



Documentation Regional development instruments

derived from DIAMONT Database www.diamont-database.eu



This project has received
European Regional
Development Funding
through the INTERREG III B
Community Initiative



Federal Ministry for the
Environment, Nature Conservation
and Nuclear Safety



Bavarian State
Ministry of the
Environment,
Public Health
and Consumer
Protection

Interreg III B

General Data

Name of instrument:	Programmed operation of improvement of housing (Opération Programmée d'Amélioration de l'Habitat - OPAH)
Country / region:	FR
Spatial level:	local
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Voluntary cooperation and commitments, not legally binding
Description:	<p>The Programmed operation of improvement of housing (OPAH) constitutes the procedure for action of the local communities for the existing districts, created in 1977. The OPAH has as an aim the requalification general of the district by the handing-over on the market of residences rehabilitated as well as the maintenance of the services of vicinity and the urban framework: public spaces, services,... It is not a constraining procedure. It is founded on a contract between the various actors. The OPAH results from a convention signed between the commune, or the publicly-owned establishment of inter-commune co-operation qualified as regards habitat, the State and the National Agency for the Improvement of the Habitat (ANAH). The OPAH is inciting: it does not impose work, but creates the conditions favorable to their realization by all the public and private actors. To incite the owners to complete work, the community implements actions of accompaniment: equipment, trade, adjustment of public spaces, insertion of public residences. The signature of a convention of OPAH makes it possible to extend, in some limit, the list of subsidisable work by the ANAH and to use raised rates of subsidy, for the owners financial backers as for the occupying owners. As example, in order to support the setting of OPAH "social diversity" in the communes where the number of social housing is insufficient, the ANAH raises its rates of subsidy for the residences with officially agreed rent of 10% if the community begins on an identical amount of 10%. The priorities of the ANAH are the creation of social housing, the fight against undecent housing conditions, and handing-over on the market of vacant residences. A private owner will be able to claim with different assistances to improve a housing, according to whether it occupies or that it rents this housing. The occupying owner of modest condition can be given an aid of the ANAH to complete work in his housing, whose construction has been completed for more than 15 years and which it occupies as main home. To be given this aid, the owner should not exceed a ceiling of resources which varies according to the household structure and the sector of residence (Paris - Province). The owners who complete work of improvement in rented residences as main home can profit from the subsidies of the ANAH.</p>
General objectives:	Requalification of existing housing in districts and coordination between private and public actors
General Objectives keywords:	private-public partnership ; financial incentives ;
Responsible:	Local authority/Municipal council

Stakeholder Involved:	National authority
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Public service providers
Reference:	National Engagement for housing law of July 13, 2006
General assessment of strength and weakness:	<p>There are currently approximately 700 conventions OPAC in force, which are signed for 3 years, which make it possible to subsidize up to 50% of work of rehabilitation of residences. OPAH procedure have been implemented in French Alps, either in urban or in rural areas. Presently, one distinguishes notably the OPAH for urban renewal, which has as a pressing objective to treat the urban and social situations most difficult, and provides aids raised of the State of voluntarist engagements of the local authority, in particular for housing and for real estate. On the other hand, the OPAH for rural revitalization, by which the objective is to accompany with regard to the improvement of the housing a local development project concerning by the rural territories in difficulties, within the framework of a inter-municipal structure. But it is noted that the OPAH in rural territory allowed the rehabilitation of many residences without alone allowing the revitalization of the rural boroughs, which requires to combine this tool with others for redynamiser a sector. In addition, the important increase in the land costs in rural periruban zones makes very difficult the housing of the young people and persons having low income; the OPAH cannot settle the question without being associated a dynamic land policy and the development of a rental housing adapted to the needs.</p>
Metadata:	<p>Date of entry: 2007/03/15 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	not-mandatory for responsible body AND not-mandatory for end-user
Extension:	rarely (< 25%)
Type of monitoring:	Qualitative / descriptive reporting
Assessment	
Relevance	
Status:	strong indirect relevance
Ranking:	2
Remark:	when improving the quality of existing housings there is less need for the construction of new housings on the green field
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	3
Remark:	-
Feasibility	
Status:	Budget, Know-how, Political will

Ranking:	3
Remark:	Requires a mutual agreement between municipality and governmental institutions
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	-