



MÉTROPOLE LILLOISE
Organisme de foncier solidaire

Sustainable Housing for Inclusive and Cohesive Cities
Kick off meeting / May 22, 2018

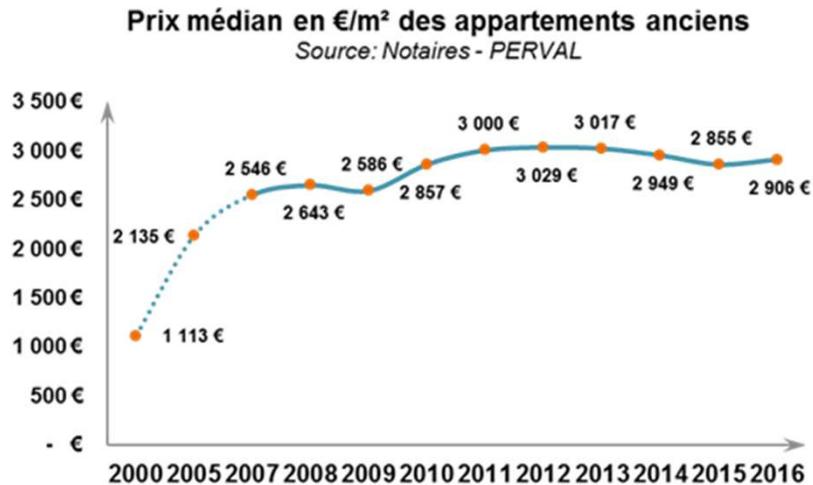


1. Why has the OFSML been created ?
2. What is the OFSML ?
3. The first programs of the OFSML
4. Workplan for the next 2 years

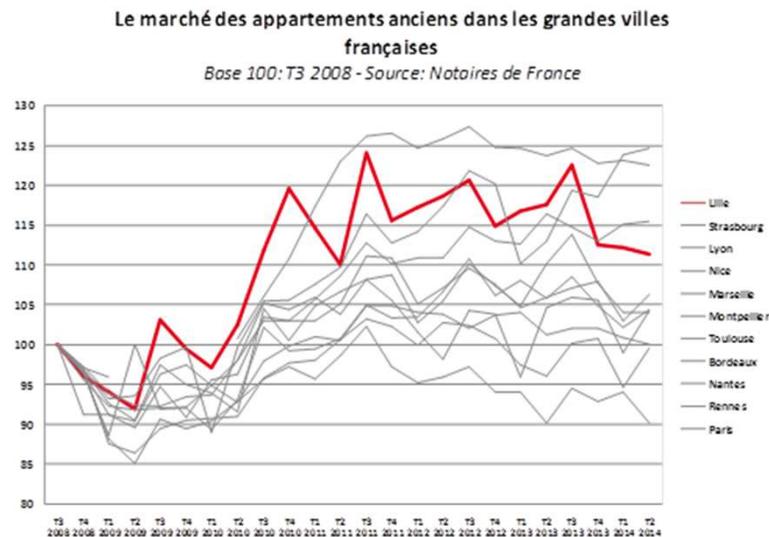


1. Why has the OFSML been created ?

The local context in Lille



- Old housing prices :
x3 between 2000 and 2011
(x2 at the national scale)
- Lille is now the 4th most expensive regional city in France
- The median income of people living in Lille is 17% lower than the national scale.

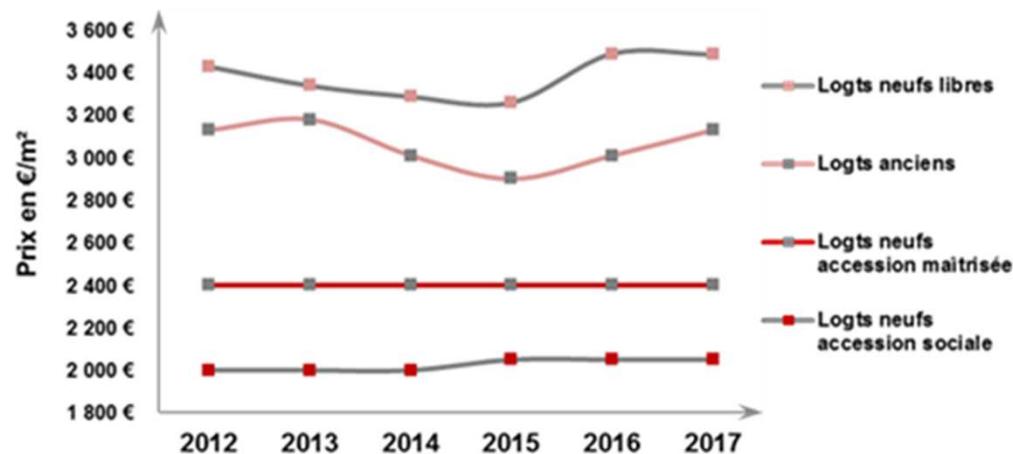


1. Why has the OFSML been created ?

Public policies to facilitate homeownership

- From 2008 : public policies to facilitate homeownership
- A real success : 1100 families have already bought their homes.
- But this public grant is useful for the first owner only (even there are anti-speculative conditions attached to the grant)

EVOLUTIONS COMPAREES DES PRIX IMMOBILIERS A LILLE



The objectives of the OFSML are :

- To develop a market of permanently affordable homes
- To make a better use of public grants
- To slow down land speculation



2. What is the OFSML ?

The members

Creation of the OFSML (association) :
February 28, 2017

The 4 founders :

- The Foundation of Lille
- The City of Lille
- The Metropolis of Lille
- The federation of developers in the Northern region

2 new members in March 2018 :

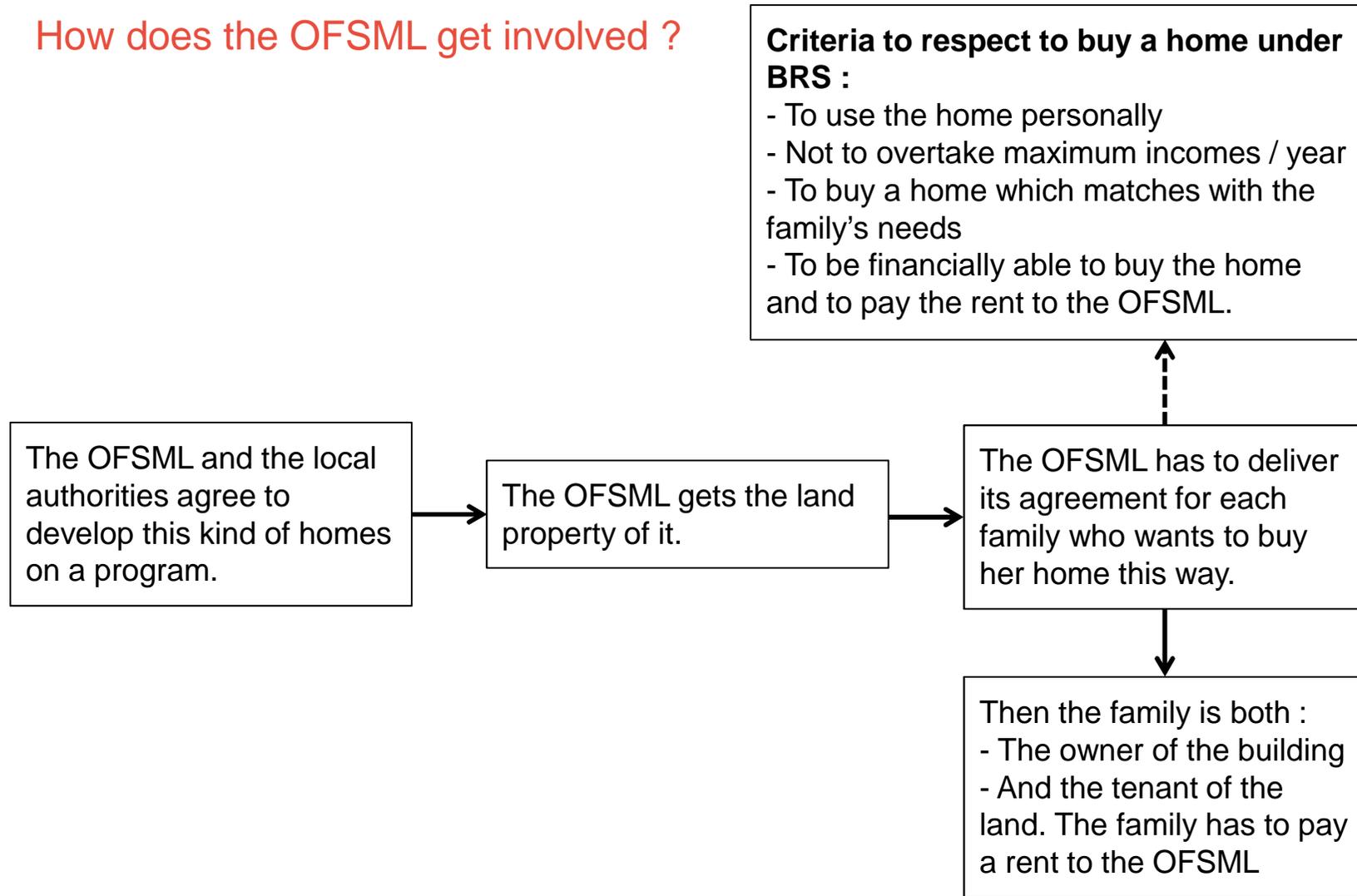
- URH
- Action Logement

> the governance of the OFSML is
balanced between public and private
members.



2. What is the OFSML ?

How does the OFSML get involved ?



3. The first programs of the OFSML

2 programs in the city center of Lille



3. The first programs of the OFSML

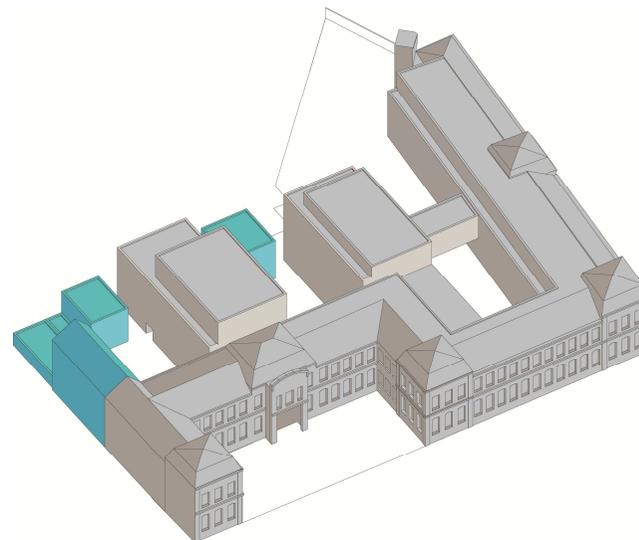
2 programs in the city center of Lille



Street view from Temple square

The « Cosmopole » operation is composed of :

- An hotel
- An art gallery
- The British cultural center
- 210 homes (including 15 under BRS)



Location of the homes under BRS



3. The first programs of the OFSML

2 programs in the city centre of Lille



Street view from the crossing of Renan street and Jeanne d'Arc street

The « Renan street » operation is composed of 91 homes :

- 55 social housing
- 17 homes under BRS
- 29 homes on the free market

3f Immobilière Nord-Artois **AL**
Groupe ActionLogement

How much does it cost for the owner ?

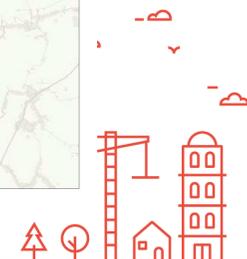
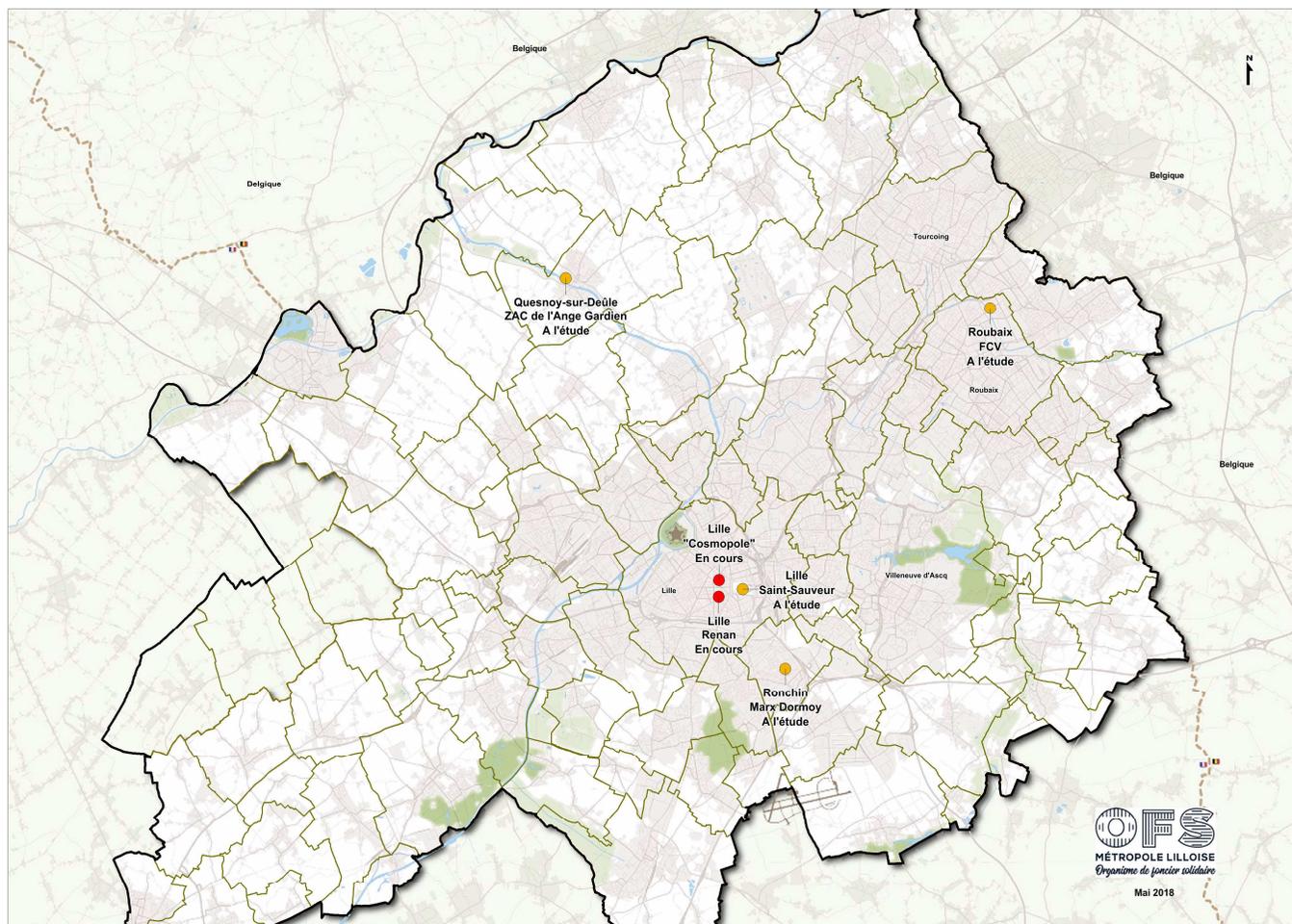
- Buying price : 2100€ (VAT included) / m²
it must be compared with 5000€ / m² for the free market in this operation.
- Rent to the OFSML = about 1€/m²/month



4. And next ?

Metropolitan development

The OFSML is now studying the possibility to develop homes under BRS in the metropolitan area. The selling prices and the amount of the rent would be adapted to each local context.



4. And next ?

Status change

The workplan of the next 2 years also includes a change of structure for the OFSML.

The OFSML is today an association and would become a foundation inside the Foundation of Lille.

Why ?

This status will be more appropriate to the OFSML which purpose is to be and stay landowner :

- To rely on an existing territorial Foundation (unlimited life)
- To rely on the governance of the Foundation of Lille
- To adopt an attractive tax system



THANK YOU FOR YOUR ATTENTION

contact@ofsml.fr

