

AFFORDABLE AND DECENT HOUSING IN THE UE

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AFFORDABLE AND DECENT HOUSING IN THE UE

1. HOUSING POLICY IN SPAIN

- Real State policy vs Housing Policy. Construction sector (12-15% of GDP)
- Low reliable housing statistics in Spain (renting market)
- Only 2% of public housing. (renting). In Madrid local governments sold most of the public stock to investment funds.
- Marginal renting market (85% owners)
- High land speculation
- Housing fiscal policies towards buying instead of renting
- Youngers and vulneral population: high eviction risk without any housing solution

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1. HOUSING POLICY IN SPAIN

- No Housing rehabilitation (1% of the spanish budget).
- Old housing stock (specially low income neighborhood)
- Housing traditionally out of welfare state policies.
- Regional and local governmets are the responsible for housing policies (except general laws as the renting regulation).

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1. FUNDING HOUSING POLICIES

- We need public and private funds.
- Public and affordable renting must be the main goals
- Buid to rent and housing rehabilitation must be the tools.
- New buldings materials and modern modular construction to reduce time and money in public policies.
- Municipal surplus value od land sales : who gets the more? In UK the 100% goes to the city instead of the owner.

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1. FUNDING HOUSING POLICIES

- What is the real problem of housing? LAND
- We need to cut land especulation to reduce housing prices
- LAND TAX (AS UK AND DENMARK).
 - Possible solution for municipalities
 - Avoid especulation
 - Fiscal income (for example in Spain): 100.000 mill€/year with a 2% tax of all kind of land).
 - We should start a dialogue among Europe to implement it in every country.
 - Why a land tax:
 - Easy to collect
 - Neutral and efficient: do not afect a consumer or investment decissions