

COMMITMENT TO PRINCIPLE 19 OF THE EUROPEAN PILLAR OF SOCIAL RIGHTS IN THE AREA OF HOUSING

Housing is one of the fundamental pillars of the Madrid municipal government's actions.

We are convinced that public administrations must actively participate in this process by developing concrete measures and creating the necessary conditions for the private sector to join this work, hand in hand with citizens.

Our goal is to make Madrid the leading European city in the construction of affordable housing, so that everyone has the opportunity to access housing that meets their needs and economic capacity.

To this end, we have the Municipal Public Housing and Land Company, EMVS, which is the largest public housing developer in Spain.

In addition to the construction of new public housing, the housing policy must also take into account the city that has already been built, and to this end it is necessary to implement measures focused on the rehabilitation of the housing stock built in Madrid, in order to ensure that the buildings constructed in the sixties and seventies can guarantee adequate living conditions. We are referring to the aspects of accessibility, sustainability, conservation and sanitation.

It is a fact that Madrid is the city in Spain that has the highest level of investment in the rehabilitation of residential buildings.

In order to reduce the housing shortage and the general increase in prices, and to facilitate access to housing for young people, the city government is promoting measures to increase the supply of housing, avoiding the limitation of rental prices and other measures that affect demand. With this approach, Madrid's policy has focused on increasing supply through:

1. The construction of new public rental housing.
2. The placing on the real estate market of those dwellings that are currently empty and unproductive.
3. The rehabilitation of the existing building stock to give back to the citizens the possibility of living in the center of the cities with adequate living conditions, as a sustainable solution and with a vision for the future.

So it's not just about building new housing. It's also about bringing into service housing that's vacant or in poor condition.

1. Construction of new public housing:

The Madrid City Council leads its public development work through the Empresa Municipal de Vivienda y Suelo (EMVS).

EMVS is a public limited company wholly owned by the municipality, whose corporate purpose is to provide the population of Madrid with the right to adequate housing, with special attention to people in a situation of extreme residential vulnerability.

Currently, the public housing stock of the Madrid City Council, through EMVS, reaches 8,775 homes, which has meant an investment in the last 5 years of more than 860 million euros, which leads us to affirm that Madrid is the city that is investing the most in the construction of public housing.

Our goal is to reach 15,000 public housing units by 2027, which will increase the stock of affordable public rental housing by 150%.

These are the highlights of the public housing policy promoted by the Madrid City Council:

- Housing built is exclusively for rent to create a growing public housing stock, never for sale.
- Tenants of public housing will never pay more than 30% of their income.
- 50% of the new housing to be built will be for young people or young families.
- The public housing built in Madrid has the best technical and habitability conditions for tenants. All public housing stands out for its high construction and energy quality. Sustainability and efficiency are a priority in our developments.

In addition to these homes, another 2,200 new homes will be built through the public-private partnership system through the Suma Vivienda Plan, which will expand the supply of public housing in the capital through the constitution of surface rights on municipal plots of land for 65 years.

The Suma Vivienda Plan is an open plan that will incorporate new land for future developments that are transferred to EMVS Madrid.

In the first two phases of this plan, it is estimated that more than 2,200 housing units will be added in public-private partnership in 40 plots in the south of Madrid: Los Berrocales and Los Ahijones.

And next year, in 2025, the second phase of the Plan will begin. This will consist of 13 plots on which the construction of more than 600 homes also located in the south of Madrid.

It is estimated that the first phase will benefit more than 4,200 people and generate more than 24,000 new jobs.

2. Placing vacant or unproductive housing on the market

We also have other programs, such as the REVIVA Plan, which is aimed at recovering vacant housing. Through this program, the owner transfers his vacant property to EMVS Madrid for a period of 5 years, without losing ownership of the property, and receiving a monthly rent regardless of whether the property has a tenant assigned or not.

3. Rehabilitation of Existing Housing Stock.

Rehabilitation of existing buildings is another way to increase the supply of housing in inner cities.


Madrid's Local Housing and Rehabilitation Strategy, known as the TRANSFORMA MADRID Plan, has allowed Madrid to accelerate the rehabilitation of 100,000 rehabilitated homes in the last five years, the period with the highest rate of housing rehabilitation in the city of Madrid.

This has been done with a municipal investment of more than 244 million euros, without a doubt a firm commitment to rehabilitation, which in turn has meant the mobilization of public-private capital of more than 390 million euros.

As a side effect, it should be noted that this investment of municipal capital has generated an important reactivation of the construction and rehabilitation sector, favoring the creation of more than 6,000 new jobs per year.

Achieving this comprehensive housing policy objective in Madrid means making Madrid a more sustainable, accessible and healthy city, with a wide and efficient housing supply.

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Álvaro González López
DELEGATE FOR HOUSING POLICIES
MADRID CITY COUNCIL