

VILAFRANCA INCLUSIÓ, 25 YEARS OF HOUSING REHABILITATION FOR SOCIAL PURPOSES

The economic crisis and the progressive reduction of budget allocated to social spending by the state administration has transferred responsibility to local governments, seeking alternatives to reduce the risk of social exclusion and the spread of poverty among citizens.

Solutions to the problems and proposals: Convert empty housing into social housing responds to two of the biggest problems we deal with, such as unemployment and lack of rental housing, which is embodied in:

an integrated and participative approach where the income of participating households improves, by hiring the family member with the best profile for employability. Improving the qualification of people employed and the basic and transversal skills of the members of the family. A new Employment Plan with a longer duration, generated through direct and indirect income (benefits), the whole family unit is involved and the Town Hall changes both his way of acting internally and externally, since it involves the third sector, in a task of several years and in search of the social utility of the product.

Therefore, it is feasible for a sustainable urban living to bring back to life the empty homes, with cooperation of the property owners, extending the housing intended for social purposes (around 100, although 250 have been rehabilitated along the practice), exemplifying the work done by public administrations in their competences' framework and carrying out new projects of sustainable development, ensuring inclusion and social cohesion.

Timeframe, dates and milestones:

1980 There are two main needs identified, as a result of the "oil crisis" (late 70s):

1. a growing number of unemployed people, especially young people who can not find their first job, families having difficulties to meet housing costs.
2. the Town Council that wants to undertake internal renovation plans to improve those most damaged areas of town.

Milestone: Transform assets into opportunities to meet needs, such as housing gaps in decline, where private owners in return of having their house rehabilitated, cede their empty house for Social Housing for several years to compensate for the effort made public

property and also provide the building materials, and where the labour workers are paid with public funds.

2012 Economical and financial crisis have increased the risk of social exclusion, social emergencies and the extent of poverty. The most visible aspect is the reduction of the family income derived from unemployment.

Milestone: To encourage the town's social cohesion by focusing on improving the family income, the employability of its members and their basic and professional training, while maintaining the social housing park.

Link to the specific strategy:

Key Issues:

- Ensuring income for families.
- Create opportunities of training for employment.
- Promoting social integration of the family unit of the worker.
- Ensuring decent housing for citizens.
- Get temporary rental social housing.

Actions:

- Contracts of employment for one year of duration.
- Professional training of those selected for recruitment.
- Training in basic and transversal skills of the employed people and those of the family unit to be determined.
- Actions for learning in productive context in companies in the territory, for those family members that have not been employed.
- Socio-labour itineraries for members of the family unit as determined.
- Job search support of the participants.
- Monitoring the socio-training for the whole family unit beneficiary of the program.

Main outputs for achieving objectives:

Transversal internal cooperation at Town Hall (the employment service and town planning, in charge of rehabilitating the building, social services to initially allocate them to the end users, until it became a key element in the selection and awareness and working with target families).

External cooperation in a first phase concentrated with property owners, and later with the involvement of the third sector (cooperative inserting **Nou Set** and **Caritas**), which have been key to the success of the practice.

Innovative elements:

- Min. one year contract.
- Work with the whole family unit.
- Transfer of the property to the Town Hall for a few years in exchange for its rehabilitation.

Results achieved and monitoring:

- + 50% of labour insertion.
- + level of social integration of the whole family unit.
- 250 rehabilitated homes.
- 500 people skill trained.
- 90 stock of social housing

Possibilities for reuse and improvement:

Improvement: Homeowners contributing to the social rental housing park and building rehabilitation and energy efficiency, as resources for retraining unemployed construction workers into homes' rehabilitation ones.

Reuse: The practice has adapted to the social needs, which has derived into rehabilitation and reusing of homes for social purposes, and currently meeting occupational demands, justifying the project reuse.