



## Documentation Regional development instruments

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Interreg III B

General Data	
<b>Name of instrument:</b>	Local housing program (Programme local de l'habitat - PLH)
<b>Country / region:</b>	FR
<b>Spatial level:</b>	local
<b>Type:</b>	Spatial planning instrument
<b>Subtype:</b>	Formal planning instrument
<b>Description:</b>	<p>The PLH is the principal instrument as regards housing policy at the local level. It is the essential document of observation, definition and programming of the investments and the actions as regards housing policy on a territory scale. The relevant spatial level to work out the PLU is the intercommunal co-operation structure.</p> <p>It lays down objectives and decides actions aiming at meeting the needs for residences and urban renewal. It is established for one six years period. The PLH relates to all the types of habitat, but aims in particular at answering the objective of social co-education by supporting a balanced distribution of the social housing on all the territory of the intercommunal co-operation structure. The local housing program draws up the inventory of the current park of housings, private as public owned, and defines the solutions adapted to each component of its territory. This document must be in conformity with the main trends laid down by the SCOT. It takes into account the plan of urban displacements (PDU), and the project of installation and durable development (PADD). On the other hand, the local plan of town planning (PLU) must be in conformity with the stipulations of the PLH. The law defines the contents of the PLH: it includes a document of orientation which defines in view of the diagnosis, the principles and the objectives of the local program and a program of actions detailed by geographical sectors.</p> <p>Setting up a PLH on the level of a set of communities has consequences on the implementation of the social quotas of housing fixed by law SRU, which specifies that the objective of realization of 20 % of social housing, which apply normally to the level of a commune, can be carried out on the level of an intercommunal co-operation structure when this one established a local program of the habitat. The existence of a PLH thus makes it possible the intercommunal co-operation structure to concentrate in its hands the whole of the vectors of intervention as regards housing.</p>
<b>General objectives:</b>	Attainment of housing policy objectives and integration of these objectives in urban planning procedures, in providing sufficient and adapted supply of housing and in regulating the supply, in terms of quality and accessibility
<b>General Objectives keywords:</b>	urban development ; building land ;
<b>Responsible:</b>	Local authority/Municipal council

<b>Stakeholder Involved:</b>	Planners
<b>Reference:</b>	SRU law of December 13th, 2000; National engagement for housing law of July 13th, 2006
<b>General assessment of strength and weakness:</b>	The quality of the diagnosis is a major issue for the definition of the local housing policies. Thus, this diagnosis will have to be carried, if necessary, on a perimeter wider than that of the intermunicipal co-operation structure, or even of the SCOT. Furthermore, the law opens the possibility of adapting incentives to the local context and incites to the creation of tools of observation of the functioning of the local housing markets. Main issues are referred to the relevance of the diagnosis, since PLH have a wide scope and must associate with their elaboration the offices in charge of social housing, the private operators, the associations, the General Council of the Département, and every legal body concerned by housing policy. Other issues refer to the objectives attainment in the PLH, for example the quota of social housing.
<b>Metadata:</b>	Date of entry: 2007/02/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
<b>Implementation</b>	
<b>Legal status:</b>	mandatory for responsible body AND mandatory for end-user
<b>Extension:</b>	very frequent (> 50 % municipalities)
<b>Comment:</b>	Since 2006, a PLH is mandatory in all intercommunal co-operation structures which have competency in the field of housing and which have more than 50 000 inhabitants and including a least one commune of more than 15 000 inhabitants, in all the communities of agglomeration and all the urban communities. See Programme local de l'habitat in <a href="http://www.territoires.gouv.fr/zonages/carto/cete.php">http://www.territoires.gouv.fr/zonages/carto/cete.php</a>
<b>Type of monitoring:</b>	Mixture of quantitative and qualitative reporting
<b>Assessment</b>	
Relevance	
<b>Status:</b>	strong direct relevance
<b>Ranking:</b>	4
<b>Remark:</b>	-
Acceptance	
<b>Status:</b>	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
<b>Ranking:</b>	5
Implementation	
<b>Status:</b>	-
<b>Ranking:</b>	5
<b>Remark:</b>	-
Feasibility	
<b>Status:</b>	Legislation, budget, political will
<b>Ranking:</b>	3
<b>Remark:</b>	-
Effectiveness	

<b>Status:</b>	Direction of effect, type of effect, acceptability, perpetuity
<b>Ranking:</b>	4
<b>Remark:</b>	-