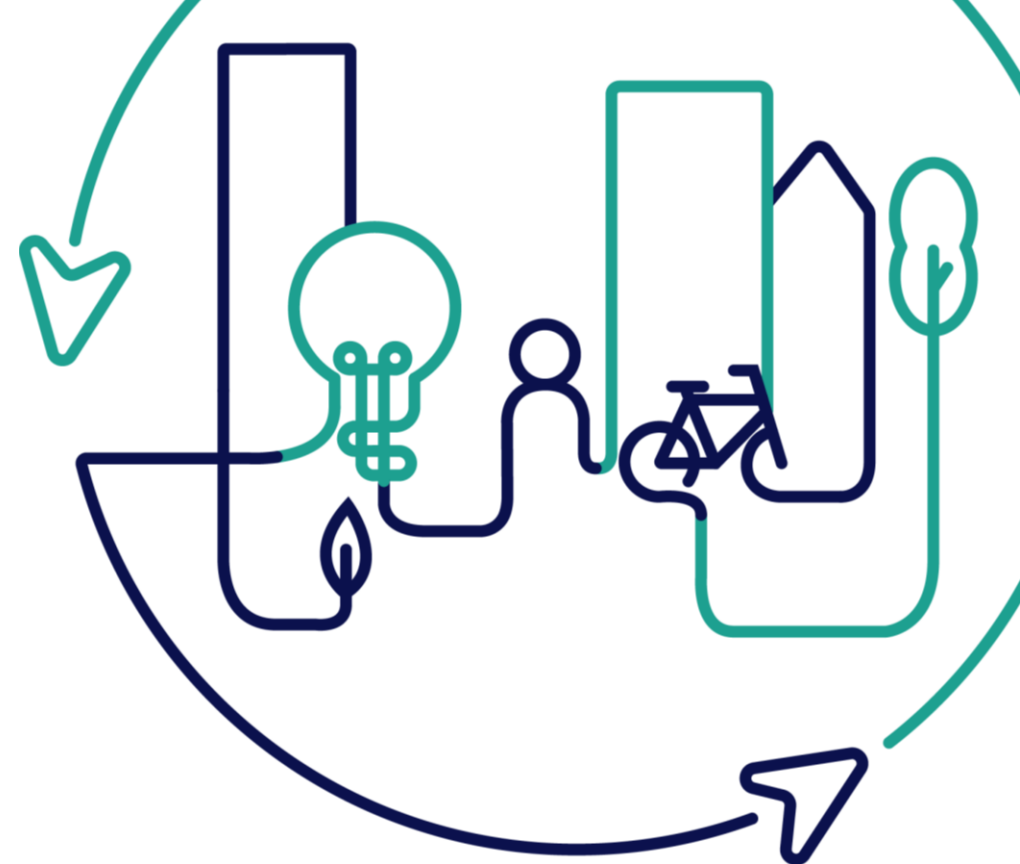


EUROPEAN U R B A N INITIATIVE



Co-funded by
the European Union

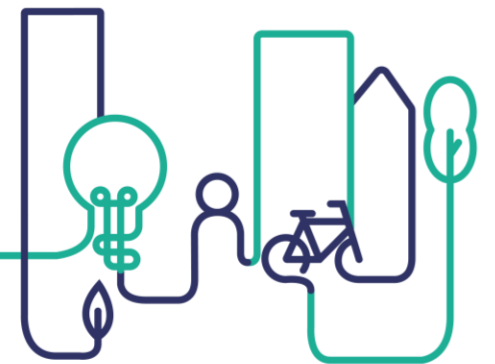
EUI FOCUSED POLICY LAB

Cities for housing – making affordable and social housing work

18th – 19th November 2025, Fuenlabrada, Spain

Fernando González Ferreira.
Getafe Municipal Land and Housing Company.
EMSV Getafe.

Affordable housing from environmental perspective



Co-funded by
the European Union



THE RIGHT TO ENERGY



1

RIGHT TO ENERGY AND RIGHT TO HOUSING

2

HOW WE MAKE HOUSING AFFORDABLE

3

HOW WE MAKE ENERGY AFFORDABLE

4

HOW WE DO IT FROM AN ENVIRONMENTAL PERSPECTIVE

Right to energy and right to housing

RIGHT TO ENERGY **RIGHT TO HOUSING**

Can a home without heating be called home?

RIGHT TO HOUSING AS A FUNDAMENTAL RIGHT

Habitability criteria

- Arrangement.
- Divisions.
- Light and ventilation.
- Accessibility.
- Storage.
- Facilities, equipment, infrastructure.
- **ENERGY TO MAKE THEM WORK**

The diagram features a central circle with two text elements. The top element, 'Right to Energy', is in teal. The bottom element, 'Right to housing', is in dark blue. A teal arrow curves from the right side of the circle to the top-left, pointing towards the 'Right to Energy' text. A dark blue arrow curves from the bottom-right side of the circle to the left, pointing towards the 'Right to housing' text. Two horizontal lines extend from the left and right sides of the circle: a dark blue line on the left and a teal line on the right.

**Right to
Energy**

**Right to
housing**

How we make housing affordable

HOW WE MAKE HOUSING AFFORDABLE

New and Second hand housing



HOW WE MAKE Housing affordable

1

New housing at affordable or social prices.

2

Energy-efficient **second-hand homes**

How we make energy affordable

HOW WE MAKE ENERGY AFFORDABLE

New and Used housing



HOW WE MAKE Energy affordable

1

Lowering **energy prices**.

2

Reducing **energy demand**.

3

Produce our own energy.

3b

Empowering Citizens: Energy Communities.

How we do it from an environmental perspective

HOW WE DO IT FROM AN ENVIRONMENTAL PERSPECTIVE

UIA EPIU HEALTHY HOMES / URBACT ITN EmPowerIngUs (EmPIU)

How we make energy affordable

'The **cleanest energy is the one that is not consumed'**

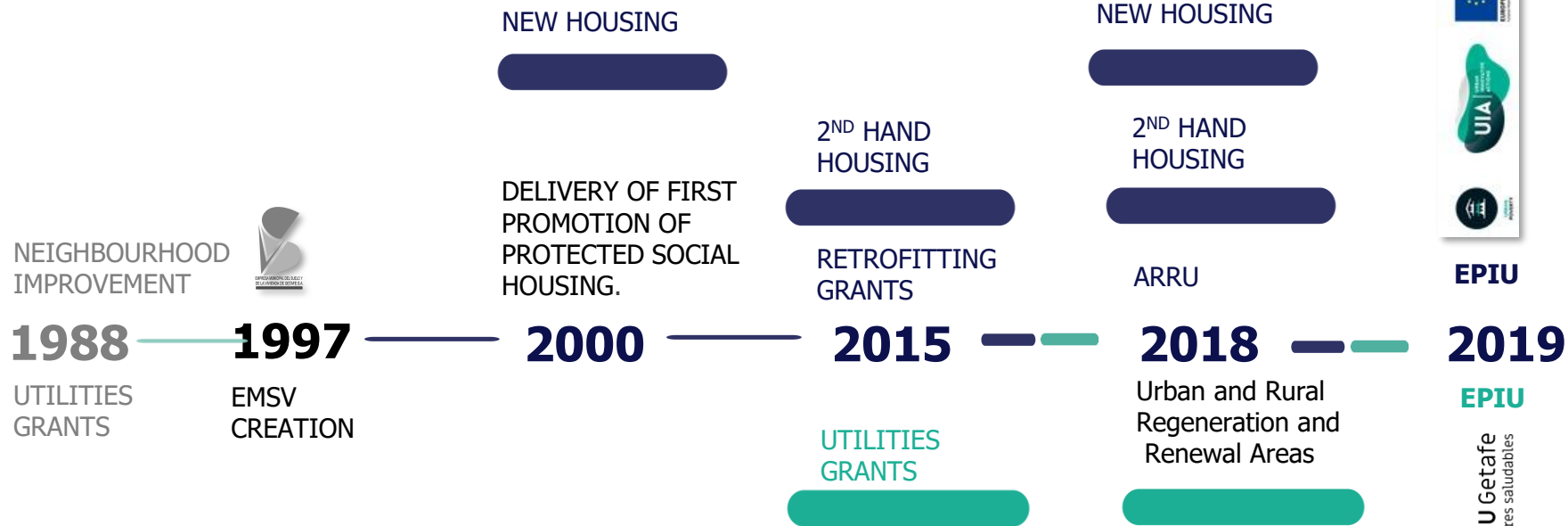
- fighting climate change.
- reducing the impact of climate change on people's lives

EPIU's building scale retrofit. Margaritas neighbourhood. Getafe 2023.



- **PROVIDING AFFORDABLE HOUSING.**
- **TACKLING ENERGY POVERTY**

AFFORDABLE
HOUSING



Right to housing

Data-driven
Actions
Retrofitting
works

OSS-
Assistance
Awareness-
Arising

Right to energy

ENERGY
POVERTY

EPIU GETAFE HEALTHY HOMES

UIA Initiative

- Three scales (home, building and neighbourhood),
- Three stages (understanding, responding and acting) and
- Three tools (data analysis, OSS and tailor-made solutions).

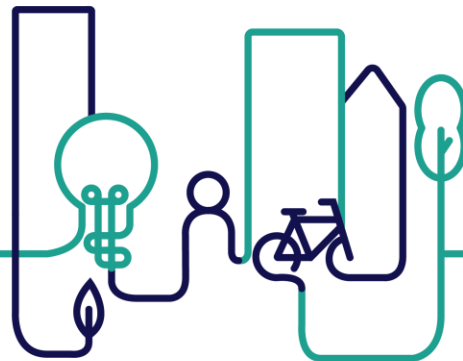
EmPowerIngUs

URBACT ITN

- **Trikala** in Greece.
- **Etterbeek** in Belgium.
- **Pomorie** in Bulgaria.
- **Maia** in Portugal

HEALTHY HOMES ITINERARY

- Empowering families .
- Reducing energy demand.
- Improving facilities.
- Reducing heat island effect.
- Fostering creation of Energy Communities.



- **PROVIDING AFFORDABLE HOUSING.**
- **TACKLING ENERGY POVERTY**

AFFORDABLE
HOUSING

ENERGY
POVERTY

1988

UTILITIES
GRANTS

1997

EMSV
CREATION

2000

2015

2018

2019

EPIU

EPIU Getafe
Hogares saludables



Data-driven
Actions
Retrofitting
works

2024

EmPIU

GRANTS

EmPoweringUs

NEW HOUSING

2ND HAND
HOUSING

EmPIU

URBACT



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the European Union
Interreg

Right to housing

Urban
Environment



NEW
HOUSING

Retrofitting
strategies

2025

Healthy Homes
OSS
OTC
ERRP

Energy
communities

Right to energy

- **PROVIDING AFFORDABLE HOUSING.**
- **TACKLING ENERGY POVERTY**

AFFORDABLE
HOUSING

NEIGHBOURHOOD
IMPROVEMENT

1988

UTILITIES
GRANTS

1997

EMSV
CREATION

2000

NEW HOUSING

DELIVERY OF FIRST
PROMOTION OF
PROTECTED SOCIAL
HOUSING.

2015

2ND HAND
HOUSING

RETROFITTING
GRANTS

UTILITIES
GRANTS

2018

NEW HOUSING

2ND HAND
HOUSING

ARRU

Urban and Rural
Regeneration and
Renewal Areas

2019

EPIU

EPIU

EPIU Getafe
Hogares saludables

Data-driven
Actions
Retrofitting
works

2024

EmPIU

GRANTS

EmPoweringUs

NEW HOUSING

2ND HAND
HOUSING

EmPIU

2025

Healthy Homes
OSS
OTC
ERRP

Right to energy

Right to housing

Urban
Environment



NEW
HOUSING

Retrofitting
strategies

Energy
communities

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URBACT



**ACQUISITION
COST**

**HOUSING
AFFORDABILITY**

**ENVIRONMENTAL
SUSTAINABILITY**

COMFORT

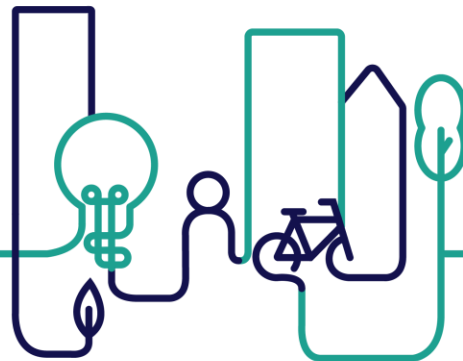
**MAINTENANCE
COSTS**



Thank you



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EMSV Getafe.



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