

SPAIN

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See SALES A. (2015), 'How Many Homeless People Live in Spain? Incomplete Sources and Impossible Predictions', European Journal of Homelessness Vol. 9, No. 2, December 2015 <http://www.feantsaresearch.org/download/saleseh2-2015article96043744236334400007.pdf>

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https://www.ine.es/dynqs/INEbase/en/operacion.htm?c=Estadistica_C&cid=1254736176817&menu=ultiDatos&idp=1254735976608

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Estimate obtained by Caritas by adding the 6,000 to 10,000 homeless people sleeping rough to the 22,938 people counted in 2012 by the Spanish National Institute of Statistics.

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<https://www.sjdserveissociales-bcn.org/es/refugiados-personas-sin-hogar-complejidad-del-acceso-vivienda-solicitantes-proteccion-internacional>

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https://img.artelsfundacio.org/wp-content/uploads/2019/11/2019_Diagnosi_XAPSLI.pdf

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See FEANTSA country profile of Spain. <https://www.feantsa.org/en/resources/resources-da-tabase?search=&them e&type=Country+profile&year=>

42

Ibid.

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http://opendata.euskadi.eus/catalogo/contenidos/noticia/2018_10_23_49371/es_49371/49371.html

44

See FEANTSA country profile of Spain, *op. cit.*

Recent data on homelessness

Official data on homelessness in Spain is collected by the Spanish National Institute of Statistics (INE) at irregular intervals (two surveys in 2005 and 2012) and with many methodological biases.³⁶ According to the 2012 survey,³⁷ 22,938 homeless people used emergency shelters and hostels in 2012 (in local authorities with more than 20,000 inhabitants). 54.2% were Spanish nationals, and 45.8% were foreign nationals. 57.8% of homeless foreign nationals had been living in Spain for more than five years. 56.6% of homeless foreign nationals were from Africa, 22.3% from Europe and 15.2% from America. Organisations in the sector estimate the number of homeless people in Spain at between 23,000 and 35,000.³⁸

In 2018, INE conducted a survey on support services for the homeless. On average 18,001 people attended accommodation and day reception services every day (9.5% increase compared to 2016). Among these people, 39.5% were immigrants/asylum seekers, 25% were women, 15.5% were people with mental health problems and 19.8% were people with addiction problems (not alcohol-related). Many asylum seekers whose applications have been rejected become homeless in Spain.³⁹

Regular overnight censuses in major Spanish cities make it possible to describe trends in homelessness in urban centres. In Barcelona, 3,696 homeless people were counted on one night in 2019⁴⁰ (including 1,027 rough sleepers, 498 in slums and 2,171 in shelters), an increase of 83% compared to 2008. 18% of homeless people were aged between 18 and 30. In Madrid, 650 homeless people sleeping rough were counted during an overnight survey in December 2018, an increase of 25% compared to 2016. 61% were foreign, mostly Romanian⁴¹ In Cartagena, 578

Total population on 1 January 2018: 46,658,447 people

GDP/resident in 2018 (Purchasing Power Parity – Index: EU 28 = 100): 91

Number of homeless people: estimated between 23,000 and 35,000

Percentage of poor households: 21.5%

Sources : Eurostat / EUSILC 2018 & FEANTSA

homeless people (23 homeless people sleeping rough, 213 people in emergency or temporary accommodation and 342 people in unsafe or inadequate housing) were counted during a census in 2018.⁴² In the Basque Country, a census was organised in 26 municipalities in 2018⁴³: 435 homeless people sleeping rough were counted. Censuses were also taken in Galicia and Mallorca.⁴⁴

The Home_EU survey showed that 12.6% of respondents in Spain had experienced a homeless episode at least once in their lives (6.2% in Sweden, 5.4% in Italy, 4.6% in Portugal, 4.5% in the Netherlands, 3.1% in Poland, 1.9% in France and 1.7% in Ireland).

Context of the Spanish housing market

In Spain, 76.3% of the population were homeowners (29.4% of households were mortgage holders, 46.9% of households owned their home outright) and 23.7% rented (15.3% at market price and 8.4% at below-market or for free in 2018. In ten years (between 2008 and 2018), the proportion of homeowners fell by 3.9 percentage points and consequently the proportion of tenants has increased by 3.9 points.⁴⁵

Like in Greece and other countries that suffered

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Eurostat, 2018.

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<https://medium.com/rbdh/la-marchandisation-du-logement-en-espagne-c388f4cfc6c>

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https://www.eldiario.es/economia/Blackstone-controla-viviendas-alquiler-socimis_0_901160622.html

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<https://www.elindependiente.com/economia/2018/05/16/las-vpo-que-blackstone-compro-en-madrid-por-200-millones-valen-mas-de-mil/>

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https://elpais.com/economia/2019/08/01/actualidad/1564652435_118589.html

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https://www.lemonde.fr/economie/article/2019/03/26/en-espagne-la-fievre-immobiliere-fait-craindre-une-nouvelle-bulle_5441380_3234.html

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<https://www.lesechos.fr/monde/europe/grisee-par-la-reprise-lespagne-craint-une-nouvelle-bulle-immobiliere-99611>

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OECD (2020), Housing prices (indicator). doi: 10.1787/810c5baa-fr
<https://data.oecd.org/fr/price/prix-du-logement.htm>

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https://www.elconfidencial.com/vivienda/2019-10-07/desahucios-alquiler-lau-ejecuciones-hipotecarias_2271672/

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See EPSN report on Spain (2019).

disproportionately from the fallout of the financial crisis, the collapse of the banking and real estate sector in Spain has led to an explosion in the number of people who found themselves unable to pay their mortgage or rent. The unemployment rate in Spain rose from 11.3% in 2008 to 26.1% in 2013, before dropping back to 15.3% in 2018.

Like in Greece, the commodification and 'touristification' of housing in Spain has been a major issue over the last ten years.⁴⁶ In 2019, the US Blackstone vulture fund became the country's leading landlord, with around 30,000 housing units for rent (representing a market value of EUR 5,643 million) via listed real estate investment companies (intended for real estate investments and benefiting from a tax exemption, created to absorb part of the huge post-crisis real estate stock).⁴⁷ For example, between 2013 and 2017, one of Blackstone's subsidiaries, Fidere, boosted the market value of its real estate investments by 400%.⁴⁸ Even though the Spanish rental market mainly comprises smaller landlords, the accumulation of tens of thousands of dwellings by vulture funds allows them to influence market prices. Some indicators such as the 50% increase in rents between 2014 and 2019 according to the Bank of Spain⁴⁹ and the 30% increase in property prices in Madrid between 2016 and 2018⁵⁰ (as well as in Barcelona, Palma de Mallorca, Alicante and Malaga) sound

the alarm on a potential return to a real estate bubble.⁵¹ For the country as a whole, the rental price index (2015 = 100) rose from 95.7 in 2008 to 103.2 in 2018, while the price-to-income ratio rose from 144.1 at the peak of the housing bubble in 2008 to fall to 100 in 2015 and rise to 109.1 in 2018.⁵² Between January and August 2019, some 100 evictions a day were estimated to have taken place in Spain due to non-payment of rent and 42 a day due to non-payment of a mortgage loan.⁵³

No increase in the proportion of social housing in the overall housing stock could be observed. Minimum social benefits have recently been reduced through budget cuts, and access to housing is not specifically supported. The local authorities can allocate housing allowances, which generally speaking do not exceed EUR 10/month. Several policies and programmes have been implemented in Spain to counter the effects of the financial crisis on access to housing. In 2013, a social housing fund was set up to help vulnerable people deprived of their housing due to eviction; evicted people can stay in the dwelling in exchange for the payment of rent or in exchange for eventual ownership of the dwelling (with no additional interest/costs). A housing plan for 2018-2021 has been launched, which includes initiatives on rent payment assistance and targeted housing assistance for young people.⁵⁴

● Key statistics on housing exclusion and changes between 2008 and 2018

General population			
Indicator	2018	2008-2018 change	2013-2018 change
Housing cost overburden rate	Total: 8.9% Poor: 32.9%	Total: -5.3% Poor: +2.5%	Total: -13.6% Poor: -14.1%
Total housing costs (EUR PPP/month)	Total: 347.2 € Poor: 340.3 €	Total: -0.7% Poor: -0.2%	Total: -3.9% Poor: +2.1%
Mortgage/rent arrears	Total: 4.4% Poor: 11.6%	Total: -2.2% Poor: +41.5%	Total: -31.3% Poor: -22.1%
Overcrowding	Total: 4.7% Poor: 11.3%	Total: -16.1% Poor: +0.9%	Total: -9.6% Poor: +2.7%
Severe housing deprivation	Total: 1.5% Poor: 4.9%	Total: -6.3% Poor: +44.1%	Total: -16.7% Poor: +11.4%
Experiencing difficulty in maintaining adequate household temperature	Total: 9.1% Poor: 20.8%	Total: +54.2% Poor: +58.8%	Total: +13.8% Poor: +33.3%
Non-EU citizens			
Indicator	2018	2008-2018 change	2013-2018 change
Housing cost overburden rate	Total: 36.1%	Total: -6.7%	Total: -5.7%
Overcrowding	Total: 19.4%	Total: +12.8%	Total: +19.8%
Children under 18 years			
Indicator	2018	2008-2018 change	2013-2018 change
Cold housing	Total: 17.4% Poor: 25.3%	Total: +4.2% Poor: +17.1%	Total: -2.2% Poor: +12.4%
Overcrowding	Total: 6.4% Poor: 14.1%	Total: -28.9% Poor: -21.7%	Total: -9.9% Poor: +0.7%
People with an activity limitation/physical disability			
Indicator	2018	2008-2018 change	2013-2018 change
Housing cost overburden rate	Total: 7.8% Young people (aged 16 to 29): 16.2%	Total: +13% Young people (aged 16 to 29): -14.7%	Total: -7.1% Young people (aged 16 to 29): +8%
Severe housing deprivation	Total: 1.8% Young people (aged 16 to 29): 4.9%	Total: +20% Young people (aged 16 to 29): +48.5%	Total: +28.6% Young people (aged 16 to 29): -30%

