VILAFRANCA

ALT/BAU
ALTERNATIVE BUILDING
ACTIVATION UNITS

SECOND CHANCE FOR EMPTY FLATS

NOW
- EMPTY FLATS VS. SOCIAL HOUSING NEED

The request of social and affordable housing has grown in Vilafranca as in the country in last years after the economic crisis and now during the pandemic situation. There is a long tradition of owning the house instead of renting it. This has led to a small rental market with little supply and rising rents.

At the same time, Vilafranca detected a high number of vacant buildings and flats, especially in the inner city. This affects negatively the image of the city. Thus, the town hall decided to act.

Some of the vacant buildings and flats in the inner city have heritage value. Often, they are owned by private owners who only own one apartment in addition to the house they live in. In many cases, these owners do not have money to finance the rehabilitation.

STRATEGY
- HOW TO PROCEED

SETTING UP AGENCY

The new housing agency has started the inventory and monitoring of vacant flats and buildings throughout the city, with priority on the inner city. Once we have updated the database, we are going to the next step.

INVESTORS

The agency will contact owners proactively and will connect them with investors, explaining the advantages to participate in our public program "From empty buildings to social housing" that deals with the renovation and rehabilitation of vacant housing while reusing them for social purposes.

STAKEHOLDERS

To achieve a better collaboration the town hall has created a round table about housing policies, bringing public and private stakeholders together

VISION
- GREATER SUPPLY OF AFFORDABLE RENTAL HOUSING

Through the new housing agency and the grown cooperation among public and private stakeholders through the round table, we will decrease the number of empty flats and buildings and have new spaces for social purposes like affordable rental flats.

We expect: increase the number of rental flats in the city center, improve flats and buildings increasing their energy efficiency and reducing the CO_2 footprint.