

SOCIO-ECONOMIC AND ENVIRONMENTAL IMPACT OF EMPTY HOMES COLLABORATIVE MJA S.L.

Vitoria-Gasteiz, 16th June, 2022

We strongly believe in the opportunity of a proper management of empty homes in cities. With a small percentage of these we can make a positive contribution to the environmental and social crisis in which we are immersed.

Empty houses reused on the market, quickly and efficiently, have a substantial impact on the environment and the carbon footprint associated with construction. By applying circular economy principles and extending the life cycle of the houses, we avoid both the generation of new construction waste and CO2 emissions. A re-used 90 m2 empty home avoids approximately 40 tons of CO2 emitted into the environment. We want to contribute to the change of economic model in the construction sector: prioritising renovation over new construction.

The management of these empty homes is carried out through collaborative platforms where landlords and users can resolve their housing needs and establish agreements based on collaborative law. These innovative agreements provide legal certainty to the landlord, giving him/her the confidence to give the housing to people at (risk of) housing exclusion. This is the new approach provided by MJASL, since with this initiative it is possible to give a practical and real response to the problem of residential exclusion in which, in addition to refugees, a significant percentage of young people and people with few resources find themselves. Together with access to affordable housing, and collaborating with social entities, we try to make the social and labour integration of some of these people in residential exclusion (especially refugees) a reality.

This inclusion of empty homes in the housing market also has a significant socio-economic impact as the income of the owners and, consequently, of the public administration through the payment of taxes, increases. The increased supply will have an impact on a reduction of rental prices and a reduction of the cost of government investment in social housing. As can be seen, the work of MJASL has a triple impact on the environment, people and society.

OVERALL PROJECT IMPACT

WHAT SOCIAL NEEDS WE DETECT...



Climate impact of new buildings, both in terms of waste generation and CO2 emissions.

There is a large number of empty homes whose owners do not rent out because they are "afraid" or because they do not know to whom or how to rent them. There is a systemic legal failure whereby landlords are not protected.

Significant number of people in exclusion (refugees,...) or at risk of residential exclusion (young people, middle class, immigrants,...).
In the current context (war in Ukraine), the reception of these people is urgent and the option of empty houses can be the most efficient, humane and quickest.



WHAT WE WANT TO ACHIEVE...

Drastic reduction of waste generated in new constructions.

Putting empty houses on the market so that they can be put to use quickly and efficiently.

Change of economic model in construction: prioritisation of refurbishment over new construction.

Increase income (€€) of owners and/or Public Administrations.

Introduce innovations in legal security that give greater real protection to landowners.

Social inclusion starting with housing: facilitating the social integration of people at (risk of) residential exclusion through access to decent housing.



HOW WE DO IT...

- Online platform for empty homes.
- Know-how in the reuse of empty homes: immediate placing of habitable houses on the market.
- Concious Agreements for housing sessions and collaboration.
- Prioritisation of groups at (risk of) residential exclusion. Agreements with entities that represent them.
- Collaborative agreements with individuals, companies and other entities for labour market integration.



WHAT CHANGES (IMPACT) WE BRING ABOUT...

A. CARBON AND WASTE AVOIDED (Drastic reduction. Circular Economy)



B. SAVING due to the commitment to a **MORE PLANET-FRIENDLY REAL ESTATE MODEL** (refurbishment vs. new construction)



C. Innovative collaboration AGREEMENTS that facilitate **ACCESS TO DECENT HOUSING FOR PEOPLE AT (RISK OF) RESIDENTIAL EXCLUSION**



MAIN PROJECT IMPACTS



Planet
10 tons
solid waste
40 tons
CO2



Profit
SDG



People
Ukrainian
refugees



ENVIRONMENTAL

SOCIO-ECONOMIC

SOCIAL-LEGAL



CARBON AND WASTE AVOIDED (drastic reduction of new construction) by putting empty houses on the market quickly and efficiently.

SAVING due to the commitment to a MORE PLANET-FRIENDLY REAL ESTATE MODEL (refurbishment vs. new construction)

Innovative CONSCIOUS collaboration AGREEMENTS that facilitate ACCESS TO DECENT HOUSING FOR PEOPLE AT (RISK OF) RESIDENTIAL EXCLUSION

IMPACT INDICATORS

1. Tons CO2 avoided.
2. Tons waste avoided (% dangerous).

1. Significant (efficient) reduction of public investment in affordable housing (time and money).

1. No. of people benefiting from access to housing (and % at risk of residential exclusion).
2. No. of families financed with credit policies.
3. Number of homeowners who say they have greater peace of mind about the cession of use of their home after a collaborative agreement process.

1 LACK OF CULTURAL UNDERSTANDING...

... by the society in which the project is carried out. Its international character implies an adaptation to the culture of each country.

- Economic growth model of the country based on construction/real estate (it implies not only a cultural change but also the fall of one of the sources of wealth).
- Reduction of tax revenues linked to housing development.
- Slow legislative changes.
- Low receptiveness and/or distrust of landlords to put into a cession their property instead of renting it (more traditional idea). There is greater legal protection for the tenant (total defencelessness of the landlord).
- Penalisation of innovation and rejection of learning by error (fractal innovation)
- Bureaucracy and lack of understanding (and support) for so-called social enterprises (fractal innovation).
- Lack of training of social workers (Housing First Europe).
- Fragmented administration and high instability in funding. Lack of real commitment (Housing First Europe).

2 EMERGENCY SITUATIONS...

- The need for a quick response and the fact that the "conditions" of EHC (those critical for its differentiation and viability) are not respected because of this haste.
- Need for high resource commitment that compromises the orderly and healthy development of the project.
- Lose focus on what we want to do in response to a humanitarian emergency.

3 TO BE COPIED BADLY...

- That other entities, with more power, copy our project, preventing the innovative and differential development that EHC brings.
- That other similar experiences do not have good results and these damage the reputation of the project and may affect the "basic idea"; that the perception of utopia and/or unfeasibility is generated.

PILOT IN VITORIA - GASTEIZ 2018-2022



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EMPTY HOMES RE-USED

A. CARBON AND WASTE AVOIDED
(Drastic reduction. Circular Economy)



Planet
10 tons solid waste
40 tons CO2

317,52 TONS CO2 AVOIDED (Source)
78,69 TONS WASTE AVOIDED (Source:Ecodes)

B. SAVING due to the commitment to a **MORE PLANET-FRIENDLY REAL ESTATE MODEL** (refurbishment vs. new construction)



Profit
SDG

594k€ SAVED BY PUBLIC ADMINISTRATIONS BY NOT BUILDING NEW HOUSES (Source:MJASL)

C. Innovative CONSCIOUS collaboration AGREEMENTS that facilitate ACCESS TO DECENT HOUSING FOR PEOPLE AT (RISK OF) RESIDENTIAL EXCLUSION



People
Ukrainian refugees

40 PEOPLE HAVE GAINED ACCESS TO DECENT HOUSING (Source:MJASL)

100% WERE AT RISK OF EXCLUSION (Source:MJASL)

7 FAMILIES FINANCED WITH CREDIT POLICIES UP TO **6.000€/FAMILY** (Source:MJASL)

5 HOMEOWNERS MORE RELAXED ABOUT HAVING COLLABORATIVE AGREEMENTS FOR THE USE CESSION OF THEIR HOME (Source:MJASL)



PILOT IN VITORIA - GASTEIZ 2018-2022



HELSINKI 2022-20XX



WHICH IS EQUIVALENT TO WHAT...




218  49 m²
FOOTBALL FIELDS FULL OF TREES
(ref. Santiago Bernabeú)

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WHICH IS EQUIVALENT TO WHAT...



2.724  49 m²
FOOTBALL FIELDS FULL OF TREES
(ref. Santiago Bernabeú)



INDICATOR	PILOT VALUE	UNIT	SOURCE OF CALCULATION	OBSERVATIONS PILOT CALCULATION VITORIA - GASTEIZ
Ton CO2 avoided by construction	317,52	Ton/m2	Observatorio de Sostenibilidad Ambiental	8 homes of 90 m2
Waste avoided	78,69	Ton	Ecodes Report	Calculation carried out for the 8 homes as a whole
No. of homes given as cession for reuse	8	Home	MJASL	
€ saved by the public administration by not building new homes	594.000,00 €	€/home	MJASL - Mail 27/05/2022: cost per new home	8 homes of 90 m2
€ saved by the owner for not having the house vacant	2.300,00 €	€/vivienda	Approximation made with the reference of the cost of empty homes updated with the CPI and the IBI of Vitoria in 2022 (that of a typical home. In the approximation, we have made Vitoria similar to Seville and rounded off the amount.	Sources: https://cutt.ly/VKyHPGW https://cutt.ly/gKyHFMU https://cutt.ly/lKyHXLl
No. of persons who have had access to decent housing	38	Person	MJASL	
% who were at risk of exclusion	100%	Percentage	MJASL	
No. of families financed	5	Family	MJASL	
Ceiling for credit policies	6.000,00 €	€/family	MJASL	
No. of people who have found employment thanks to the project	7	Person	MJASL	