EVIDENCE – BASED POLICIES in France

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France

A decentralized country

- State
- Regions
- Departments
- Communes

Selected examples of evidence-based policy making

- Social Housing – SRU ACT
- Rent control system – Rent observatories
- To measure artificialisation
Social Housing Repartition
SOCIAL HOUSING REPARTITION

IN PARIS REGION ILE DE FRANCE
SOCIAL HOUSING REPARTITION

IN PROVENCE ALPES COTES D’AZUR REGION AND MARSEILLE
SRU ACT – WHAT IS THE STATE

SRU Act (2000)
By law, major-municipalities must have 25% of social housing

Implementation
- Penalty: levy on municipal finances:
  - Amount based on « Social housing Gap » and municipality’s fiscal capacity
  - Use: facilitate investment in social housing all over France

- About 1 100 municipalities concerned
- 274 Municipalities are exempted (insufficient demand, insufficient connexion to employment area, environmental constraints)
SRU ACT – WHAT IS IN PLACE

Implementation
Annual process involving the state and the municipality
Municipalities with a deficit are subject to:
- Mandatory production pace for 3 years, necessary to fill the gap
  - Aggravated sanctions if not fulfilled

Results
In 15 years, 1.5 million social housing have been produced, half of it being in « SRU-contributing municipalities ».
Nevertheless
- 649 did not fulfill their obligations
- 233 are subject to heavy financial sanctions
- About 88 million € penalties
Rent control system
**RENT CONTROL SYSTEM - WHAT IS THE STATE**

**Article 140 of the ELAN act (2018)**

- Since 2014 rent control system of the ALUR act
- Refunded 2018 with un experimentation for 5 years

- Local decision (municipalities)

- Four criteria defined by law
  - Large difference: average rent in private housing / average rent in social housing
  - High median rent level
  - Low rate of existing housing (last 5 years)
  - Limited prospects for multi-year production and poor prospects for evolution

- The Prefect fixes each year by administrative order
  - A reference rent (= median rent)
  - An increased reference rent (= reference rent + 20%)
  - A reference rent minus (= reference rent - 30%)

- The tenant (or the lessor) can seize the departmental commission of conciliation and then the judge

- Median rent is calculated using data from the local rent observatory
Screenshot of the network of local observatories website

Source: Network of local observatories
To measure artificialisation
Soil artificialisation in France
- Artificialisation is growing faster than population and GDP
- 20,000 hectares of natural areas are artificialized each year (on average between 2006 and 2016), the equivalent of an average department in 10 years
- Artificialisation is unevenly distributed over the territory
- Artificialised land
  - 41.9% housing
  - 27.9% road networks
  - 16.2% leisure

Biodiversity Plan (July 2018)
- Objective of zero net artificialisation of soils (already in the law since the Grenelle de l’environment)
- Any new artificialisation should be compensated by an equivalent deconstruction of unused artificialized spaces
- No time horizon of this objective
- Creation of an observatory of soil artificialisation
- Publication of an annual inventory of land consumption

Several measuring devices producing contrasting results
Corine Land Cover (CLC)

- Artificialised total area: 3 million ha, is 5.5% of the metropolitan area
- Increase in artificial areas: 16,000 ha/year

CORINE Land Cover (CLC) is a biophysical inventory of land use and its evolution.

Source: Observatory of the biodiversity plan
Land files
- Artificialised total area: 3.5 million ha, is 6.3% of the metropolitan area
- Increase in artificial areas: 23,000

Source: Observatory of the biodiversity plan
Teruti-Lucas

- Artificialised total area: 5.1 million ha, is 9.3% of the metropolitan area
- Increase in artificial areas: 61,200 ha/year

In conclusion

- These sources offer logically quite different results, whether the rate of artificialisation – from 5% to 9% - or the annual rate of artificialisation – from 16,000 to about 60,000 hectares
- CORINE Land Cover and Teruti-Lucas can provide a higher level of detail or temporal depth; land file data has the finest level of analyses
- Independently the measurement method used, the dynamics of artificialisation remain important
Thank You!

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