

Housing Policy in Paris

IUT Congress – Theme: « rent regulation »

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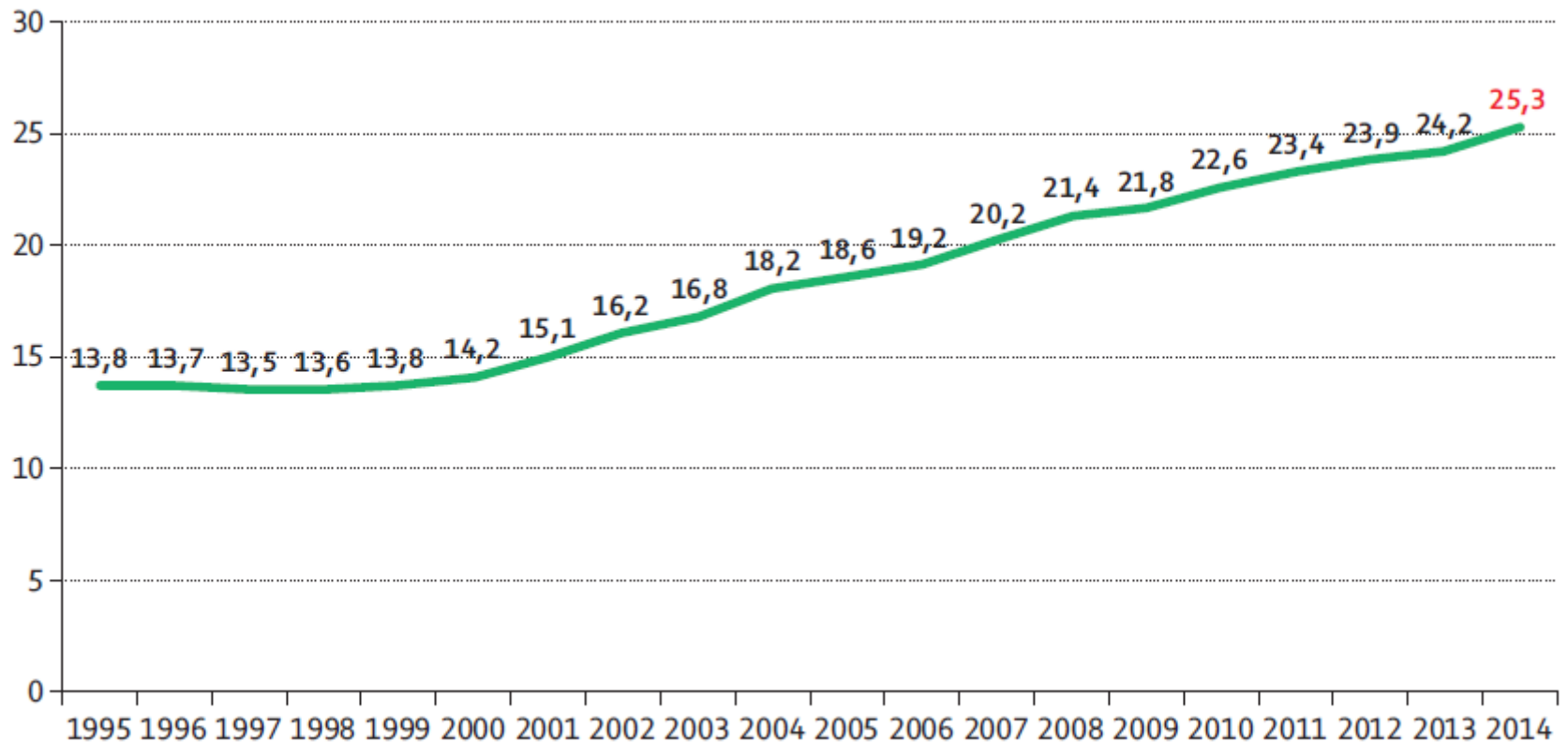
Housing Policy in Paris : the priority of the mandate

- Act against speculation, Control rent
- Produce affordable rental housing (7000 social housing / year)
- Invest in housing (3 billion euros from 2014 to 2020)

Control of rents : a necessity

Price increase (per m²) from 1994 to 2014

Loyers libres, emménagés dans l'année (euros/m²)



Source : OLAP 2015

4 levers to control rents

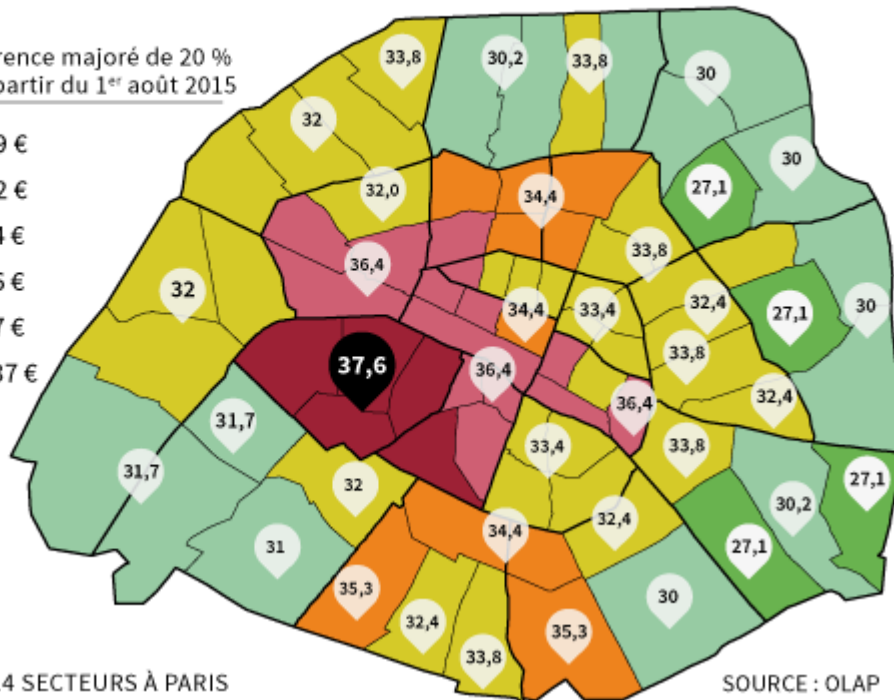
- ✓ In the private sector: « l'encadrement des loyers » (= price control / rental cap)
- ✓ Restriction for illegal furnished apartments
- ✓ Build more than **7000** social housing per year
- ✓ A non-speculative way of building: « Charte promoteur »

1/ « L'encadrement des loyers » (= price controls)

Les loyers maximaux applicables à Paris

PRIX AU M² EN EUROS PAR MOIS POUR LA LOCATION D'UN STUDIO
DANS UN IMMEUBLE ANCIEN (ANTÉRIEUR À 1946)

Loyer de référence majoré de 20 %
applicable à partir du 1^{er} août 2015



- ✓ Rent caps setting by an independent institution
- ✓ Average, maximum and minimum rental price for the new tenant
- ✓ If tenants find that the rent of his apartment has been set too high, they can contact the local Conciliation Commission

Maximum price / m²

(here, for a studio in an old building (before 1946))

2/ Restriction for illegal furnished apartment



Homelidays

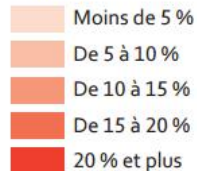


- ✓ More than 20 000 flats lost since 2012
- ✓ Illegal furnished apartments lead to **higher prices**, especially in touristic areas
 - Control illegal rentals
 - prevent abusive practices toward renters
 - Obligation to declare rentals for touristic purpose

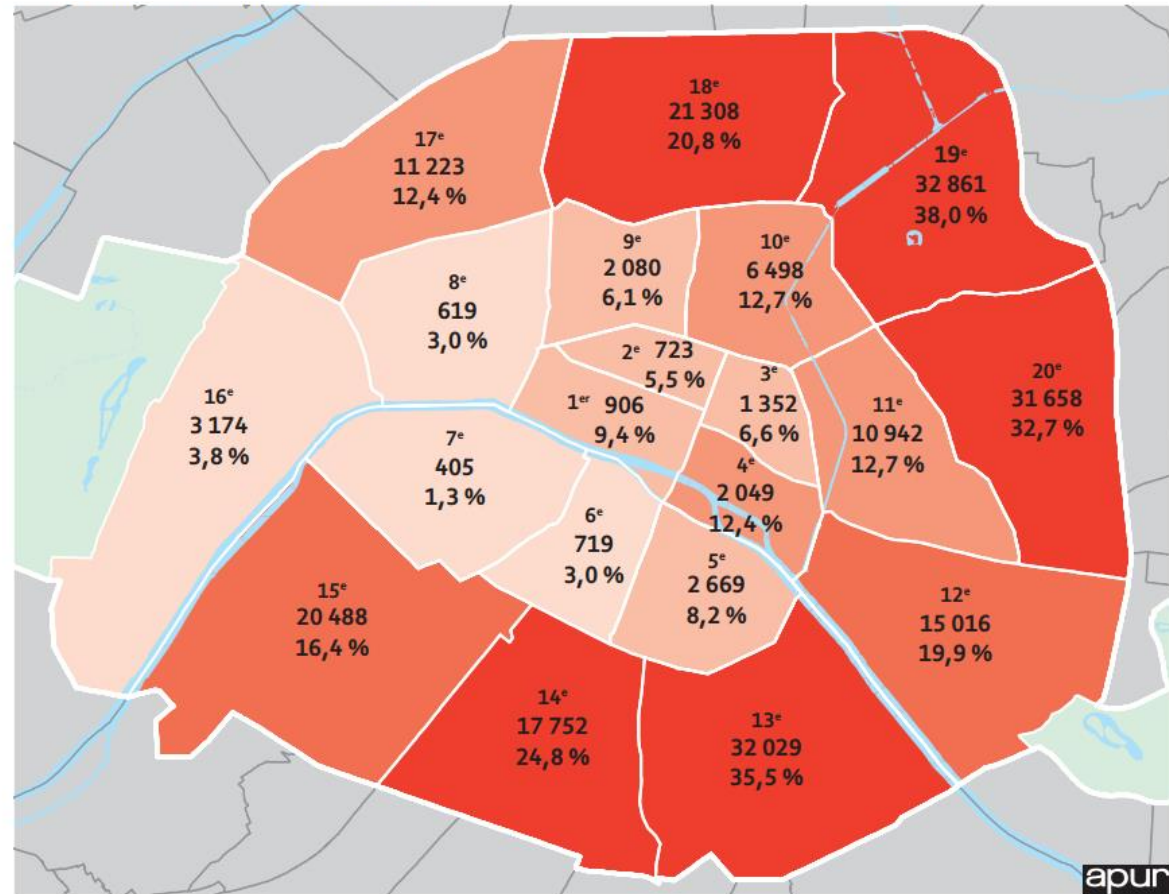
3/ Build more than 7000 social housing per year

Number of social housing - Percentage of social housing

Rapport entre le nombre de logements sociaux SRU et le nombre de résidences principales

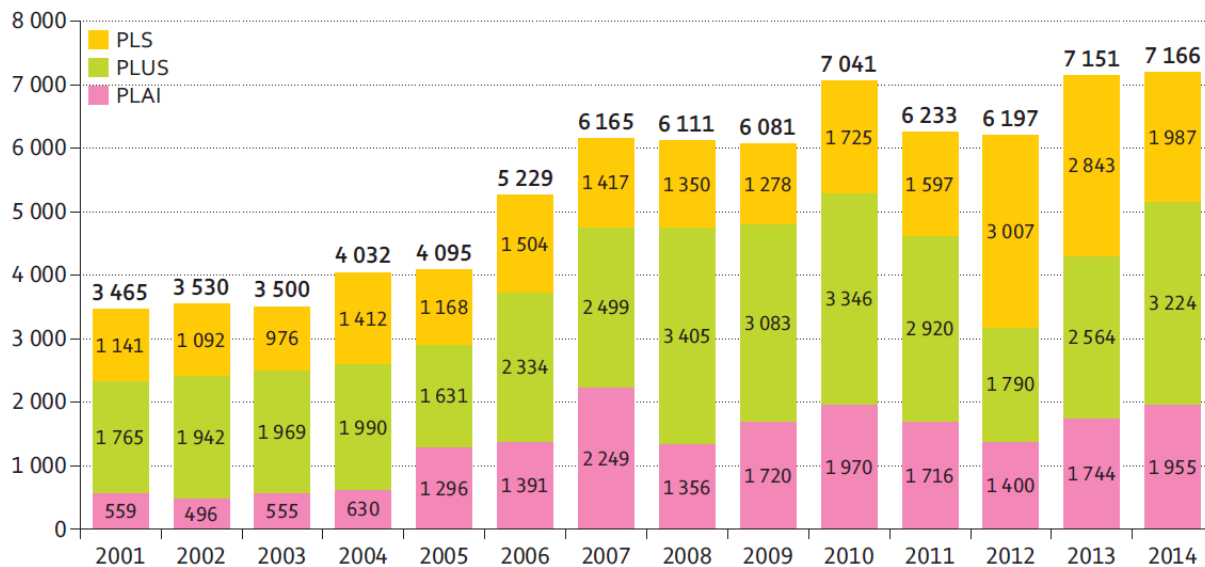


Source : Bilan du parc de logements sociaux au 01/01/2014, DRIHL de Paris, 2015



1 - Les logements financés en PLI et les logements non conventionnés des sociétés d'économie mixte ne sont pas comptabilisés.

Logements sociaux agréés à Paris de 2001 à 2014 selon le type de financement



Source : Ville de Paris, 2015

Social housing built per year

- ✓ three categories depending on resources: PLAI (lower price, pink) to PLS (higher price, yellow)
- ✓ A more balanced geographical distribution
- ✓ Rents well below the market price

- Affordable housing
- Better quality compared to the private sector

4/ A non-speculative way of building : « Charte promoteur » (2015)

Goals:

- ✓ Set the price of the land costs to reduce the housing selling price and promote access to housing for everyone in the capital
- ✓ Encourage green and sustainable buildings

Signatories:

construction companies,
housing agencies,
City of Paris,
Big landowners

Associations: useful partners to promote rent control and public construction

- In the private sector: by helping tenants to enforce the law
- In the public sector: by promoting social construction, by involving tenants in social buildings

Thank you for your attention