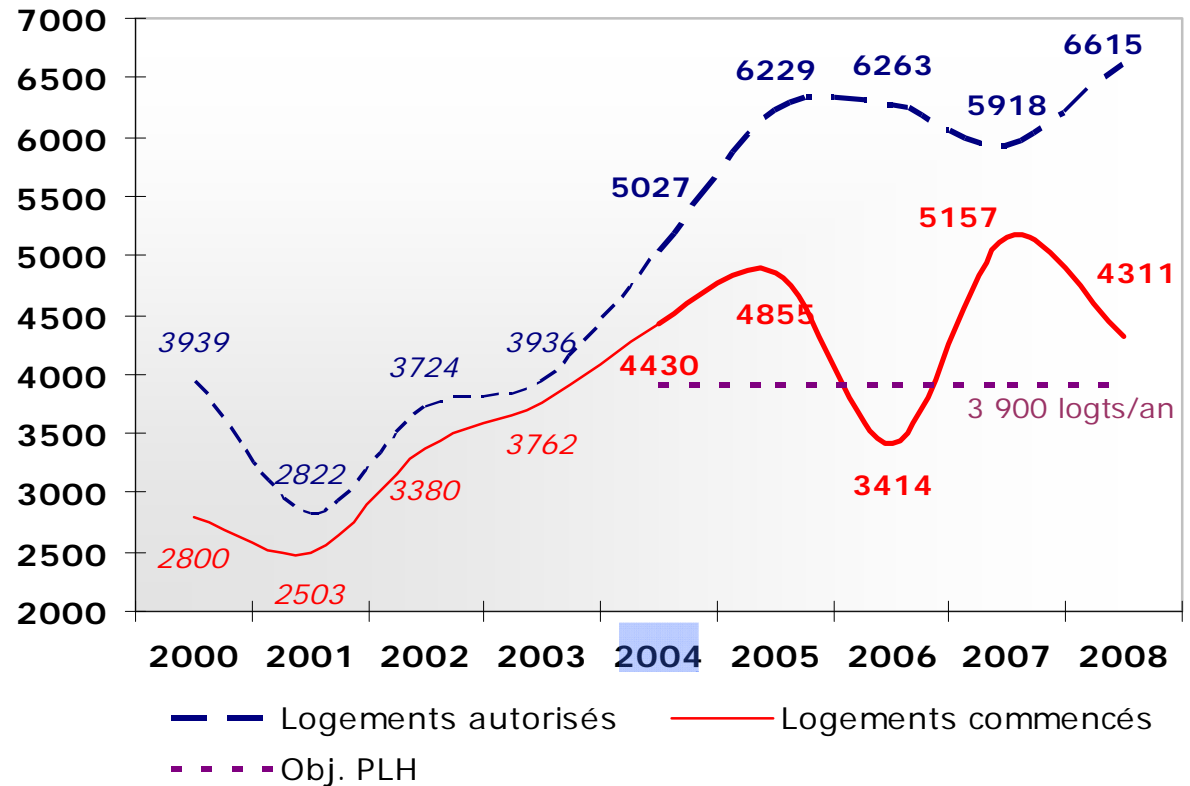
Strong policies for the development of housing

- To build enough new housing units to accompany the growth in population





LHP's new constructions objective :
3900 units /y
of which 1 600 in Nantes



6 615 housing units authorised in 2008

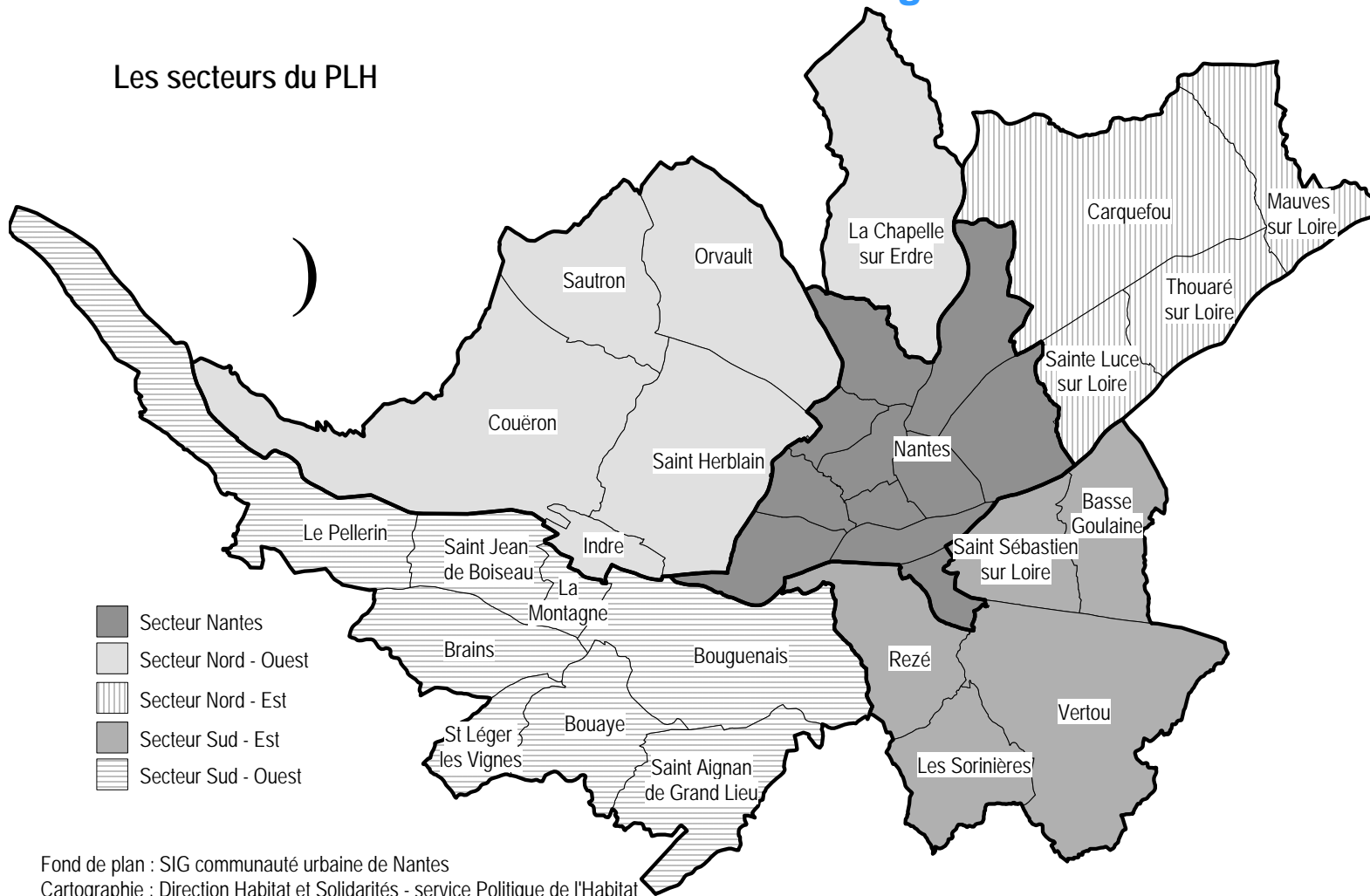
> A high growth in housing authorised since 2004.

4 311 new constructions started in 2008

> decrease in 2008

A minimum of 20 % of rented social housing for each town

Les secteurs du PLH



Fond de plan : SIG communauté urbaine de Nantes

Cartographie : Direction Habitat et Solidarités - service Politique de l'Habitat



LHP Objectives: an estimate of the needs

✓ A Need for more housing

- > To meet the new demand and relieve some of the pressure (to relieve some of the pressure on social housing)
- > To maintain a good ratio between social housing and private properties

750 units/y

+

✓ A need to renew the current offer

- > Pour compenser la perte des logements démolis
- > Pour compenser la transformation d'usage ou restructuration des logements

150 Units/y

↓

900 Units /y

✓ Distribution objective :

Nantes

400 units/y

incl
150 reconstructions/
Démolitions
250 additional offers

**Conurbation
apart from
Nantes**

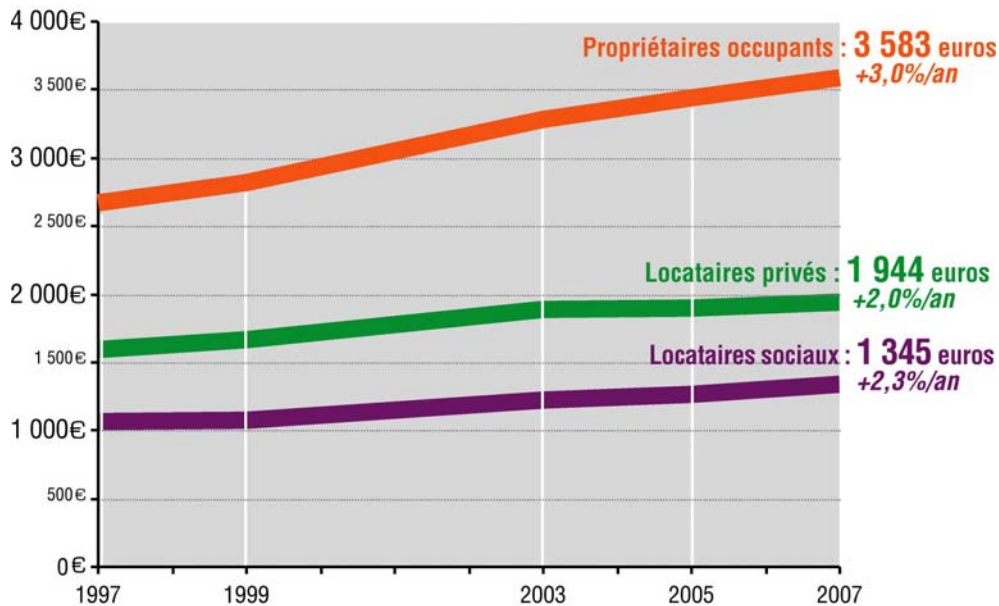
500 units/y

incl
370 SRU-law housing
130 additional offers



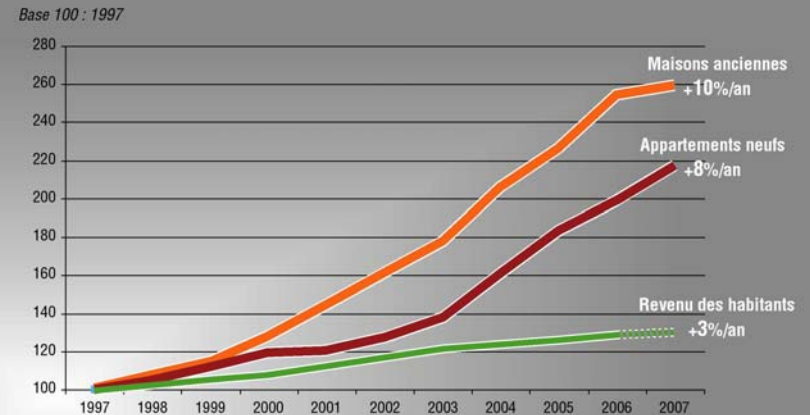
An ever-widening gap between household incomes and housing prices

Évolution du revenu mensuel moyen (avant impôt) depuis 1997



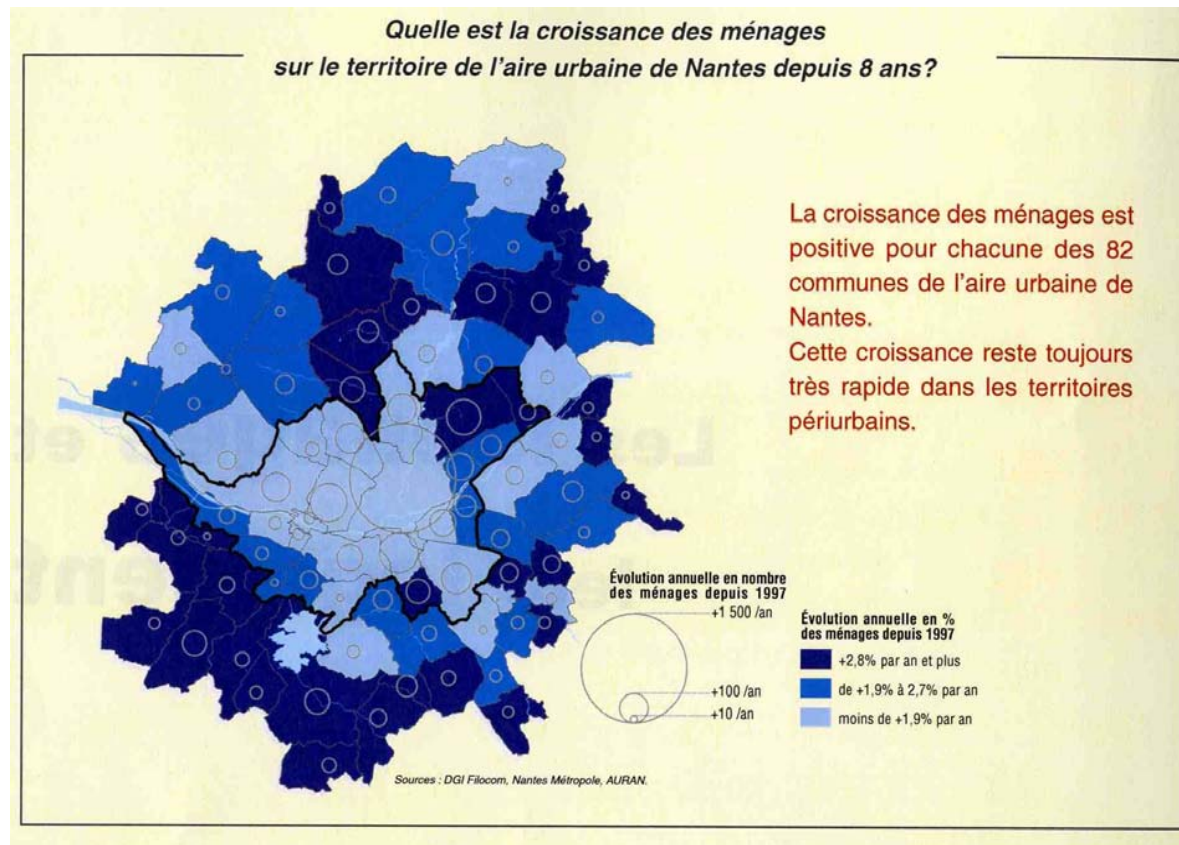
Sources : DGI Filocom, Nantes Métropole, AURAN.

Nantes Métropole
Prix de l'immobilier et revenu des habitants depuis 2000



Sources : Min Perval Notaires, ECLN-DRE, DGI Filocom, Nantes Métropole, AURAN.

- Helping households buy a property in the conurbation
- Through tailored subsidies from Nantes Métropole
- through rent-control of affordable housing: **between 2 200 and 2 400 €/m² net floor area (garage included)**, that is a selling price between **180 000 € and 200 000€** for a 80 m² property



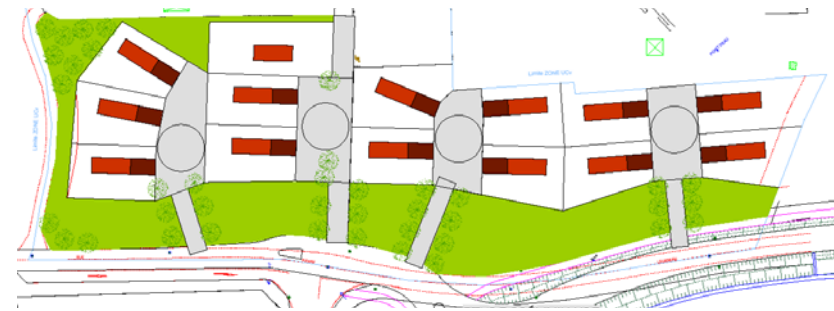
■ Organised dedicated areas for Travelling People

- 14 new welcoming sites (250 additional spots)
- 4 sites, organised annually for the summer periods
- Pilot projects for the settling down of families : adapted housing, family lots.



■ Specific support given to housing for the elderly and the disabled:

- In new projects and in the existing social housing



Operational implementation of the LHP

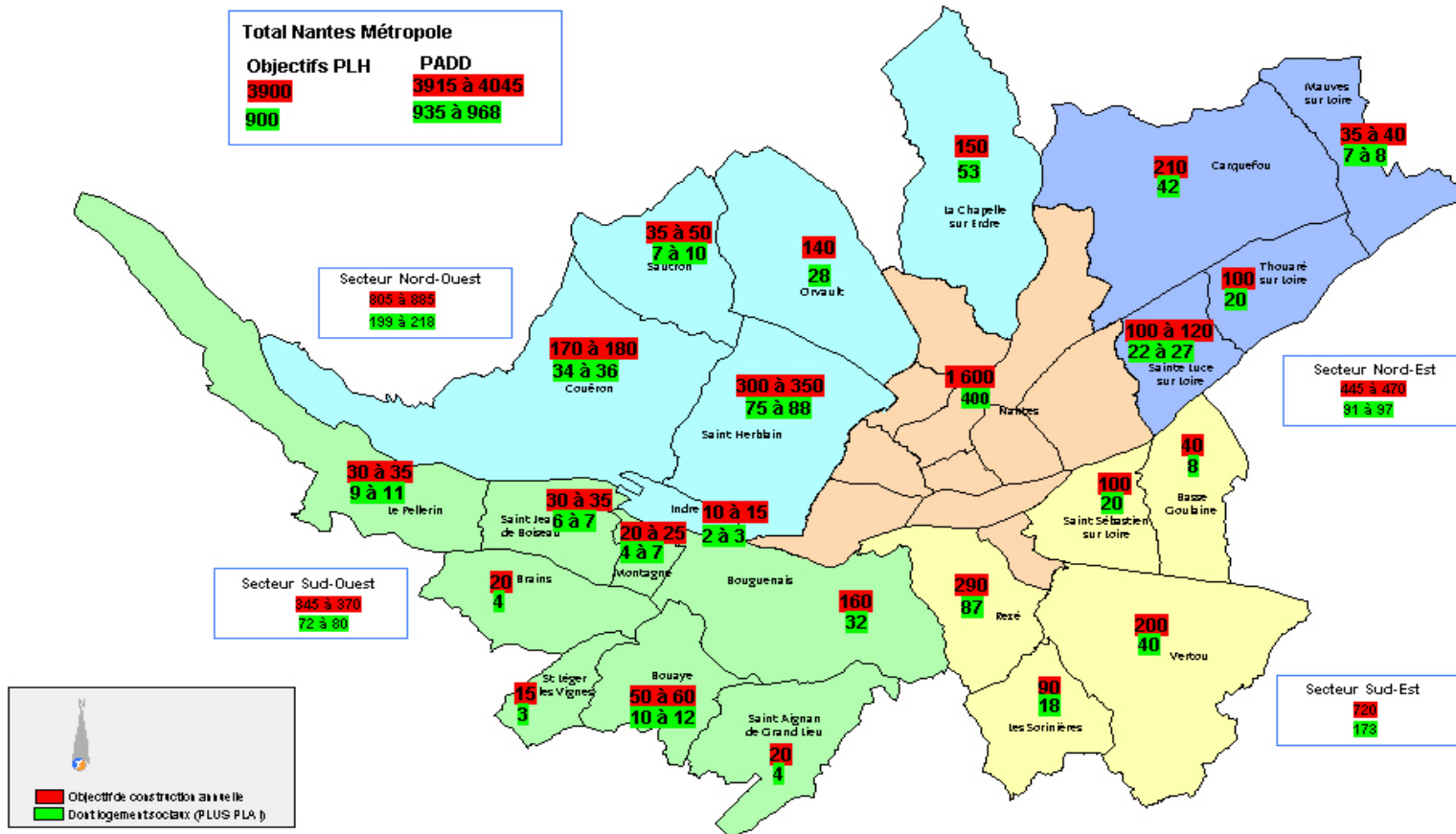
Ressources to achieve the objectives of
social and urban mix



The objectives of the LHP transposed into the Local Urbanism Plans (LUP) of each town:

- factoring in the annual volume of rented social housing to be build
- determining social mix areas in order to guarantee a share of social housing in each new property development program

Traduction des objectifs PLH au sein des PADD



■ Objectifs de construction annuelle
■ Objectifs de logements sociaux (PLUS PLA)

Localisation de documents et de réseaux



Determining rules for social mix for certain types of land or urban areas:

- at the scale of the parcel of land :

- ➔ Creation of dedicated social mix areas

- at the scale of urban planning projects:

- ➔ Choice of future urban planning and land use
- ➔ Creation of ZACs (Agreed Planning Areas)

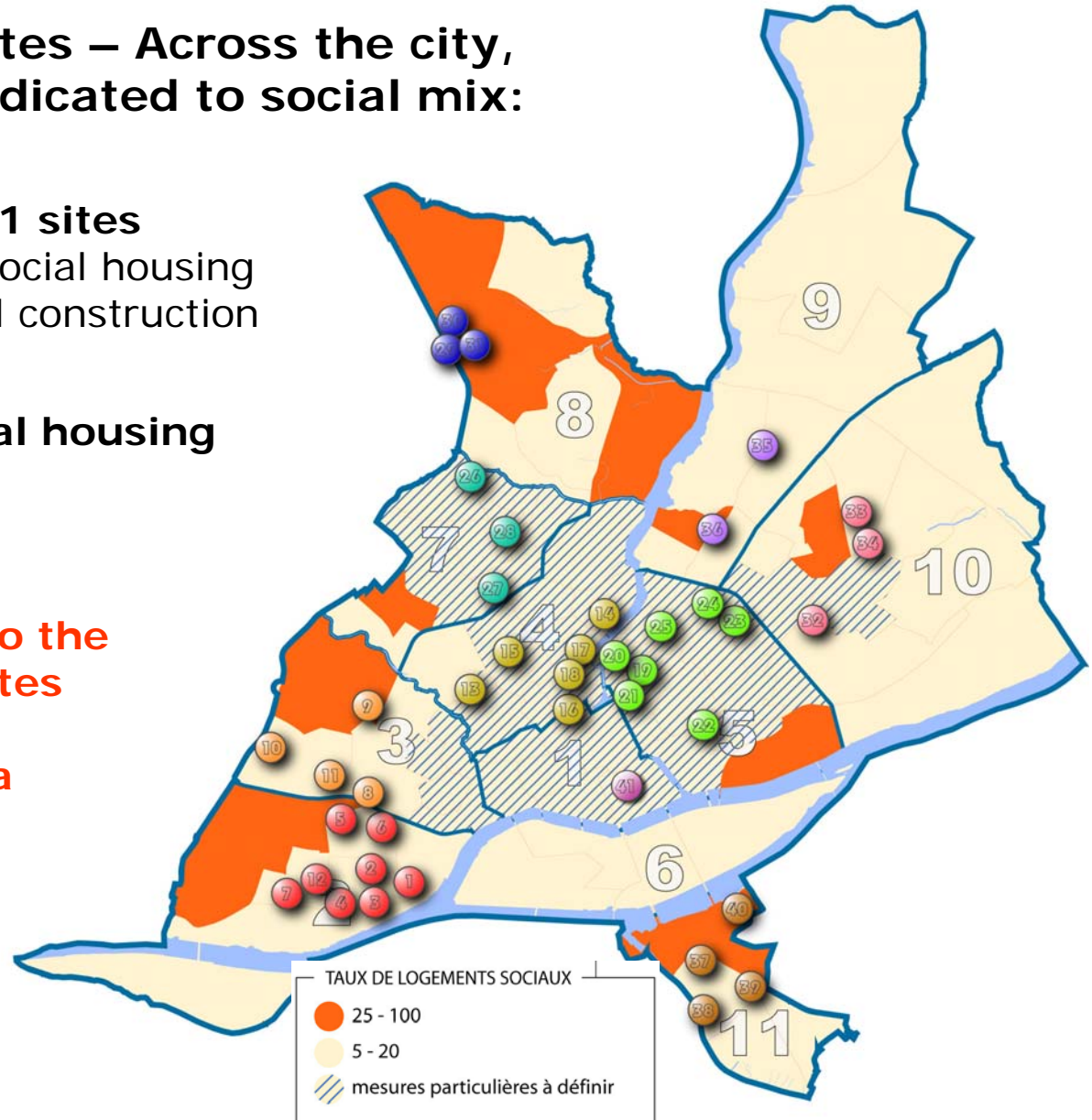
- at the scale of the town:

- ➔ negotiation with developers and builders on the program for large projects (> 2500 m² of gross area).

The example of Nantes – Across the city, creation of areas dedicated to social mix:

- With the current LUP : **41 sites selected** to build rented social housing on 30 to 100% of the total construction area.
- A potential of **1000 social housing units**

A policy which applies to the other towns within Nantes Métropole, 90 dedicated areas for a potential of 1600 units.



Method used

- Identification of « switchable » parcels
Selection criteria :
- Agreement on a minimum number of projects to be inserted in LUP regulation : percentage of required social housing and net floor area to deliver
- Mapping of dedicated areas on LUP charts




Quartier	4
Adresse	18 rue Paul Bellamy
Références cadastrales	EX75
Propriétaire	Propriété Conseil Général
Occupation actuelle du terrain	Garages + bureaux
Superficie	1000 m ²
Epannelage	16 mètres rue Bellamy, 13 mètres rue Moitié
Zonage PLU	UA
Possibilités approximatives de construction	Rue Bellamy : 245 m ² de SHON, Rue Moitié : 1 125 m ² de SHON
Nombre indicatif de logements	Rue Bellamy : 2 à 4 logements Rue Moitié : 10 logements
Programme	100 % de logements sociaux




Method used

- Map of social housing at neighbourhood level:

➤ Areas strongly lacking in social housing: need to remedy that situation


 Neighbourhoods with 5 to 20 % social housing

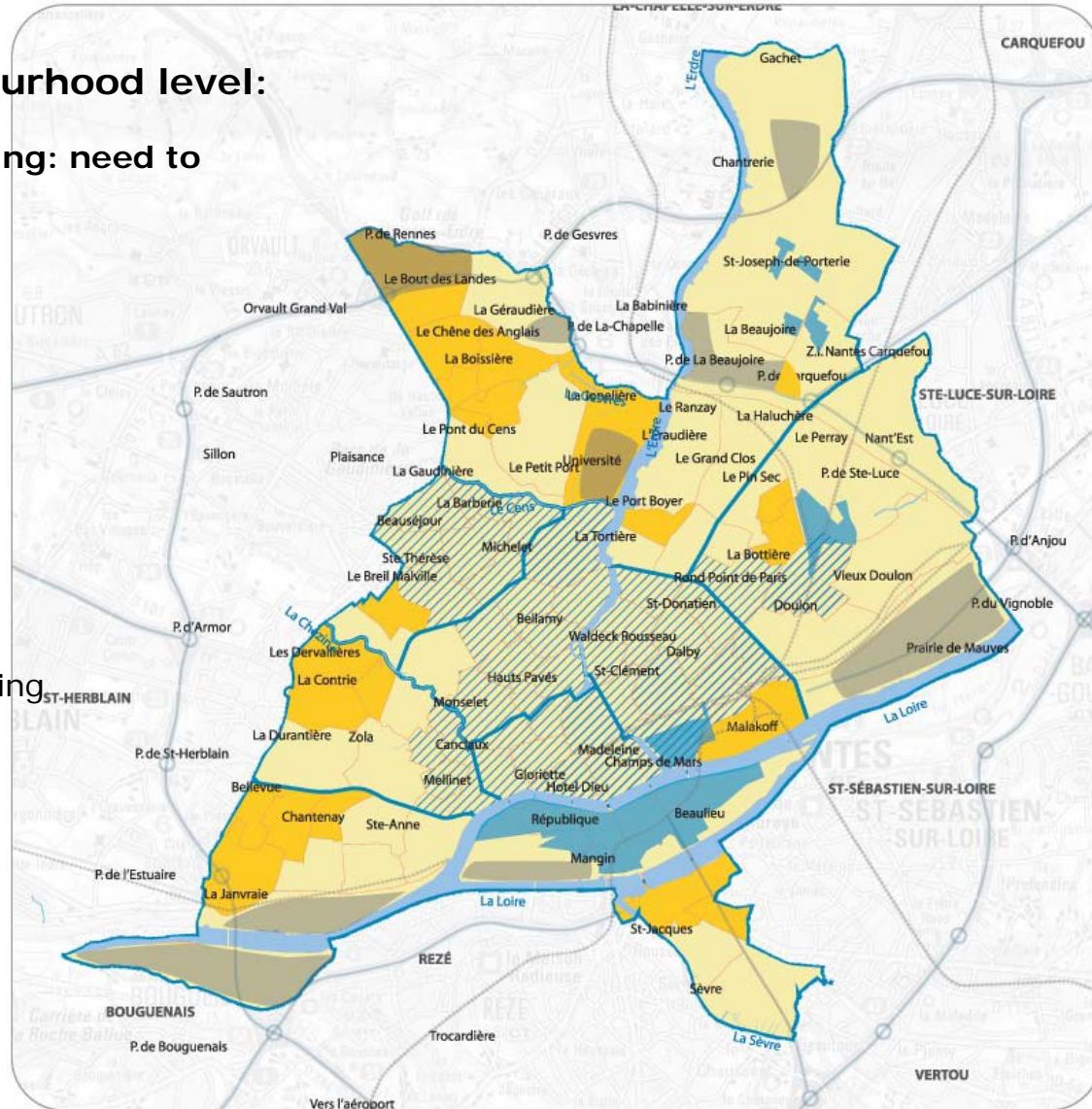
 Neighbourhoods with <5% social housing

➤ Social housing neighbourhoods: improve and renew the offer

 Neighbourhoods with >20% social housing

➤ Public Urban Planning Projects: build rented social housing

 Public urban planning project: ensure 25 % of social housing and up to 45 % of affordable housing





- A large financial contribution from Nantes Métropole to complement State aid and other financial assistance scheme.
- For new housing, subsidies which depend on property taxes and building costs overrun
 - 4000 € to 15 000 €/housing unit
 - budget : 4 M€ / y
- For existing housing, financing schemes targeted at old non-restaured buildings
 - 5000 € to 9000 € / housing unit
 - budget : 3 à 4 M € / y



2007

Average cost = 110 000 €/housing unit

STATE	NM	CG44
5 000 €	8 000 €	1 200 €
14 200 € / HU		

Own Funds
16 500 € à 20 000 €

1 %
6 000 € *

Loans
70 000 € to 73 600 €

Public subsidies 13 %

15 to 19 %

5 to 6 %

67 to 62 %

* 1 % rule :
12 000 €/HU for 50 % of housing units

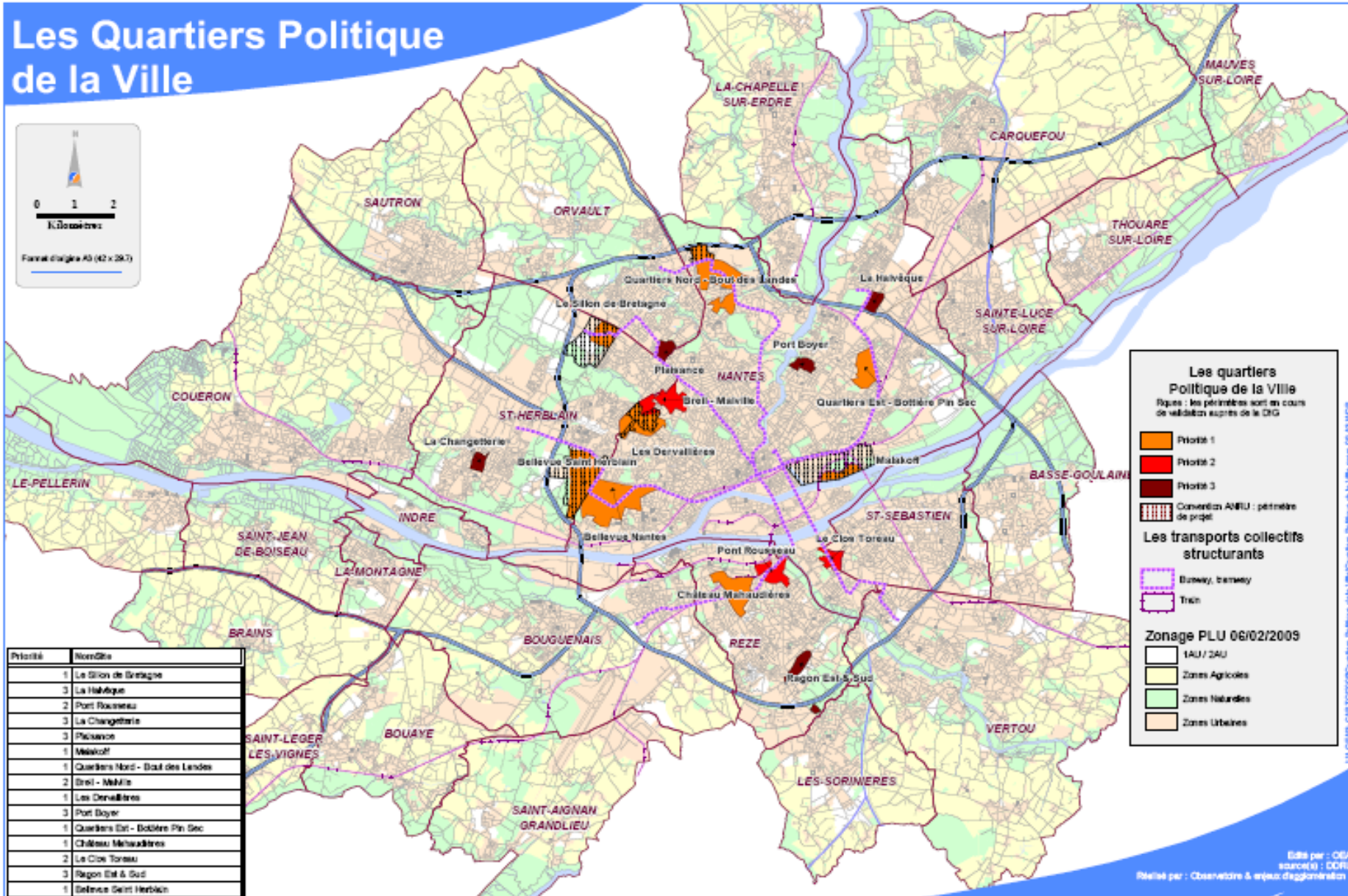


- **Constructions which account for 25 to 40 % of new housing (depending on towns)**
- **A potential of 13000 housing units**
- **Areas where property tax for social and affordable housing are controlled and reduced:**
 - 100 to 180 € / m² net floor area on average for social housing
 - 220 to 240 € / m² net floor area for affordable housing
- **Housing planning policies which include the LHP's social mix objectives:**
 - 20 to 25 % of rented social housing
 - 20 to 50 % of affordable housing
 - 50 to 60 % of free housing

A large policy of urban renewal for social housing neighbourhoods



Les Quartiers Politiques de la Ville



Priorité	Noms des Quartiers
1	Le Sillon de Bretagne
3	La Haléque
2	Port Rousseau
3	La Changetterie
3	Plaisance
1	Malakoff
1	Quartiers Nord - Bout des Landes
2	Bret - Maille
1	Les Dervallières
3	Port Boyer
1	Quartiers Est - Bottière Pin Sec
1	Château Mésaudrières
2	Le Clos Torseau
3	Ragon Est & Sud
1	Bellevue Saint Herblain

Les quartiers Politiques de la Ville
 Les périmètres sont en cours de validation auprès de la DIG

- Priorité 1 (Orange)
- Priorité 2 (Rouge)
- Priorité 3 (Marron)
- Convention AMBU : périmètre de projet (Hachuré)

Les transports collectifs structurants

- Busway, tramway (Pointillés)
- Train (Lignes pleines)

Zonage PLU 06/02/2009

- 1AU / 2AU (Blanc)
- Zones Agricoles (Vert clair)
- Zones Naturelles (Vert foncé)
- Zones Urbaines (Orange clair)

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