

The Socialist, Ecologist, and Republican Group in the Senate in the face of the crisis :

For an urgent reorientation of our country's housing policy

The health crisis and containment have highlighted all the fractures that are linked to the housing issue. This is one of the reasons why we consider that social housing and support for low-income households must be at the heart of the recovery plan for construction and renovation. Can we continue to accept that more than 20% of housing is difficult or too expensive to heat properly or that almost 5% of housing offers neither central heating nor electric heating.

The State is the guarantor of the right to housing, solidarity and national cohesion.

However, in less than three years, 7 billion euros have been withdrawn by the State from the housing of the most disadvantaged: a budget drain on social housing, cuts in the APL, refocusing of the PTZ to the detriment of rural areas, abolition of the APL Accession? These political choices have irremediable effects and install a lasting crisis in the construction of affordable housing, rehabilitation and urban renewal that the country clearly did not need at this time.

France continues to suffer from a severe lack of housing that matches household resources. Their daily budget is squeezed between tight incomes and incompressible expenses, particularly those related to housing, which accounts for two-thirds of the pre-committed consumption of poor households. We must also be satisfied with the record level of debt of French households, which the Banque de France is very concerned about. This situation puts families at risk, particularly in the event of a crisis. Moreover, social home ownership is at a standstill, and support for low-income households, especially young households, must be a priority.

Prevent inequalities from becoming even more pronounced in the crisis we are going through.

We call for targeted measures with the priority objectives of :

- Supporting low-income families in accessing and maintaining housing
- Restore resources to Hlm organizations so that they can resume a sustained rhythm of production of affordable housing and renovation of their heritage.
- Putting territories back at the heart of housing policy
- Effectively implement the housing first policy, which requires a supply of adapted housing and funding for social support
- Reduce inequalities in access to housing, with a special focus on young people.
- Initiate a major national plan to renovate housing, particularly energy-efficient housing.

The social emergency at the heart of the crisis recovery

The urgent need is to help people weakened by the crisis to keep their homes and to counter what the associations call "the housing time bomb". The crisis is hitting households that are already poor, but also those with intermediate incomes, with more than a third of the working population seeing their income drop. We tabled a bill in the Senate on May 15, 2020 that proposed emergency measures for housing. In this bill, we want to establish a massive support plan for the most fragile populations to prevent a social crisis from taking hold in the long term.

An emergency aid "at the receipt" with a contribution of 250M € from the FSL to come to your aid :

- tenants in the social and private rental stock, who have suffered a loss of income due to the epidemic and are in difficulty in paying their rent ;
- to the co-owner-occupiers, for the payment of their co-ownership charges, the objective being to avoid blockages in the management of the co-ownerships and to prevent any degradation.

A contribution of the banks to the national solidarity effort with a prohibition for the banks to refuse the suspension of a real estate loan.

Shelter to ensure the protection of people :

- Suspension of rental evictions for the year 2020 - Ban on closing emergency shelters
- Exceptional and temporary authorization for mayors to make requisitions

Support for the treasury of associations working to combat poverty and exclusion, which are in the front line in supporting the most vulnerable.

In a context of over-solicitation, these players are faced with major difficulties: additional costs generated by protection measures, lack of financial resources, a drop in their equity capital, increased aid to families, particularly for the food emergency, lack of staff and volunteers, and more generally the urgency of helping thousands of destitute people in the face of the health crisis.

The ambition of a social policy for the city policy

In the city's political districts, the populations have been confronted with a loss or even a collapse of their resources (no more temporary work, no more odd jobs, no more fixed-term contracts, etc.). Food aid has become unavoidable. There is an urgent need for :

- Give the means to local associations, social workers and mediators to actively return to the field.
- Immediately restart the ANRU's projects (with Covid19 additional costs paid by the ANRU).
- Implement a 30,000 supported jobs plan targeting neighbourhood students and youth.

The drastic and brutal questioning of these contracts, judged too costly and of little use by the current government, has meant not only a return to precariousness for many young people, but also the weakening of the associative world. The reactivation of assisted contracts can be a strong lever of support that can be quickly mobilized in the city's policy districts.

We have a renewed vision of urban policy with a reflection on the urban and architectural question of "demolishing and rebuilding differently" and a societal approach pursuing an integration objective.

Equality and national solidarity at the heart of the revival for the housing

We defend a housing policy adapted to the needs of the French people that breaks with the speculative logic put in place by the Government. We also support a housing policy based on social mix and housing diversity within the same territory.

The main lines of our proposals:

- Putting social housing at the heart of the construction recovery plan with a sustainable, long-term social housing program.
- Extend the rent control system in all tense areas.
- Put territories back on the front line to better meet the specific housing needs of their population with incentive levers for the production of affordable housing and their approaches to densification, rehabilitation of existing buildings or reappropriation of wasteland.
- Develop a renewed approach to available land in the public interest by giving elected officials real capacity for action in the construction of their city through the generalization of "promoter charters" in tense areas, which make it possible to impose controlled selling prices.
- Finally, to provide the resources for a major national building renovation plan to combat fuel poverty and meet France's climate commitments.
- Secure the most vulnerable first-time homeowners by re-establishing and adapting the APL Accession, which is designed to support low-income households in relaxed areas, particularly in town centers and sometimes in areas where there are no suitable rental offers for these families. In many cases, the acquisition project would not have been possible without the support of APL Accession, which acts as a real trigger.

Housing subsidies: reaffirming their fundamental role of redistribution, social cohesion and cushioning the crisis

In this period of fragility for the French people, personal housing assistance must play more than ever its role as a shock absorber in the crisis.

Our proposals :

- Revaluation of housing subsidies
- Reinstatement of APL accession
- Abrogation of the reform of the modalities for taking resources into account for the calculation of aid, which will cause 600,000 people to lose the allocation and generate savings for the State estimated at 1.4 billion euros per year. Young people will be particularly targeted by this measure.
- Abandonment of the project to integrate housing subsidies into the universal activity income, which is a political nonsense in the light of the principles that have been the basis - for more than 40 years - of

housing assistance designed to help low-income families, more than half of whom are working, to access housing that meets their needs.