

Maia Social Housing Strategy

22nd November 2024



ESPAÇO
MUNICIPAL



IH
RU

Instituto da Habitação
e da Reabilitação Urbana



PRR

Plano de Recuperação
e Resiliência



REPÚBLICA
PORTUGUESA



**Financiado pela
União Europeia**

NextGenerationEU



ESPAÇO
MUNICIPAL

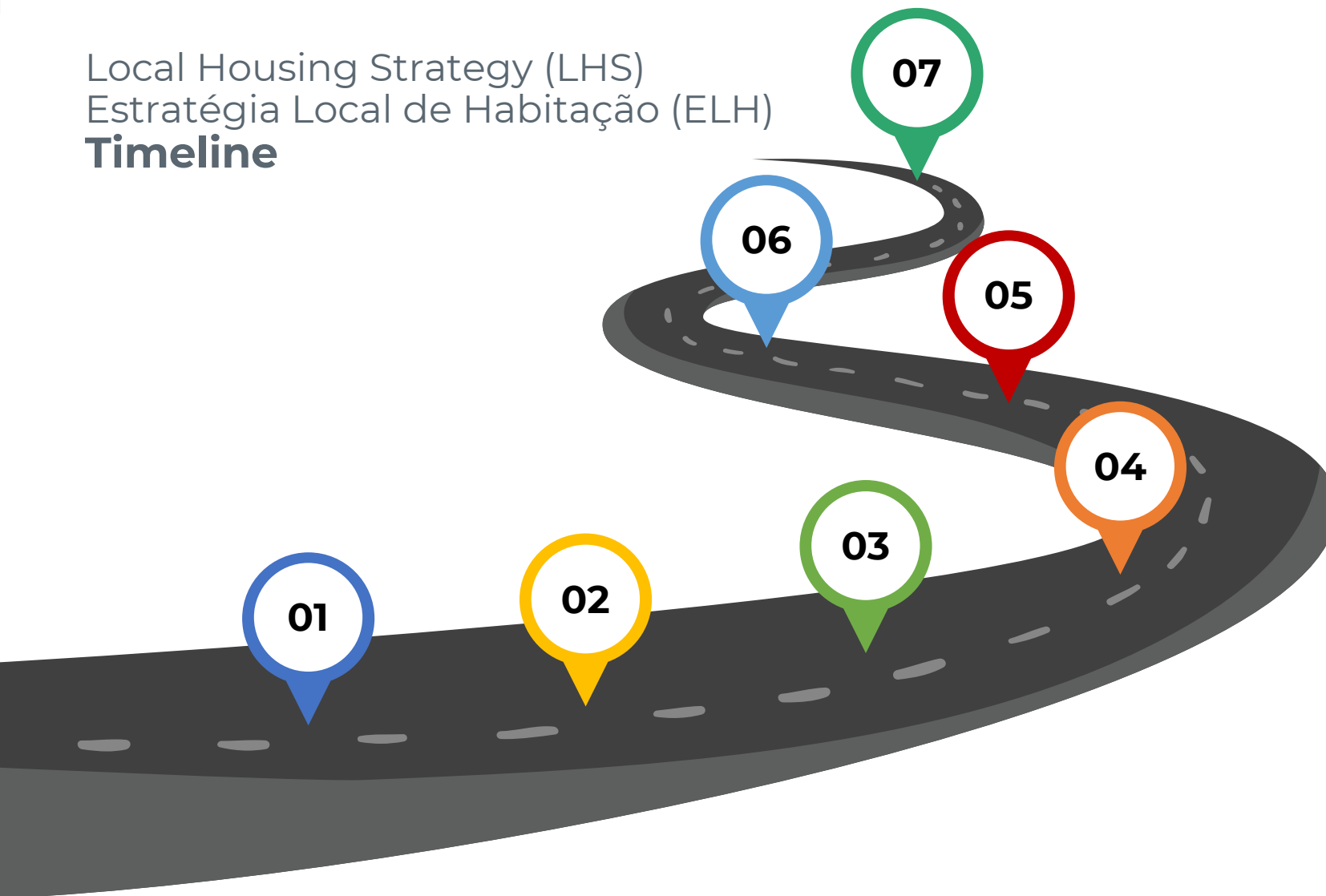


Maia Social Housing Strategy Evolution

- **By the end of the 70s** – Construction of Sobreiro neighbourhood and Maia I and II buildings, in the city center, by the former FFH (666 dwellings + 122 dwellings = **788** dwellings) / of Sobreiro neighbourhood (43 blocks + 7 towers) - **498** dwellings remain today in Sobreiro neighborhood
- **10th July 1989** – Collaboration Agreement with the Central Administration, under D.L. No. 226/87, of June 6th, which included, among other actions, the construction of **890** units intended for rental – **623** units were built under the D.L. no. 226/87
- **14th May 1994** – General Adhesion Agreement to the Special Resettlement Program (PER), within the scope of the D.L. No. 163/93, of May 7th – provided for the construction and acquisition of **1517** homes, divided into different projects – **1142** homes were built within the scope of the PER (Special Relocation Program)
- At the end of 2020, Espaço Municipal managed a total of 2444 dwellings. Nowadays, considering the term of the rental contracts with promissory contract of sale (CPCV), Espaço Municipal **manages 2018 dwellings.**



Local Housing Strategy (LHS) Estratégia Local de Habitação (ELH) Timeline



- December 1st 2019**
Local Housing Strategy completed
- September 2nd 2020**
Local Housing Strategy submitted
- January 3rd 2021**
Local Housing Strategy approved
- March 2nd 2021**
Signing of the MM / IHRU
Collaboration Agreement - €63M
- August 12th 2022**
Signing of the Mandate Contract
(1.º Direito) and the 2022 Exploration
Support Programme contract
- September 13th 2023**
Local Housing Strategy revision
approved: 106M€
- September 29th 2023**
“Sobreiro 58”: the construction of the
building started

Property under EM’s Management

a) Housing Units

Owned by Espaço Municipal

Code	Building	Parish	No. of dwellings (original situation)	No. of dwellings managed by Espaço Municipal					
				2019	2020	2021	2022	2023	2024 Present
			On the date of transfer to EM´s ownership and management						
001	Sobreiro	Cidade da Maia	666 ^(a)	495	495	495	439	439	439
002	Maia I	Cidade da Maia	66	66	66	66	66	66	66
003	Maia II	Cidade da Maia	56	56	56	56	56	56	56
	Subtotal 1		788 ^(a)	617	617	617	561	561	561

Property of the Municipality of Maia

Code	Building	Parish	No. of dwellings (original situation)	No. of dwellings managed by Espaço Municipal					
				2019	2020	2021	2022	2023	2024 Present
			On the date of transfer to the ownership and management of the Municipality of Maia (Sobreiro) and on the date of construction, in other cases						
	Subtotal 2		2493	1825	1775	1643	1578 ^(b)	1541	1457 ^(c)
	TOTAL		2615	2442	2392	2260	2083	2102	2018

*Excluding dwelling sold shortly after construction (Maninhos buildings).

Management of non-housing municipal property

TECMAIA
Science and Technological Park



Social Housing

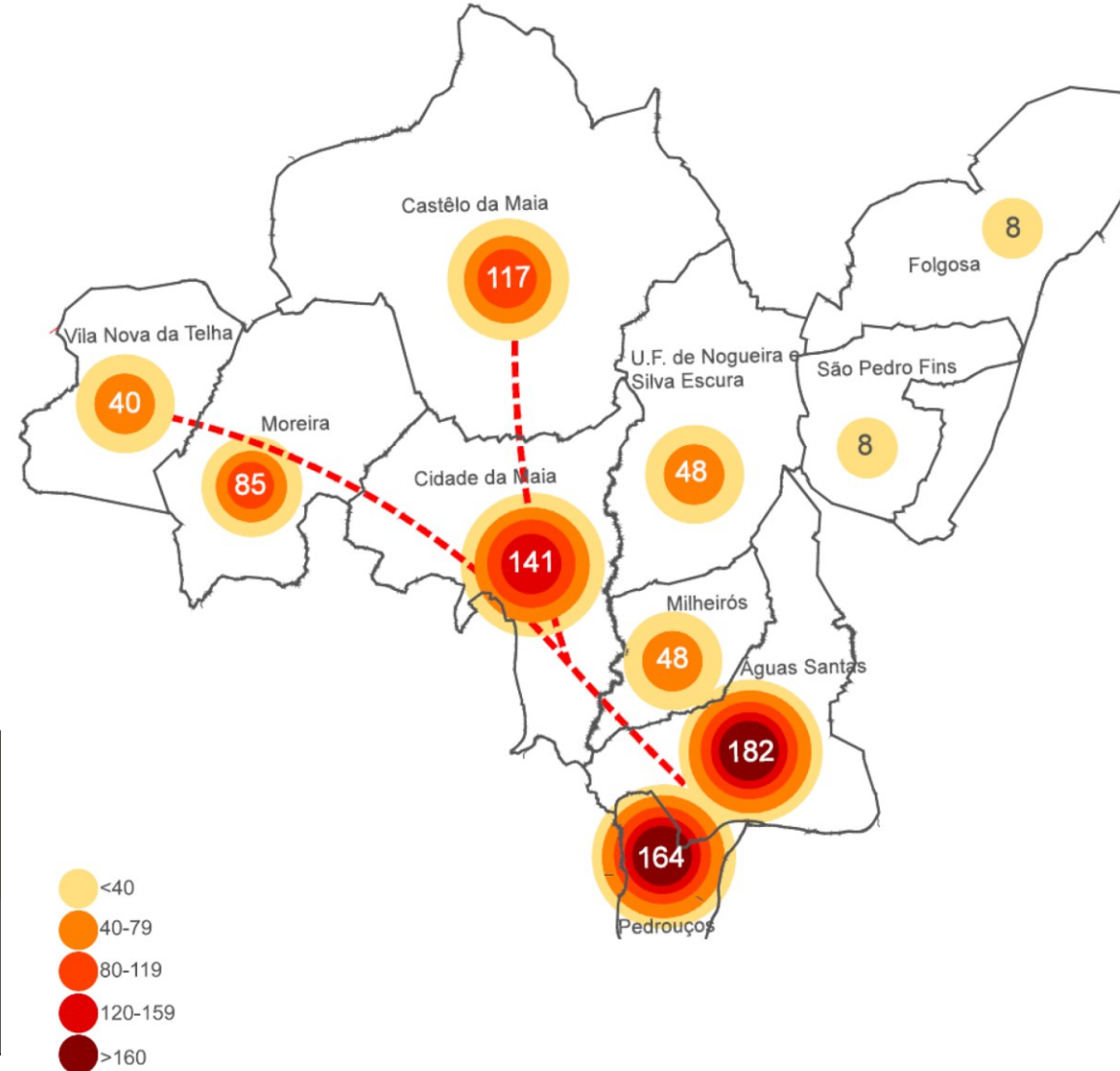
Housing shortage according to geographical area

- _ LHS housing needs assessment: 893 dwellings
- _ Actual housing needs assessment: 1670 dwellings

Dwellings Typology	Housing Needs LHS 2018		Actual Needs of Housing (EM / Maia residential tenders)		1.º Direito contracts (contracted and near future contracts)		1.º Direito contracts (contracted and near future contracts), without rehabilitation projects	
T0 / T1 (one room)	322	36%	692	41%	280	38%	268	41%
T2 (two rooms)	401	45%	594	36%	275	37%	241	37%
T3 (three rooms)	150	17%	339	20%	147	20%	112	17%
T4+ (four+ rooms)	20	2%	45	3%	32	4%	32	5%
Total	893	100%	1670	100%	734	100%	653	100%

-936

-1017



Local Housing Strategy

Revision

- Adaptation of the housing solutions to the current reality and the possibilities for effective operational development of the Municipality of Maia, maintaining, for the time being, the total number of housing solutions planned;
- Framework of processes for implementing housing solutions that have been initiated or decided in the meantime, within the scope of a review of municipal strategic options;
- Agile and simplified updating of the Local Housing Strategy to avoid delays in the implementation of operations already started (at the same time, services corresponding to the preparation of the Municipal Housing Charter were recently contracted, whose initial phase, diagnosis, will give rise to a new review of the ELH, contemplating the increase of housing solutions, under the 1.º Direito Program, in addition to the temporal context of the PRR);
- Significant increase in new construction solutions, to the detriment of rental-to-sublease solutions (scarcity of rental market supply in Maia / provisional nature of solutions, not compatible with the structural problems of poverty and housing shortage in the medium and long term).

PRIORIDADE E SOLUÇÕES HABITACIONAIS (Art.º 2.º n.º 2. d) e b))					ELH inicial						ELH 1.ª alteração						PROGRAMAÇÃO (Art.º 2.º n.º 2. c))							
Prioridade	Descrição (designação do bairro, empreendimento, frações dispersas, ...)	Refer. pág.	Tipo de Beneficiário	Tipo de Solução Habitacional	Município de Maia	Espaço Municipal			...	Beneficiários Diretos	Total Soluções	Município de Maia	Espaço Municipal			...	Beneficiários Diretos	Total Soluções	2022	2023	2024	2025	2026	Total
					757	31	0	0		105	893	757	31	0	0		105	893	0	158	324	363	48	893
1	Nova construção em terrenos municipais - Novo Edifício - Sobreiro 58		Município (Art.º 26.º a))	Construção de prédios ou empreendimentos habitacionais - art.º 29.º b)	57						57	58						58		16	28	14		58
1	Nova construção em terrenos municipais		Município (Art.º 26.º a))	Construção de prédios ou empreendimentos habitacionais - art.º 29.º b)	23						23	79						79			24	45	10	79
1	Nova construção em terrenos municipais - Núcleos Degradados (104 ag. ND)		Município (Art.º 26.º a))	Construção de prédios ou empreendimentos habitacionais - art.º 29.º b)	0						0	104						104			32	59	13	104
1	Nova construção em terrenos municipais - Núcleos Degradados (34 ag. ND)		Município (Art.º 26.º a))	Construção de prédios ou empreendimentos habitacionais - art.º 29.º b)	12						12	34						34		1	16	13	4	34
1	Aquisição de terrenos e construção		Município (Art.º 26.º a))	Construção de prédios ou empreendimentos habitacionais - art.º 29.º b)	388						388	210						210		16	82	102	10	210
1	Aquisição de terrenos e construção - Núcleos Degradados (104 ag. ND)		Município (Art.º 26.º a))	Construção de prédios ou empreendimentos habitacionais - art.º 29.º b)	0						0	104						104		8	40	50	6	104
1	Aquisição de terrenos e construção - Núcleos Precários (8 ag. NP)		Município (Art.º 26.º a))	Construção de prédios ou empreendimentos habitacionais - art.º 29.º b)	0						0	8						8		1	3	3	1	8
1	Reabilitação de fogos de habitação pública		Município (Art.º 26.º a))	Reabilitação de frações ou de prédios habitacionais - art.º 29.º b)	31						31	44						44		1	32	11		44
1	Reabilitação de fogos de habitação pública - Reabilitação Sobreiro 41 e 42		Município (Art.º 26.º a))	Reabilitação de frações ou de prédios habitacionais - art.º 29.º b)	0						0	16						16		16				16
1	Aquisição e reabilitação de fogos de prédios urbanos		Município (Art.º 26.º a))	Aquisição e reabilitação de frações ou prédios para destinar a habitação - art.º 29.º b)	16						16	20						20		4	8	8		20
1	Aquisição de frações para suprir carências habitacionais		Município (Art.º 26.º a))	Aquisição de frações ou prédios para destinar a habitação - art.º 29.º b)	60						60	60						60		31	15	14		60
1	Solução habitacional de arrendamento		Município (Art.º 26.º a))	Arrendamento para subarrendamento - art.º 29.º b)	170						170	20						20		20				20
1	Reabilitação de fogos de habitação pública		Empresas públicas, entidades públicas empresariais ou institutos públicos (Art.º 26.º b))	Reabilitação de frações ou de prédios habitacionais - art.º 29.º b)		31					31		31					31		9	9	9	4	31
1	Outros		Beneficiários Diretos (art.º 25.º)	Reabilitação de habitação de que sejam titulares - art.º 29.º a) ii)						105	105						105	105		35	35	35		105

Quadros Síntese das SOLUÇÕES HABITACIONAIS																		
	ELH inicial						ELH 1.ª alteração											
Tipo de Beneficiário DL37/2018 art.º 25.º e 26.º	893						893						2022	2023	2024	2025	2026	Total
													0	158	324	363	48	893
Município (Art.º 26.º a))	757						757						0	114	280	319	44	757
DGTF, Regiões Autónomas e associações de municípios (Art.º 26.º a))	0						0						0	0	0	0	0	0
Empresas públicas, entidades públicas empresariais ou institutos públicos (Art.º 26.º b))	31						31						0	9	9	9	4	31
Terceiro Setor, Cooperativas e Instituições Apoio Social (Art.º 26.º c))	0						0						0	0	0	0	0	0
Associações de moradores e cooperativas de habitação e construção de núcleos precários (Art.º 26.º d))	0						0						0	0	0	0	0	0
Proprietários de frações ou prédios situados em núcleos degradados (Art.º 26.º e))	0						0						0	0	0	0	0	0
Beneficiários Diretos (art.º 25.º)	105						105						0	35	35	35	0	105
Tipo de Solução Habitacional DL37/2018 art.º 27.º e 28.º	Município de Maia	Espaço Municipal	0	...	Beneficiários Diretos	Total Soluções	Município de Maia	Espaço Municipal	0	...	Beneficiários Diretos	Total Soluções						
													2022	2023	2024	2025	2026	Total
													0	158	324	363	48	893
ARRENDAMENTO PARA SUBARRENDAMENTO	170	0	0	0	0	170	20	0	0	0	0	20	0	20	0	0	0	20
REABILITAÇÃO	31	31	0	0	105	167	60	31	0	0	105	196	0	61	76	55	4	196
CONSTRUÇÃO	480	0	0	0	0	480	597	0	0	0	0	597	0	42	225	286	44	597
AQUISIÇÃO	60	0	0	0	0	60	60	0	0	0	0	60	0	31	15	14	0	60
AQUISIÇÃO E REABILITAÇÃO	16	0	0	0	0	16	20	0	0	0	0	20	0	4	8	8	0	20
EQUIPAMENTOS COMPLEMENTARES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	757	31	0	0	105	893	757	31	0	0	105	893						

2017

TOTAL	97.427.829,00 €
Comparticipação IHRU	38.137.648,00 €
Empréstimo bonificado	44.166.662,00 €
Autofinanciamento	10.822.941,00 €
Outras	3.000.578,00 €

2018

TOTAL	106.338.396,90 €
Comparticipação IHRU	47.048.215,88 €
Empréstimo bonificado	44.166.662,24 €
Autofinanciamento	14.822.941,10 €
Outras	300.577,68 €

Social Housing

Current situation

Collaboration Agreement between the Municipality of Maia and IHRU:

> 757 dwellings | **106 M€** (advance)

Financing Agreement between Espaço Municipal and IHRU:

> 31 dwellings – rehabilitation | **443 k€** (signed in 28/01/2022)

Social Housing

Current situation

Collaboration Agreement between the Municipality of Maia and IHRU:

- > 757 dwellings| **106 M€** (advance)
- . The Municipality of Maia, through Espaço Municipal, has submitted 44 applications to the 1.º Direito Programme, within the established deadline.
- . To date, 26 applications have resulted in contracts with IHRU (520 housing solutions out of 734, that is, approximately, 71% of the applications submitted).

Social Housing

Current situation

Collaboration Agreement between the Municipality of Maia and IHRU:

	Investimento Total Aprovado sem IVA (só componente elegível)	IVA Aprovado	Investimento Total Aprovado com IVA	Comparticipação IHRU com IVA	Capitais Próprios Totais	Investimento Total com IVA	% Participip.
Município da Maia (MANDATO)	76 389 966,59 €	5 069 681,87 €	81 485 164,46 €	75 116 460,52 €	8 121 279,69 €	83 412 762,00 €	90,05%
Município da Maia + EM (MANDATO + EM)	76 681 177,91 €	5 089 297,58 €	81 795 991,49 €	75 427 287,55 €	8 121 279,69 €	83 723 589,03 €	90,09%

Social Housing

Current situation

Collaboration Agreement between the Municipality of Maia and IHRU:

The Municipality of Maia launched, through Espaço Municipal, eight internationally advertised tenders for design-build contracts (274 dwellings), which have already been contractualised:

- > Rua Joaquim Carvalho da Costa, Águas Santas – 42 dwellings
- > Rua Dom Afonso Henriques, Águas Santas – 19 dwellings
- > Rua do Outeiro, Cidade da Maia – 29 dwellings
- > Rua Eusébio da Silva Ferreira, Nogueira e Silva Escura – 24 dwellings
- > Rua Monte das Cruzes, Milheirós – 26 dwellings
- > Travessa do Pisão, Águas Santas – 32 dwellings
- > Rua Central de Ardegães e Rua das Arregadas, Águas Santas – 54 dwellings
- > Rua da Prosela, Vila Nova da Telha – 48 dwellings

Social Housing

Current situation

Collaboration Agreement between the Municipality of Maia and IHRU:

Completed projects

- During the first half of 2024, rehabilitation work was completed on 9 dwellings in Sobreiro neighbourhood – Block no. 38 (7 dwellings, already allocated) and no. 29 (2 new dwellings, in the process of being allocated).
- This rehabilitation was part of the Financing Agreement signed directly between Espaço Municipal and IHRU.

Social Housing

Current situation

Collaboration Agreement between the Municipality of Maia and IHRU:

Works in progress

- There are three large-scale contracts underway (114 dwellings) – rehabilitation of Blocks 41 and 42 of Sobreiro (16 dwellings), rehabilitation of Blocks 43 to 47 of Sobreiro (40 dwellings) and construction of the new ‘Sobreiro 58’ building.

Social Housing

Current situation

Collaboration Agreement between the Municipality of Maia and IHRU:

1.º Direito – Other operations

- Three projects for three new buildings, architecturally similar to 'Sobreiro 58', designed in-house by Espaço Municipal have almost been finished: Ribela (24 dwellings), Alvura (22 dwellings) and Arroteia (30 dwellings). One more project still expecting contracting (12 dwellings).
- The project review processes will soon be completed and the respective three international construction tenders will be launched, corresponding to 76 dwellings that have already been contractualised with IHRU.

Social Housing

Current situation

Collaboration Agreement between the Municipality of Maia and IHRU:

1.º Direito – Other operations

- Four tenders will also be launched soon: two small ones, corresponding to 11 dwellings in Sangemil, Águas Santas, and two others, with a total of 30 dwellings, as part of a single municipal initiative, one for rehabilitation (6 dwellings) and the other for new construction (24 dwellings), in Águas Santas, Rua Alvarim Vieira, all contractualised with IHRU and having an execution project drawn up, currently in the project review phase.

Social Housing

Current situation

Collaboration Agreement between the Municipality of Maia and IHRU:

1.º Direito – Operations by parish and quantitative summary

> Of the 734 housing solutions submitted to IHRU, there are still 18 operations to be contractualised (214 dwellings), ten of which are of a significant size. There is a table below with the number of applications / operations by parish:

N.º de Fogos - 1.º Direito - por freguesia (PRR)	CS	CA	N.º de Fogos Candidaturas Submetidas	N.º de Fogos Aprovados ou Contratualizados por Freguesia	N.º de Fogos Por Contratualizar por Freguesia
Águas Santas	17	9	204	189	15
Castêlo da Maia	6	3	88	26	62
Cidade da Maia	7	7	153	153	0
Folgosa	0	0	0	0	0
Milheirós	2	2	48	48	0
Moreira	4	1	97	1	96
Nogueira e Silva Escura	1	1	24	24	0
Pedrouços	5	2	60	31	29
S. Pedro de Fins	0	0	0	0	0
Vila Nova da Telha	2	1	60	48	12
	44	26	734	520	214

CS - candidaturas submetidas
CA - Candidaturas aprovadas / contratualizadas

Social Housing

Current situation

Collaboration Agreement between the Municipality of Maia and IHRU in numbers:

% candidaturas

N.º de fogos candidatados (contratos CMM + EM)	734	100%
N.º de fogos candidatados com contratos de financiamento (contratos CMM + EM)	472	64%
N.º de fogos contratualizados e com candidaturas aprovadas pelo CD do IHRU (contratos CMM + EM)	520	71%
N.º de candidaturas submetidas (excluindo 5 candidaturas de beneficiários diretos)	44	
N.º de candidaturas aprovadas - c/ contrato de financiamento + aprovações pelo CD do IHRU (inclui 2 contratos EM)	26	59%
N.º de candidaturas aprovadas - c/ contrato de financiamento e com estruturas de custo validadas	30	68%
N.º de soluções por aprovar	214	29%
Soluções aprovadas (contratualizadas + aprovações pelo CD do IHRU)	520	71%

Social Housing

Current situation

Collaboration Agreement between the Municipality of Maia and IHRU:

1.º Direito – applications that have not yet been approved

Concerning the applications that have not yet been approved, the following operations should be highlighted due to their strategic importance:

- > Acquisition of 30 units convertible into 46 dwellings, in Castelo da Maia, which the municipality plans to contract with the IHRU in 2024;
- > Anta, Ardegães and Lagielas (2 operations that regard rehousing in a new location): participated operations within disadvantaged communities (4 projects). These projects are developed under a horizontal cooperation contract with FAUP, called 'Horizontal Cooperation Agreement between Contracting Entities for the Development of Participated Project Operations in Disadvantaged Communities in the Promotion of New Public Housing Developments in Maia'. This contract aims to build new buildings with participatory projects to be developed up to the execution project stage for the launch of conventional contract tenders, for three minority communities. These projects have been recently awarded by the International Observatory on Participatory Democracy.

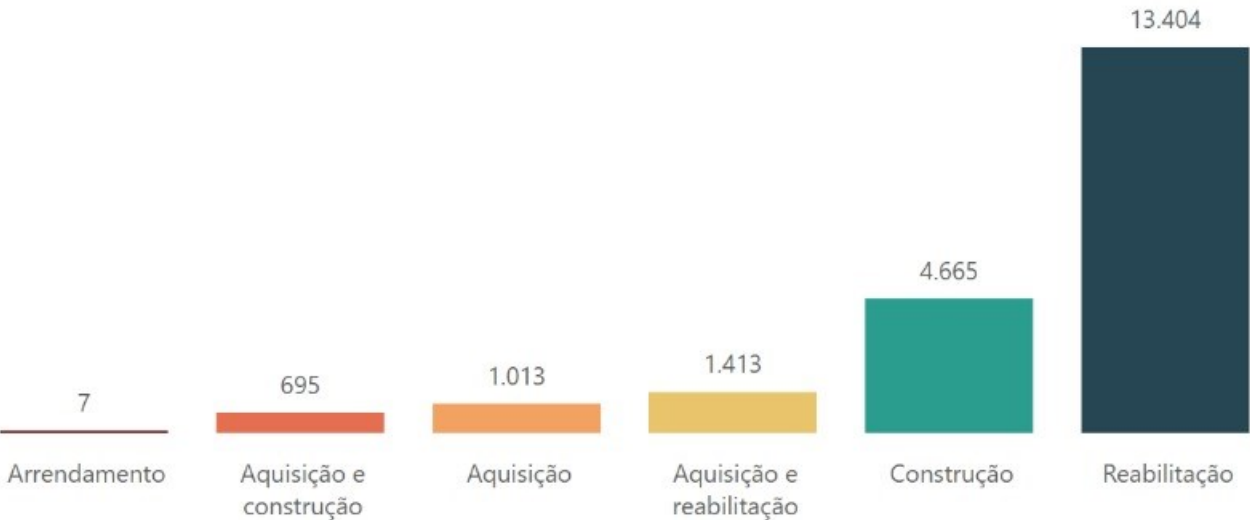


Social Housing

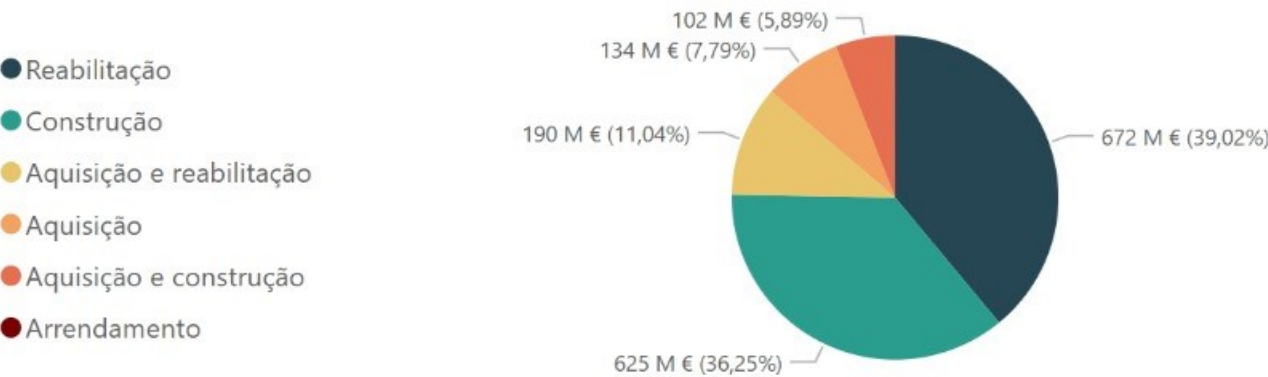
Current situation

- > **Clear bet on new construction / real increase in housing solutions**, as an option for the future – the path of the 1.º Direito will be longer, but focused on the construction of new public housing
- > **Diversification of contractual and procedural solutions**, taking advantage of “conventional” approaches to housing promotion, with partial use of Exceptional Public Procurement Measures, but incorporating innovation strategies (in constructive and methodological terms)

Fogos financiados:



Distribuição do financiamento:



RETRATO NACIONAL

Promotor	Total fogos	Valor/fogo	Valor aprovado
entidade pública	19.816	96.950 €	1.643.366.764 €
terceiro setor	799	62.683 €	47.017.235 €
privado	582	54.715 €	33.115.980 €
Total	21.197	81.042 €	1.723.499.979 €

Valor aprovado (total e por programa)



Região:

Tudo

Sub-região:

Tudo

Município:

Tudo

Programa:

Tudo

Promotor:

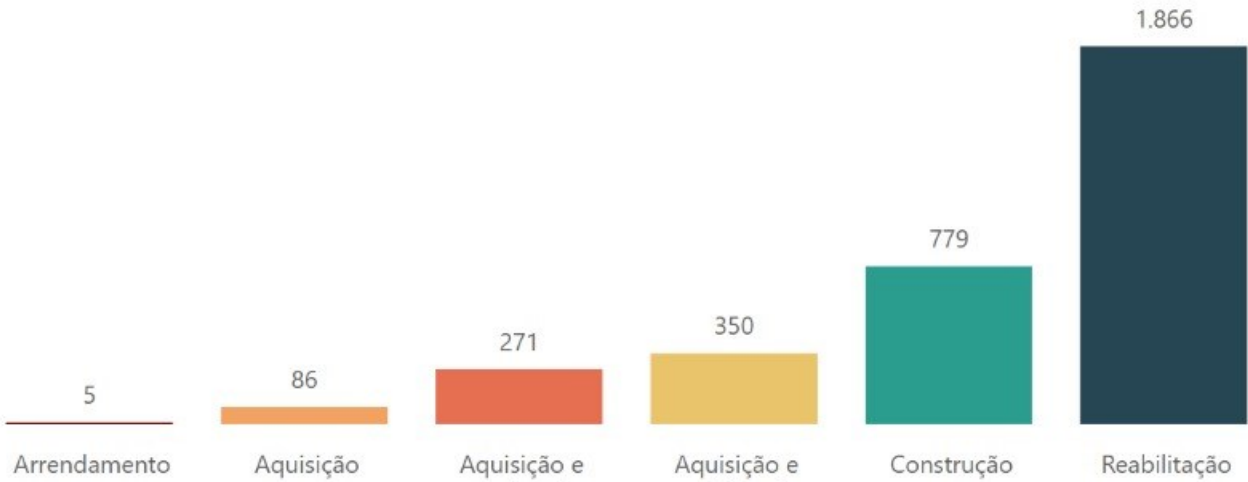
Tudo

Tipo de operação:

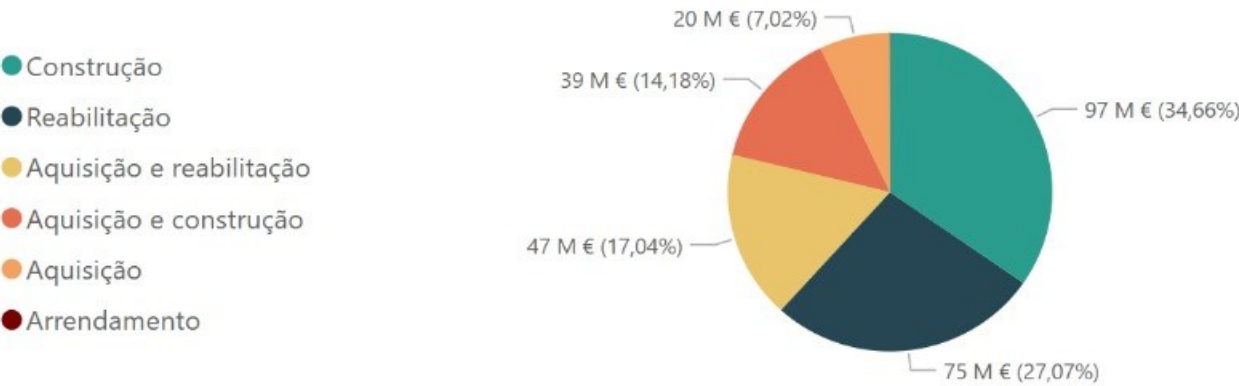
Tudo

Limpar dados

Fogos financiados:



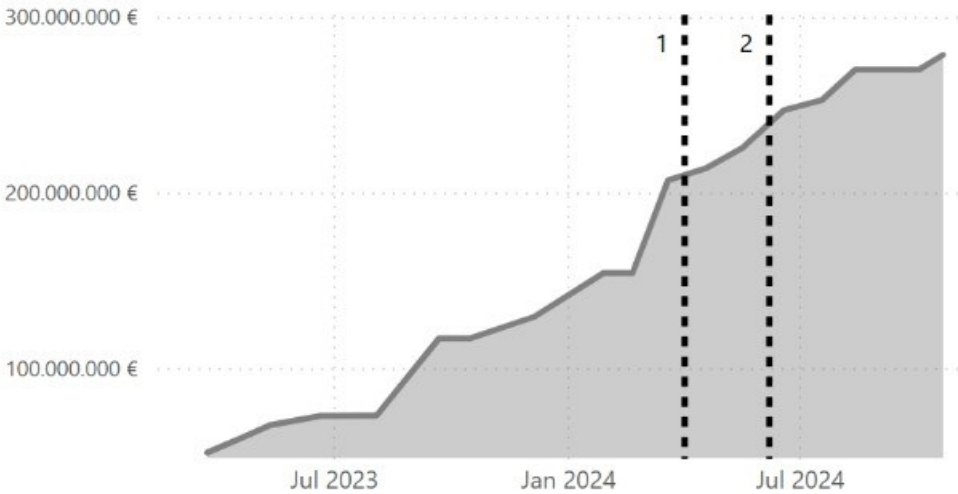
Distribuição do financiamento:



Área Metropolitana do Porto

Promotor	Total fogos	Valor/fogo	Valor aprovado
entidade pública	3.143	124.938 €	261.139.184 €
terceiro setor	179	76.852 €	13.711.406 €
privado	35	74.212 €	3.575.785 €
Total	3.357	119.058 €	278.426.376 €

Valor aprovado (total e por programa)



1 - Mudança de Governo; 2- Aprovação termos de aceitação

Região: Sub-região: Município:

Norte

Área Metropolitana do Porto

Tudo

Programa: Promotor: Tipo de operação:

Tudo

Tudo

Tudo

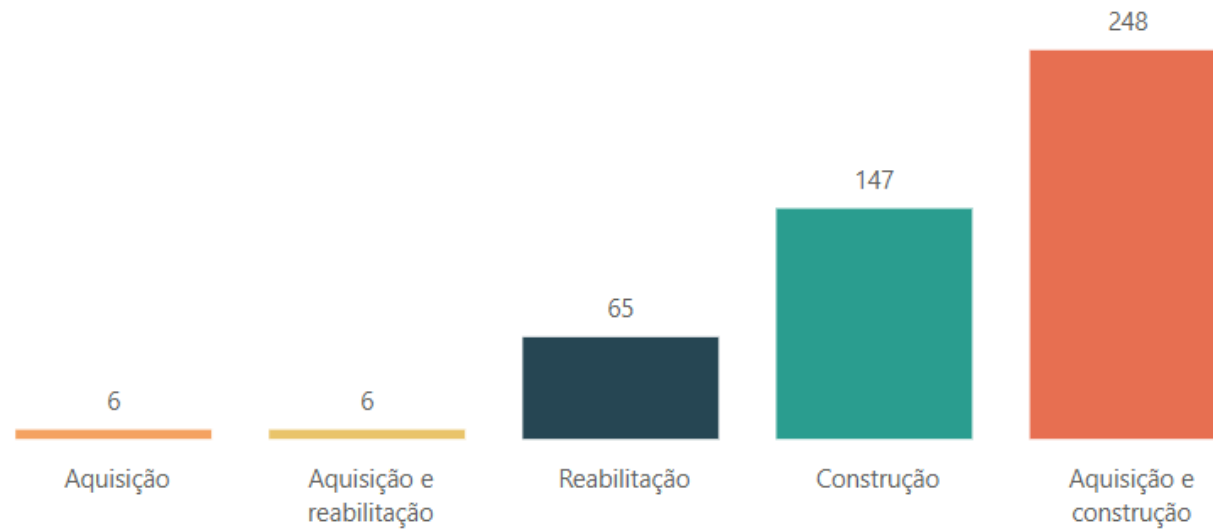
Limpar dados



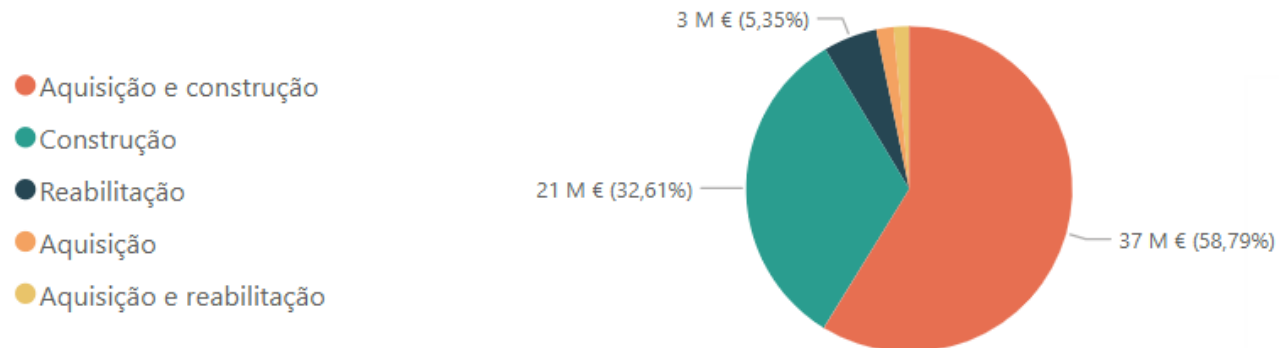
Os programas do IHRU no PRR

Portal mais Transparência, 22/10/2024

Fogos financiados:



Distribuição do financiamento:

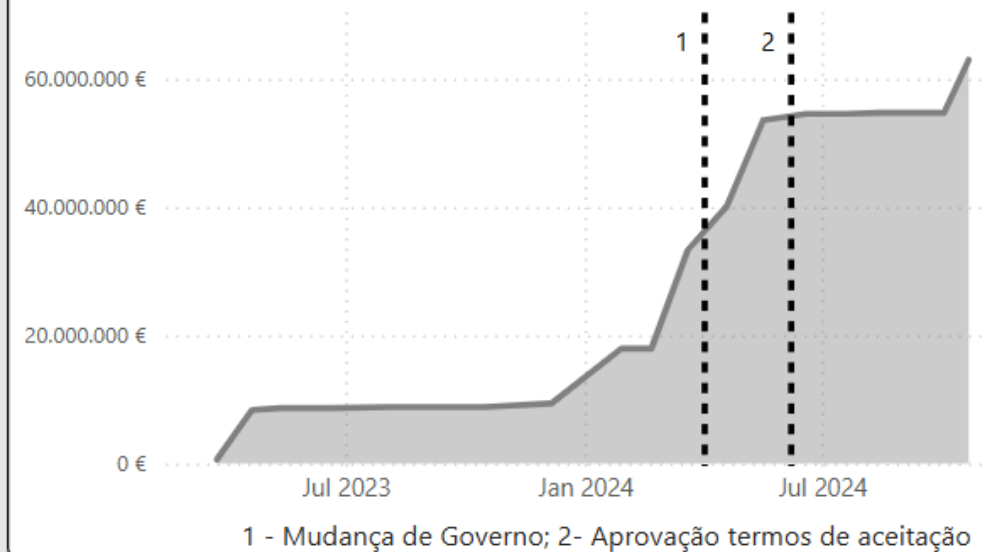


Maia

Promotor	Total fogos	Valor/fogo	Valor aprovado
entidade pública	472	137.201 €	63.025.354 €
Total	472	137.201 €	63.025.354 €

Para consultar as carências sinalizadas pelo município, descarregue a Estratégia Local de Habitação carregando na seta ➡

Valor aprovado (total e por programa)



Maia Social Housing Strategy

- > In-house designs that replicate Sobreiro 58 model
- > Eight internationally advertised tenders for design-build contracts
- > Prefabrication construction solutions
- > Participated operations within disadvantaged communities: cooperation partnership with Oporto University - FAUP

Local Housing Strategy (LHS)

Maia Social Housing Strategy

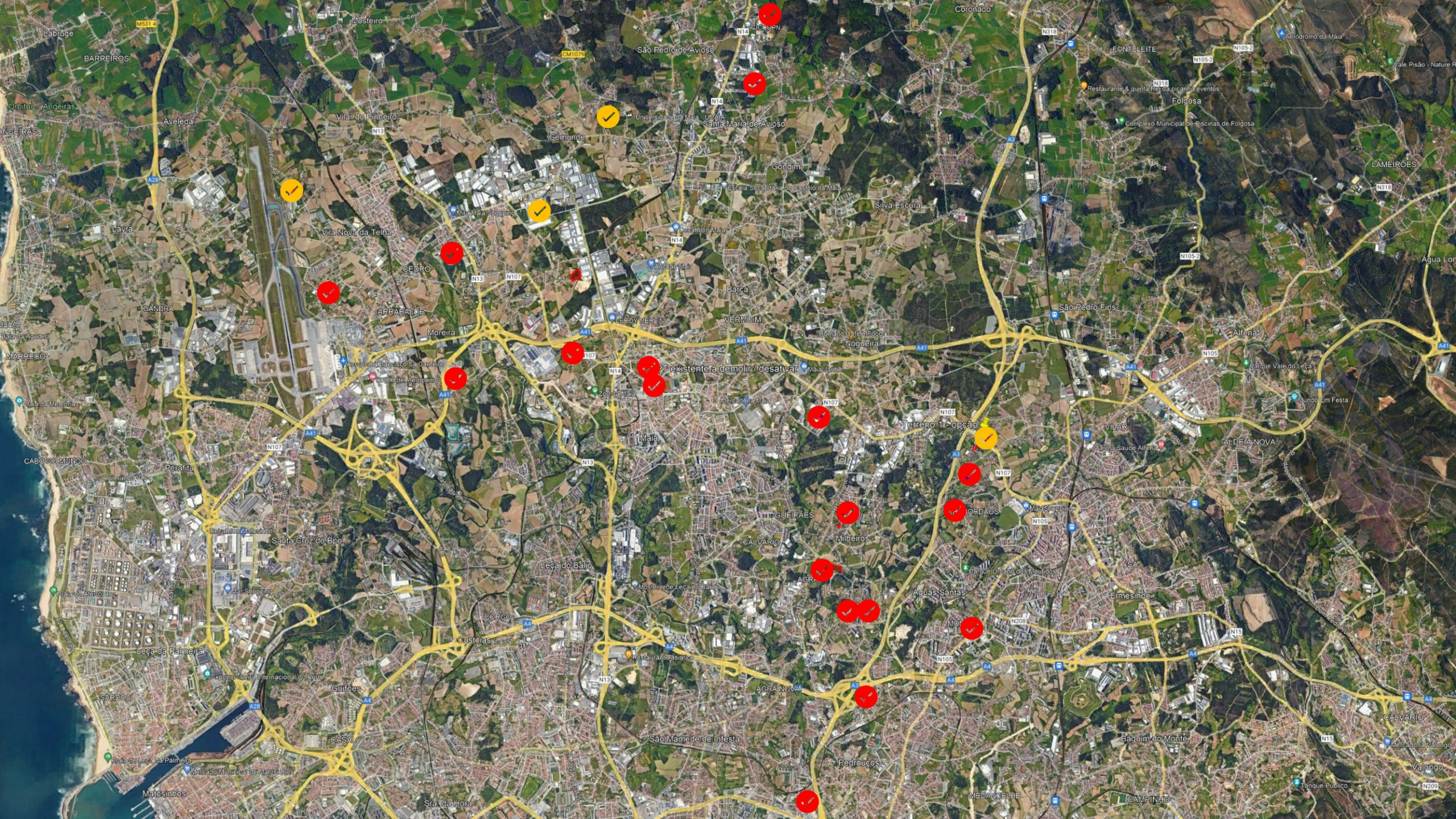
DRAWBACKS:

- . Shortage of time and resources.
- . Enormous complexity and multiplicity of processes, agents and instances of successive approval of processes.
- . Bureaucracy, Bureaucracy, Bureaucracy...

Maia Social Housing Strategy

OPPORTUNITIES / SOLUTIONS

- . Maximization of possibilities for increasing the public housing stock with 100% financing, or almost...
- . Redefining the LHS as a more open and undefined instrument, to guarantee the exploitation of opportunities within a context of enormous uncertainty and lack of definition / the ELH is and should only be a reference to support execution, not a straitjacket – in a context of extreme urgency, the pursuit of housing solutions can and should override instrumental logic.
- . The motivational principle of the mission to face the “impossibility” of deadlines and “conditions” – the mobilization to “create” more housing solutions with the PRR and the hope of post-PRR.





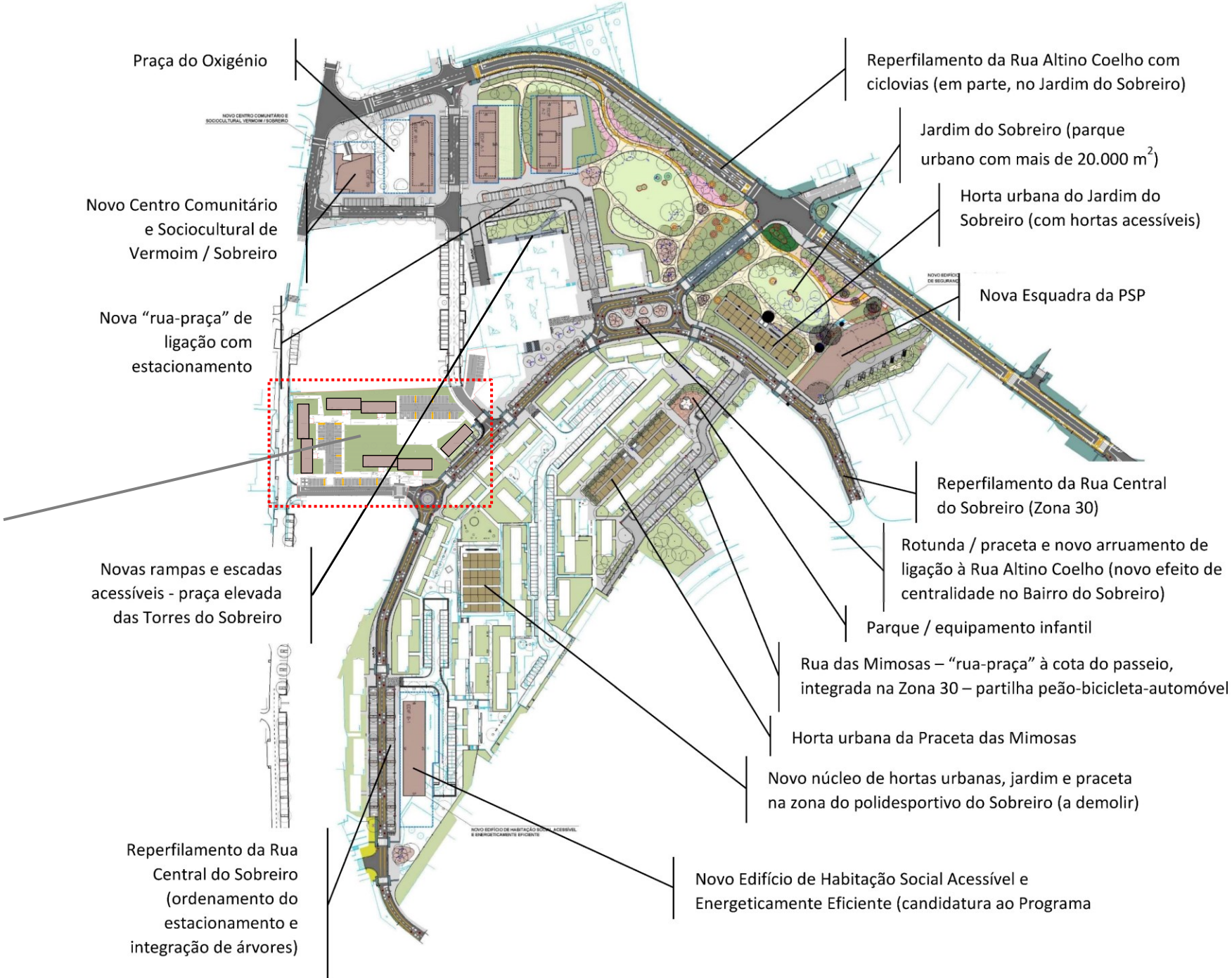


The beginning...

Sobreiro's masterplan

Most relevant actions

New strategy for the renovation of the area of blocks 41 to 47 of Sobreiro (rehabilitation of building)



1st New Public Housing Building to be built within the scope of the 1.º Direito / PRR Program and the Local Housing Strategy (LHS) of Maia, intended for supported rental (under the Collaboration Agreement with the Housing Institute and of Urban Rehabilitation, IHRU – €106M) – actual investment of 1.º Direito Program until the end of 2017 – **aprox. €120M**



Sobreiro 58 (38 T1 | 18 T2 | 2 T3)

Within the scope of current public housing policies, it's the first accessible and energy-efficient social housing building with controlled costs in the municipality of Maia.

It is a kind of 'pilot project' that can be replicated with adaptations in other urban contexts / projects to promote new public housing.

Sobreiro Rehabilitation has been distinguished with Honorable Mention in the Nuno Teotónio Pereira Prize and, more recently, in 2024, with the Smart Cities award.







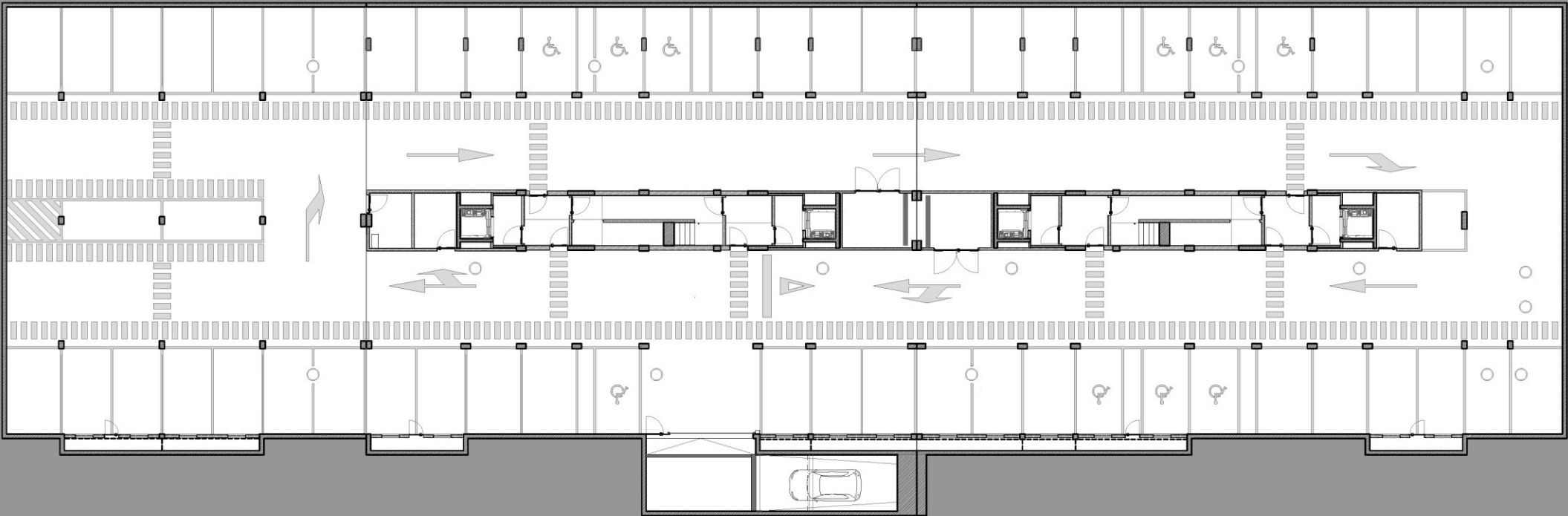


SOBREIRO
58

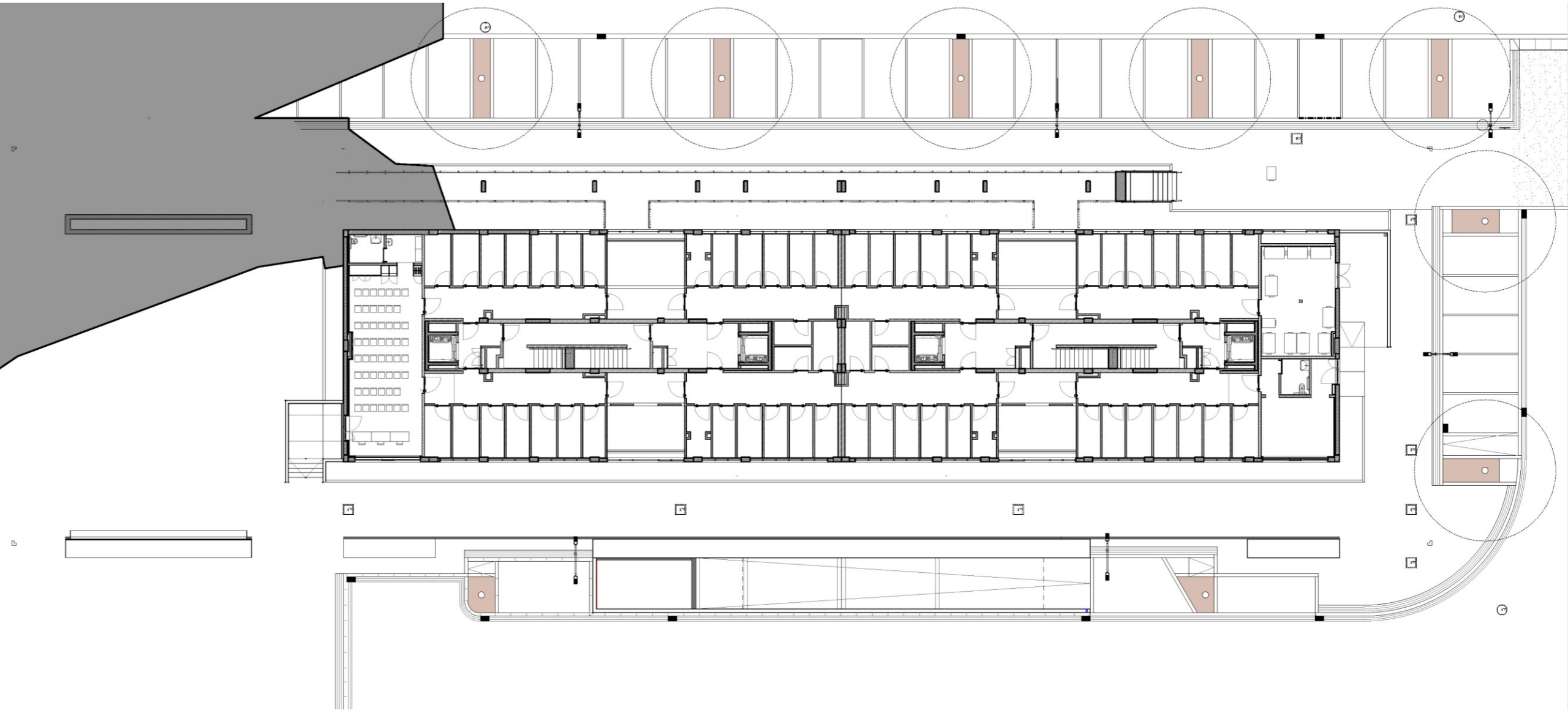




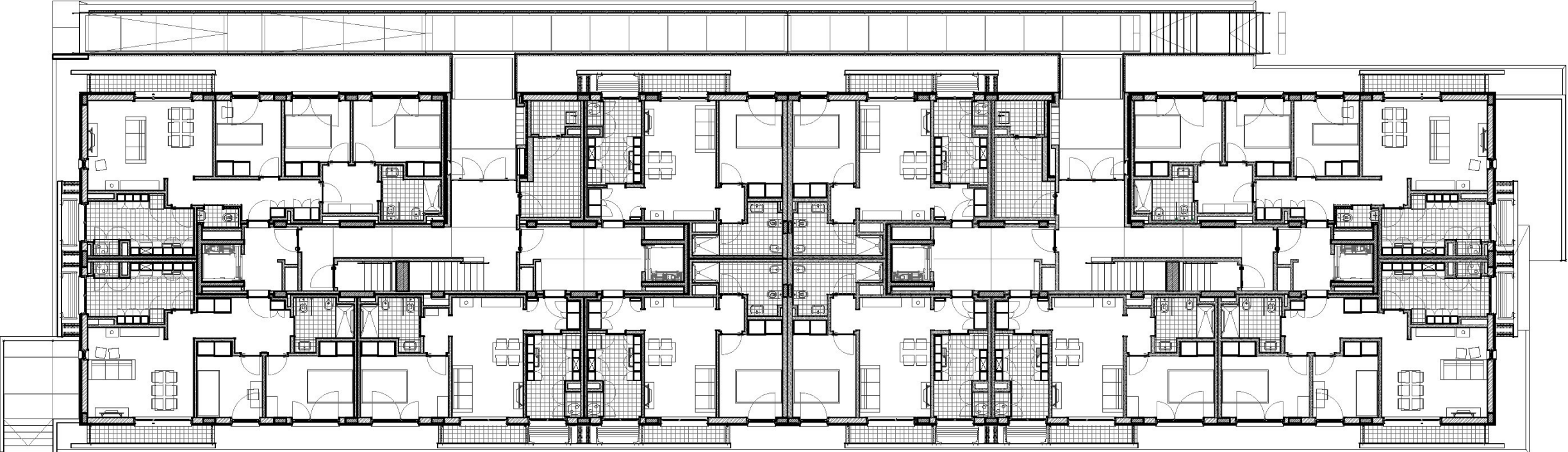
Garage floor



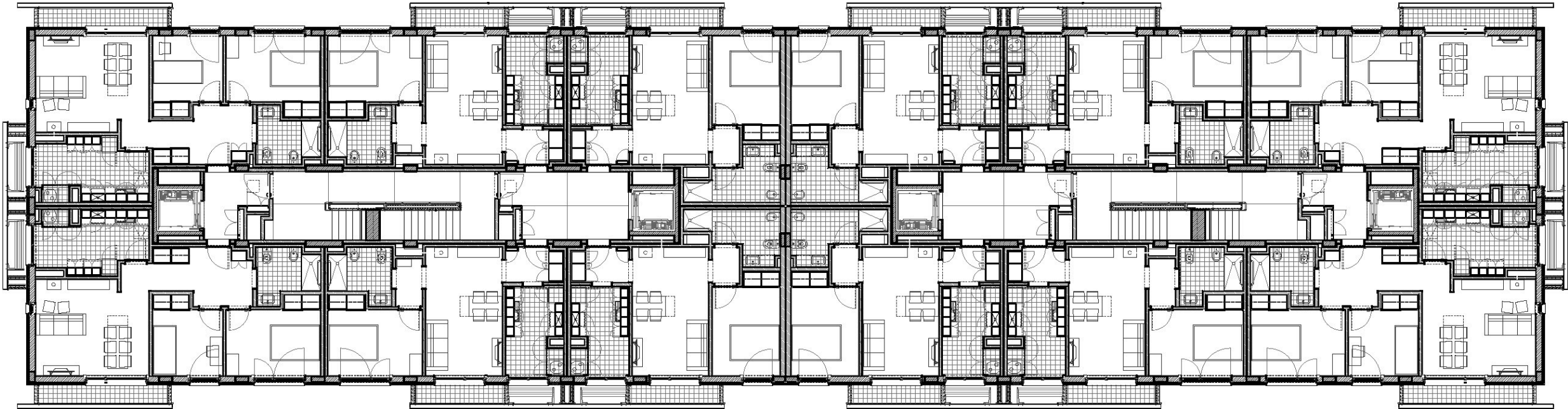
Storage floor -1 – Condominium



Ground floor

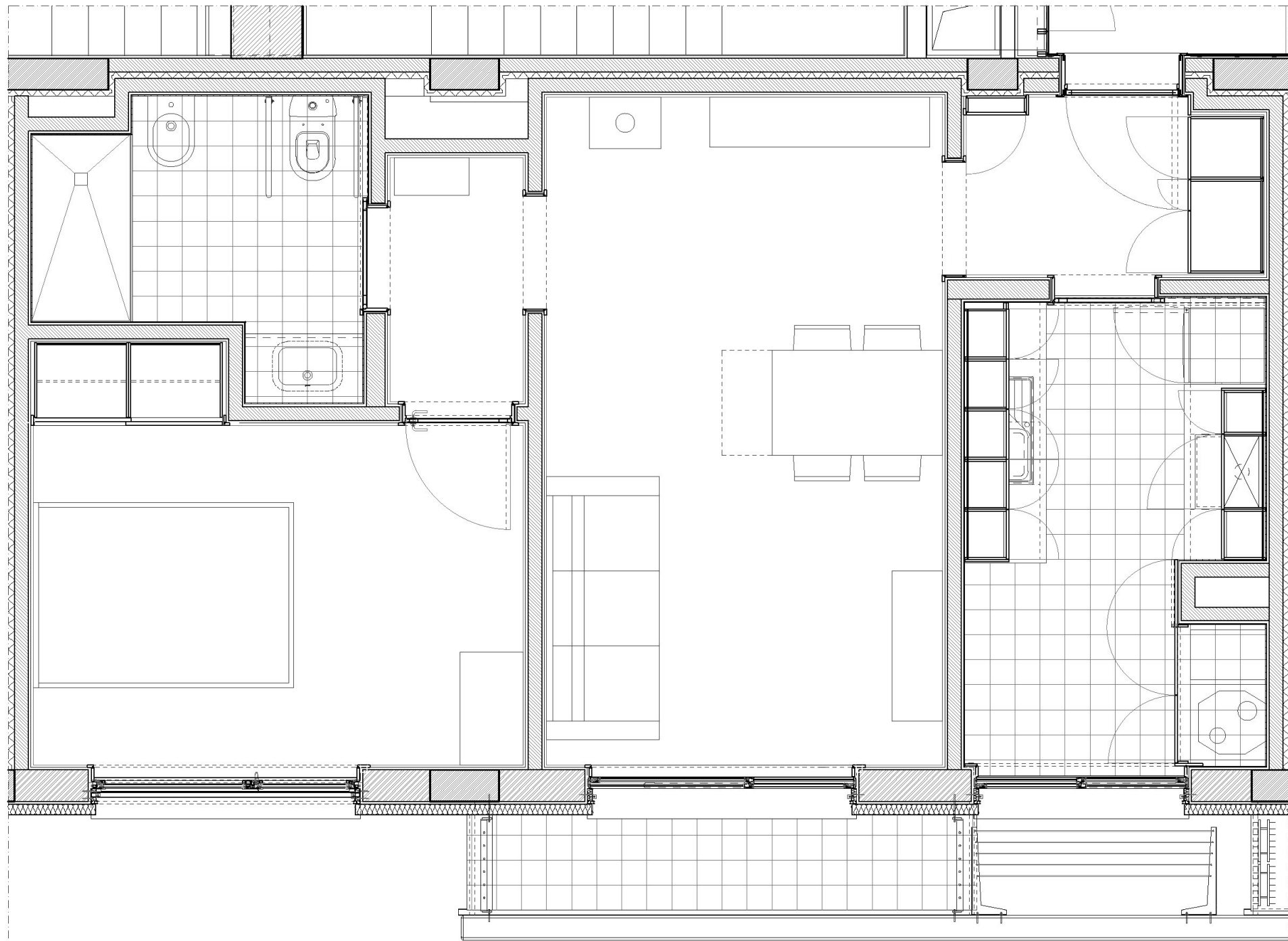


Floors 1 to 4

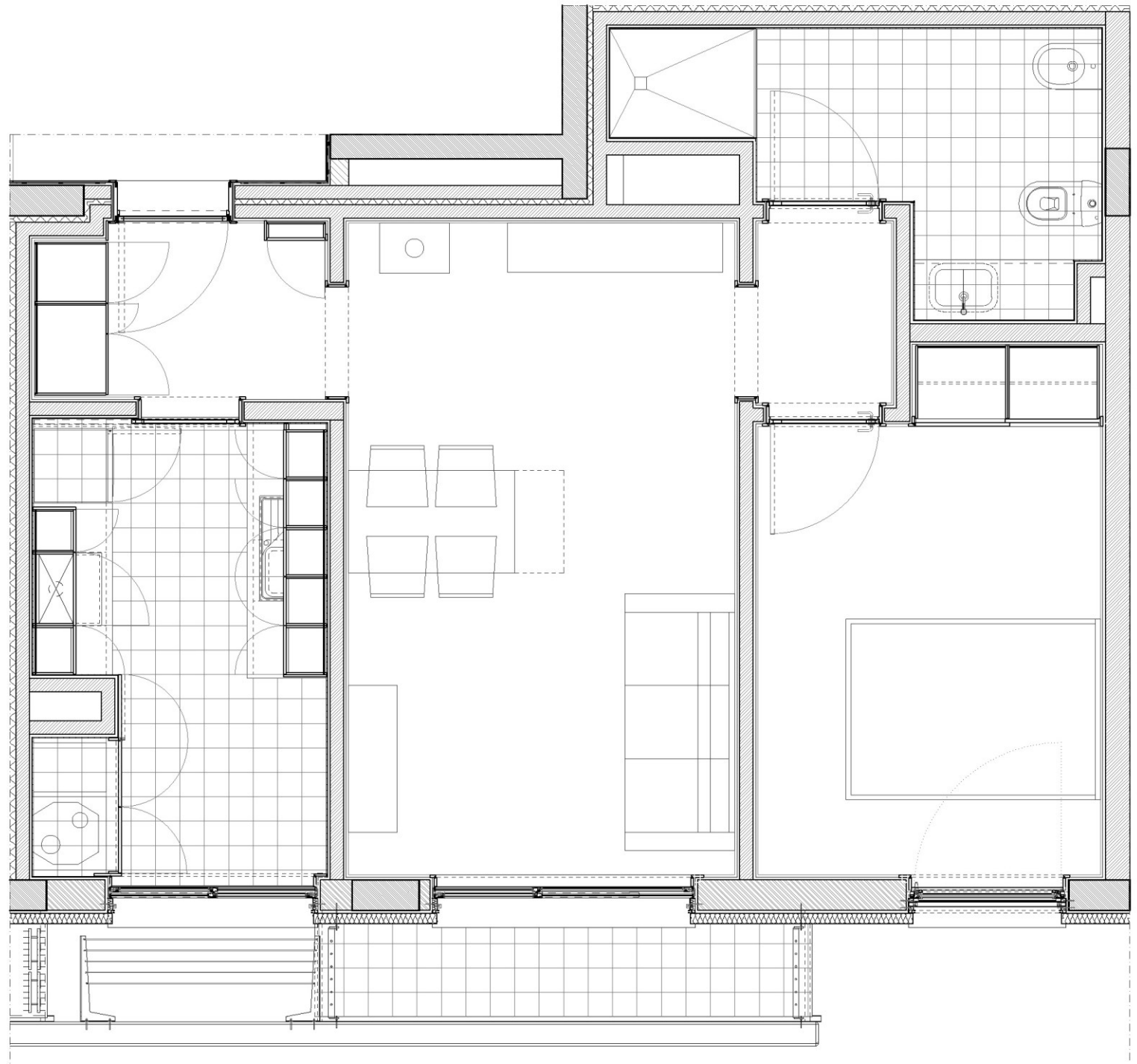


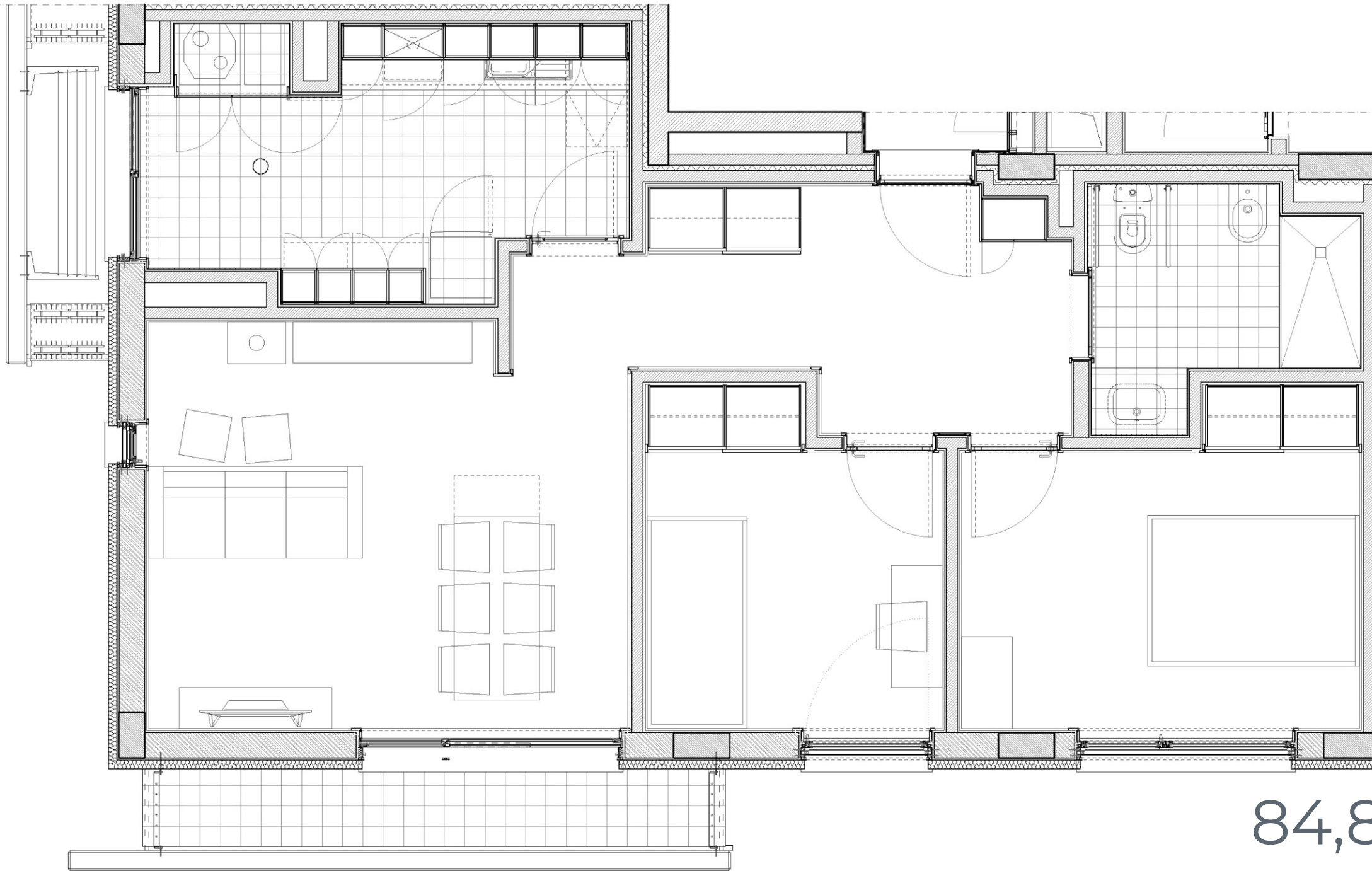
T1 a

62,05 m²



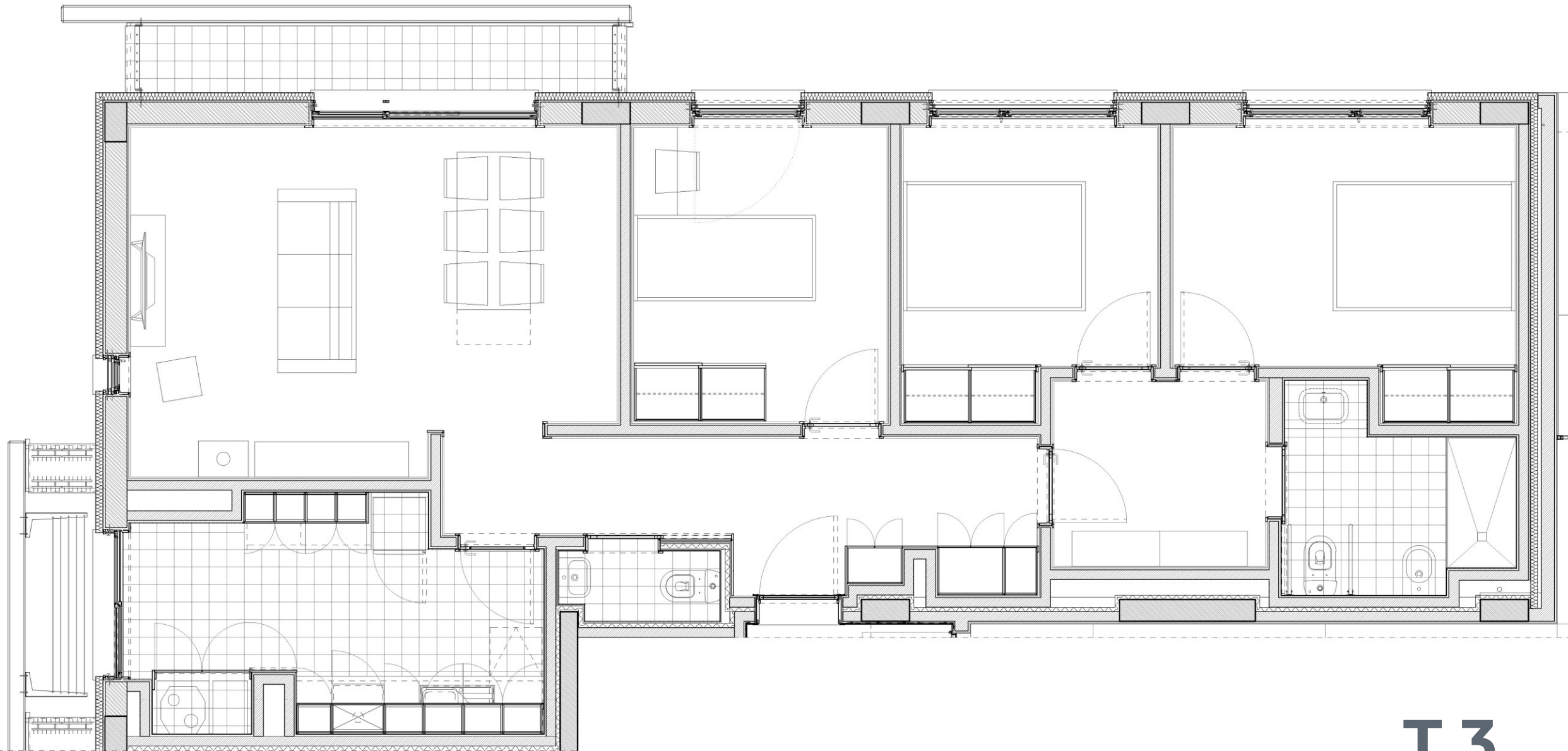
T1b
62,93 m²





T 2

84,85 m²



T 3

108,20 m²



ESPAÇO
MUNICIPAL



PRR
Plano de Recuperação
e Resiliência



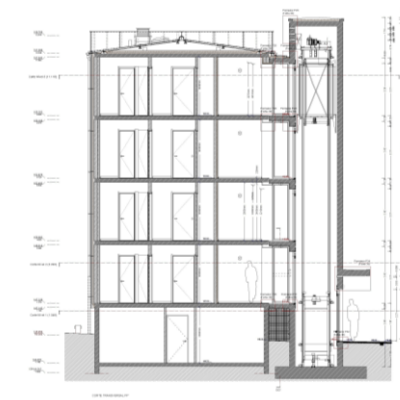
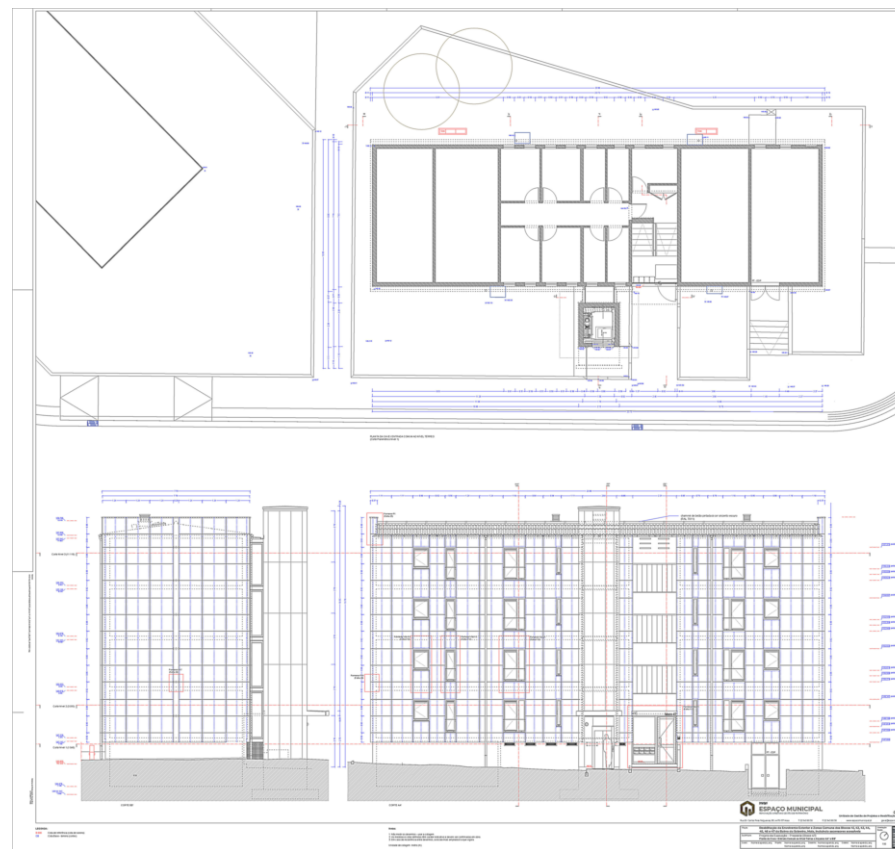
REPÚBLICA
PORTUGUESA

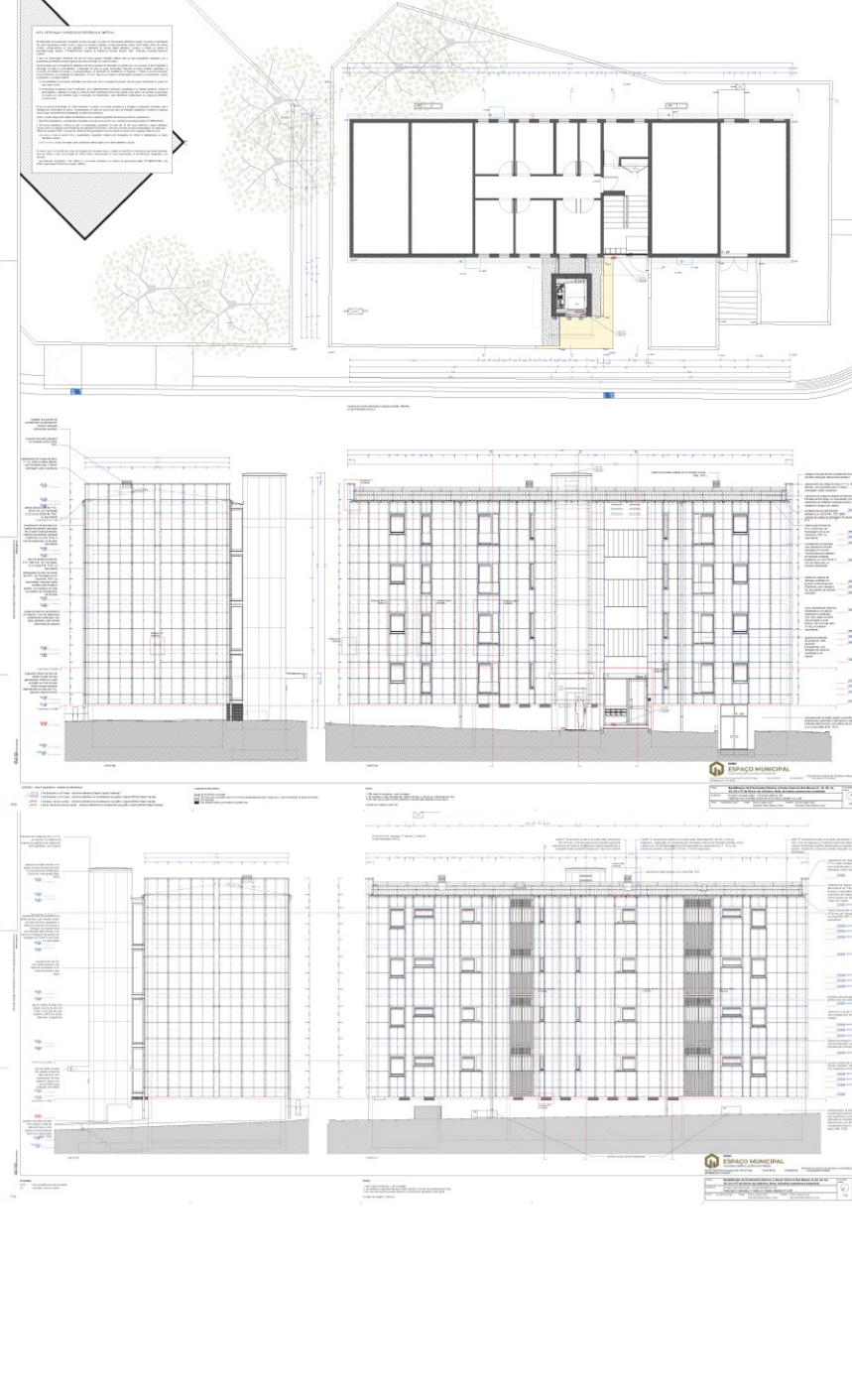


Financiado pela
União Europeia
NextGenerationEU

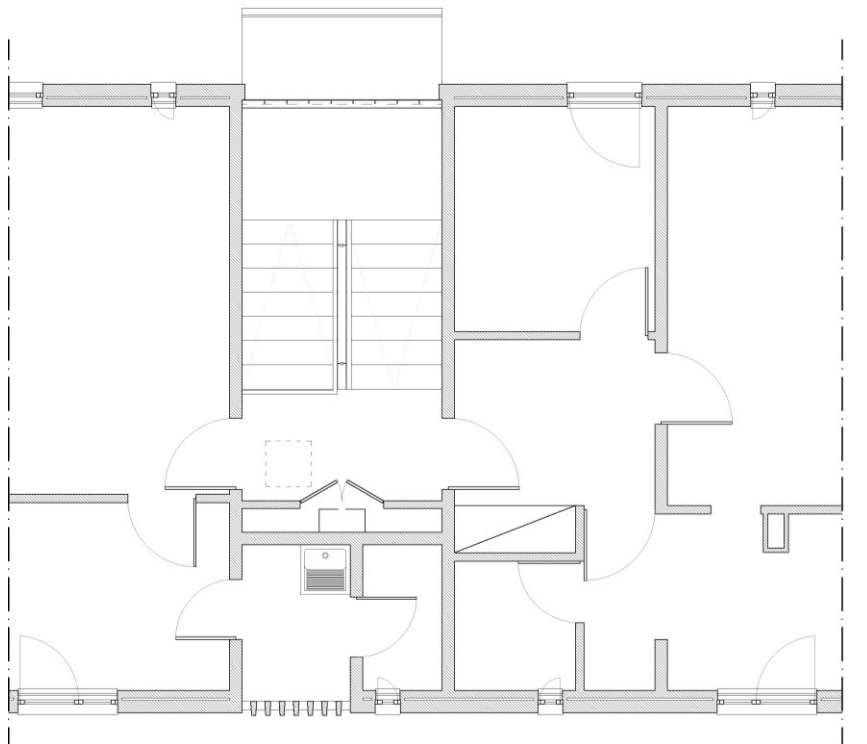
Sorrir
para
a Vida.

Blocks 41 to 47 – After Norte 2020...

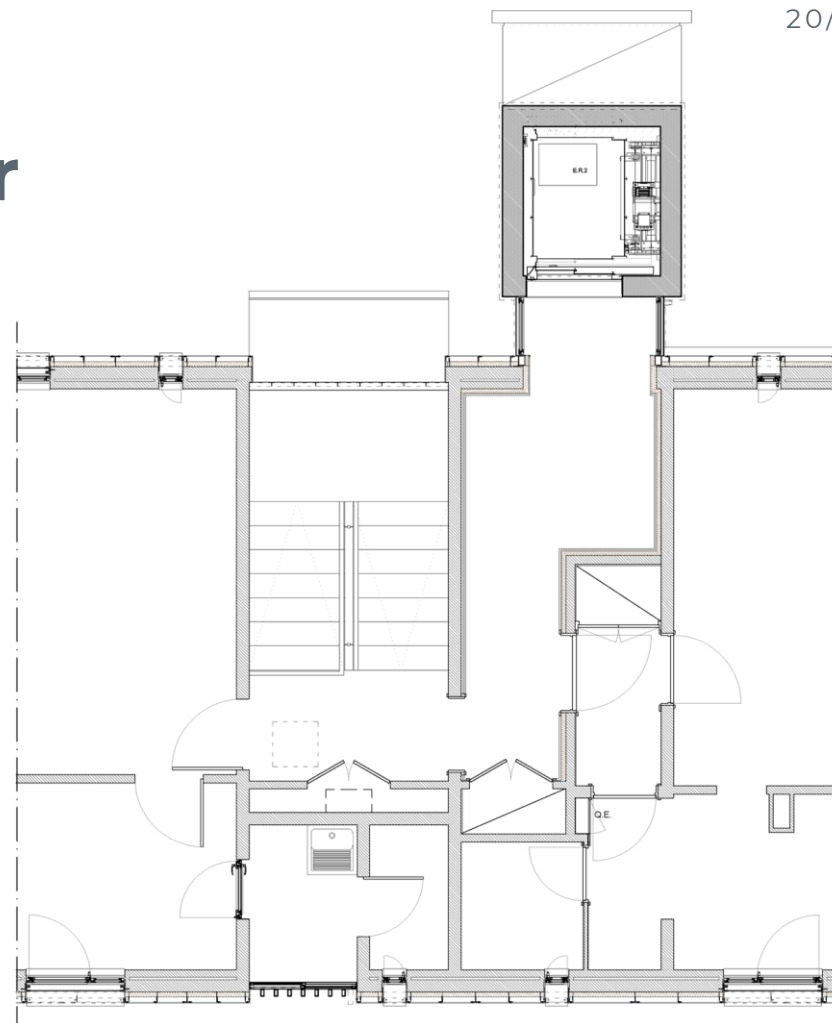


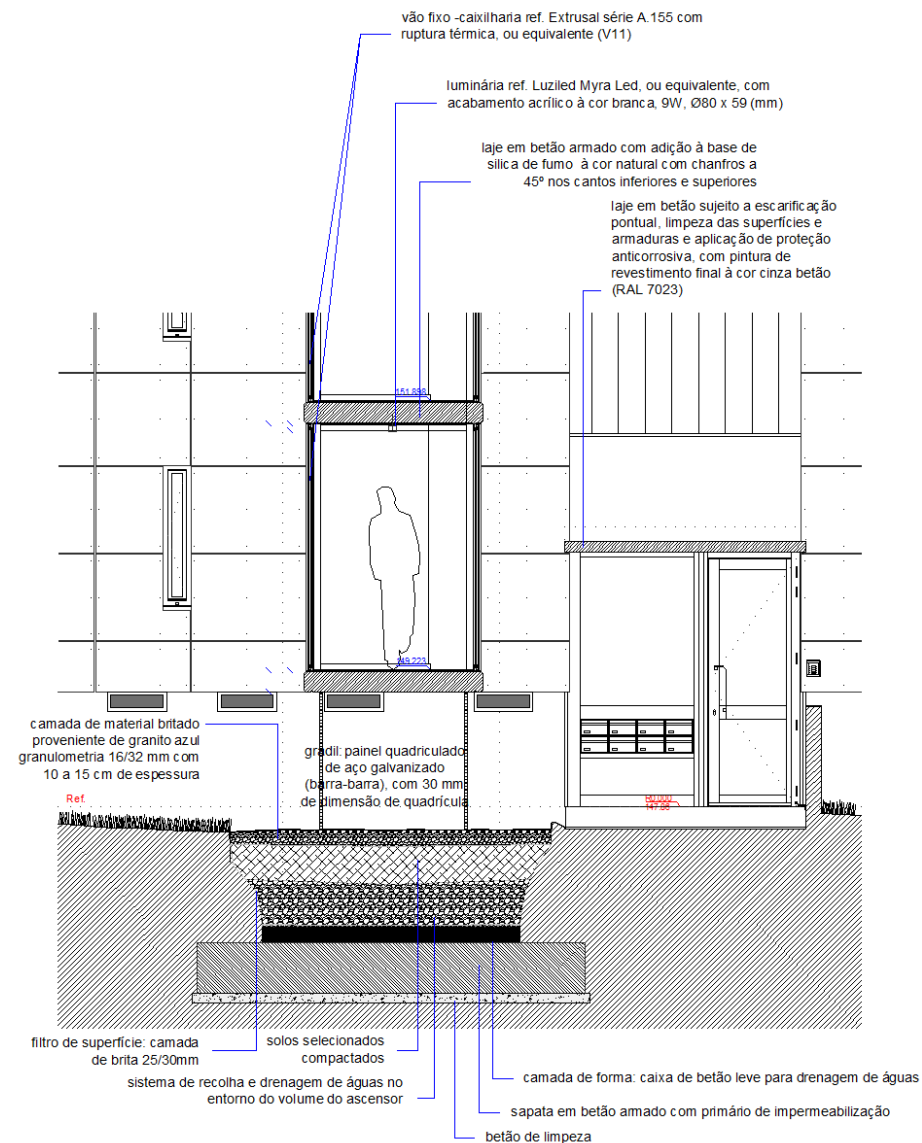


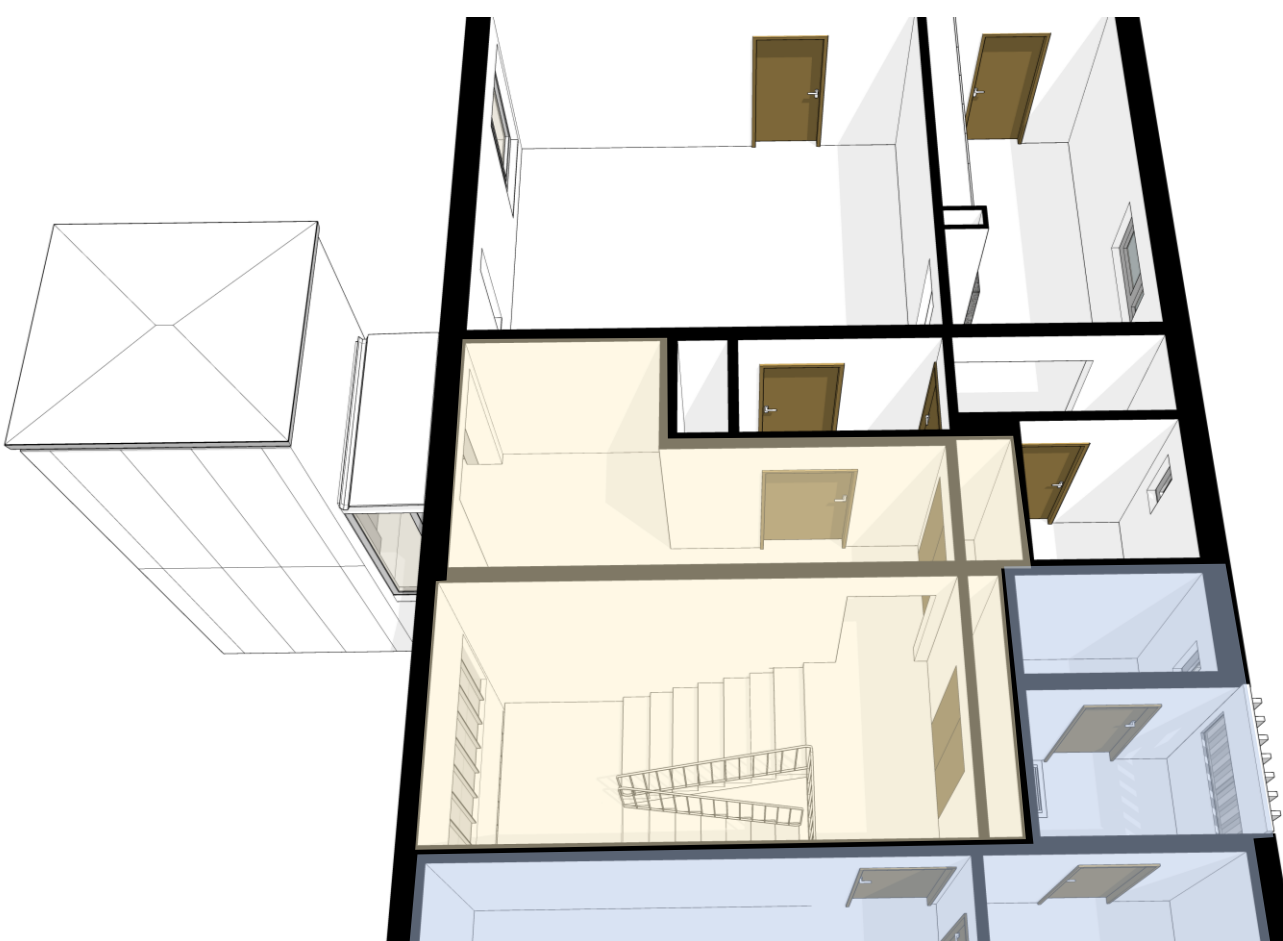
Before



After







Planta piso tipo
Proposta



Planta piso tipo
Existente





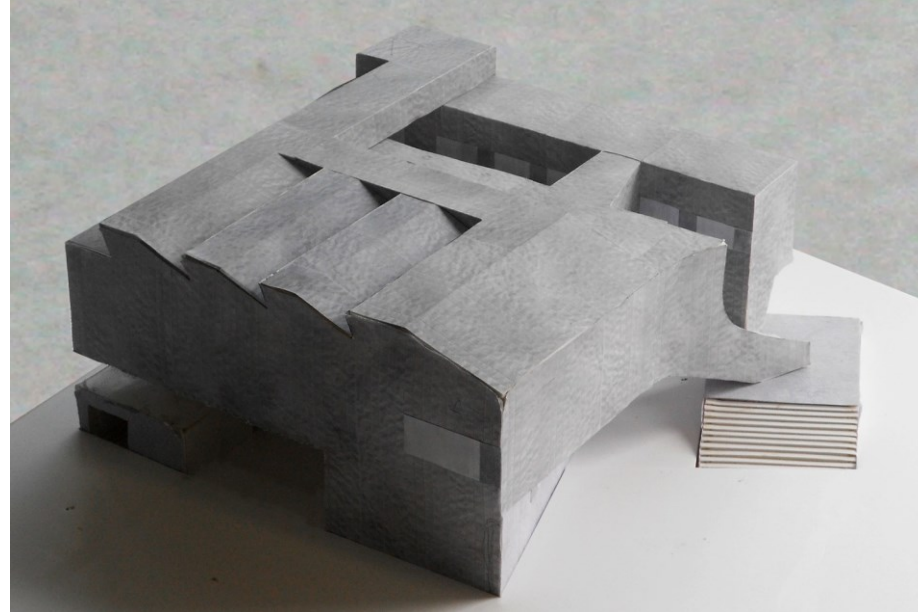
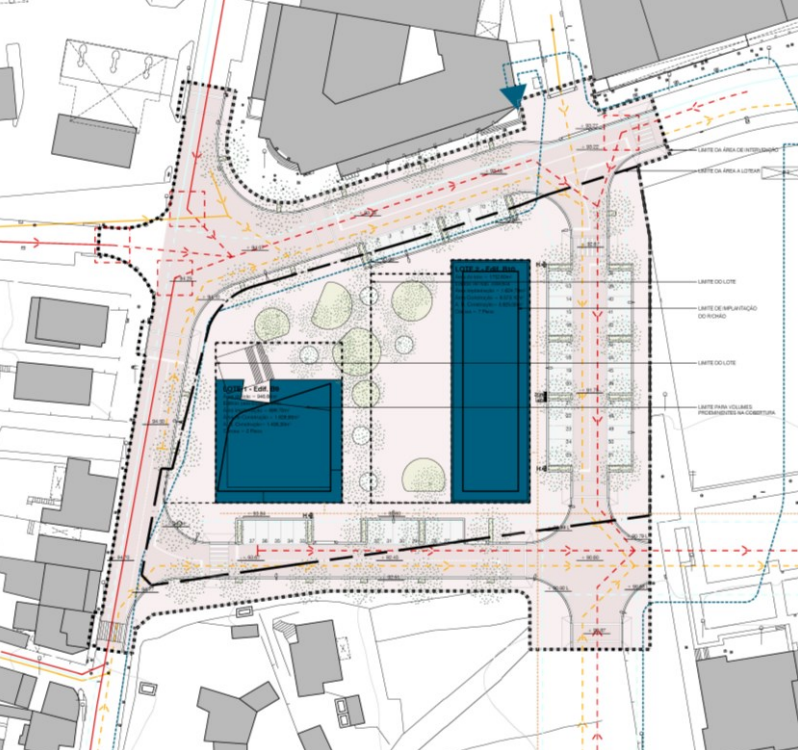


Blocks 41 to 47









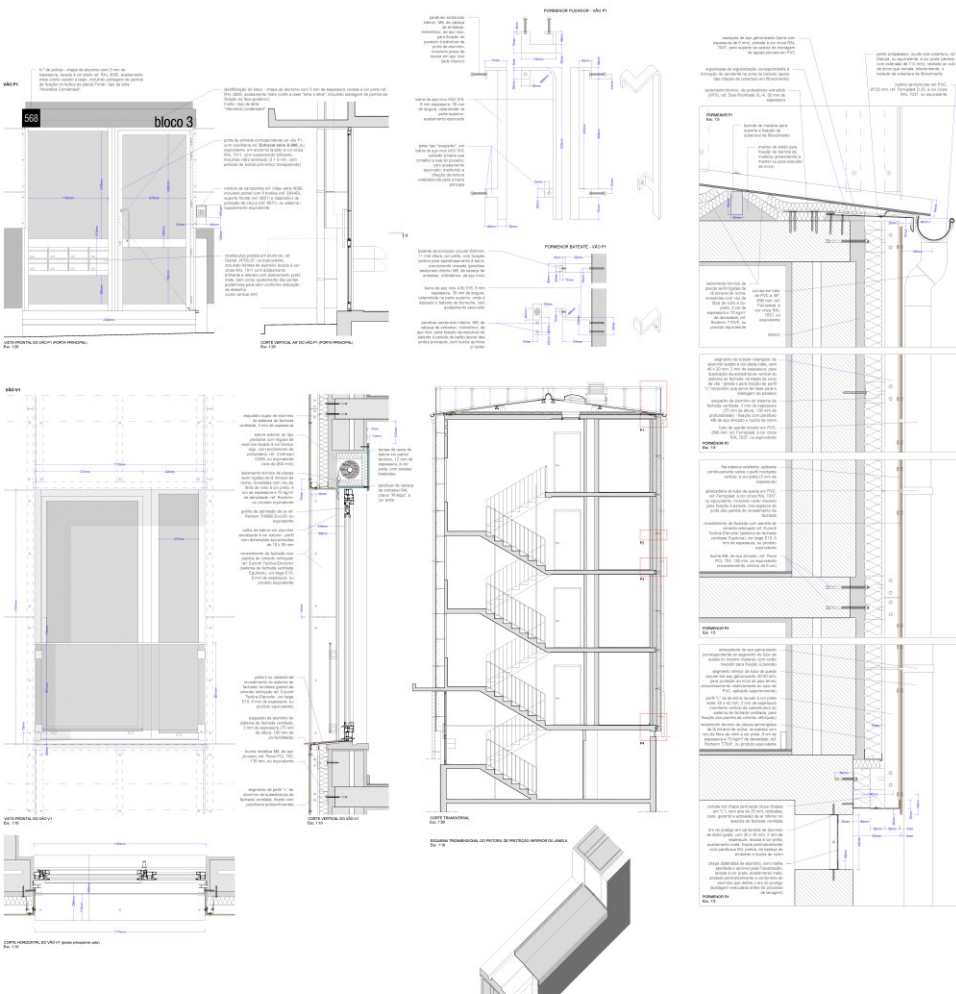
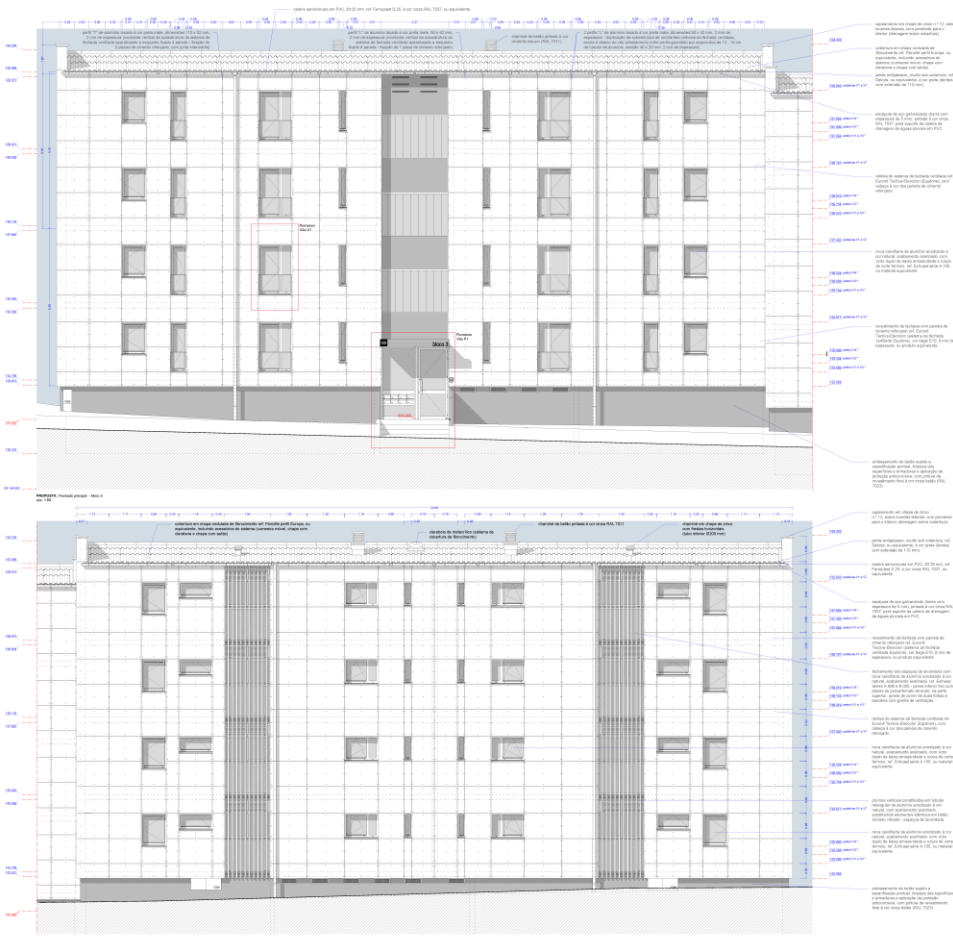
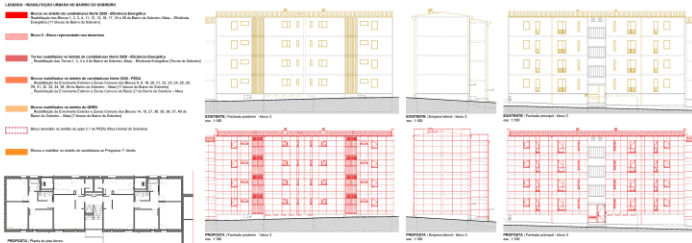
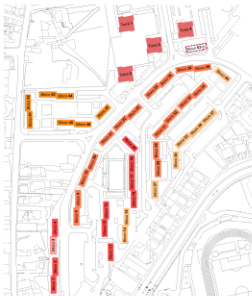
New building – Civibox

1.º Direito / PRR (aNC arquitectos)



Sobreiro Neighbourhood - Rehabilitation



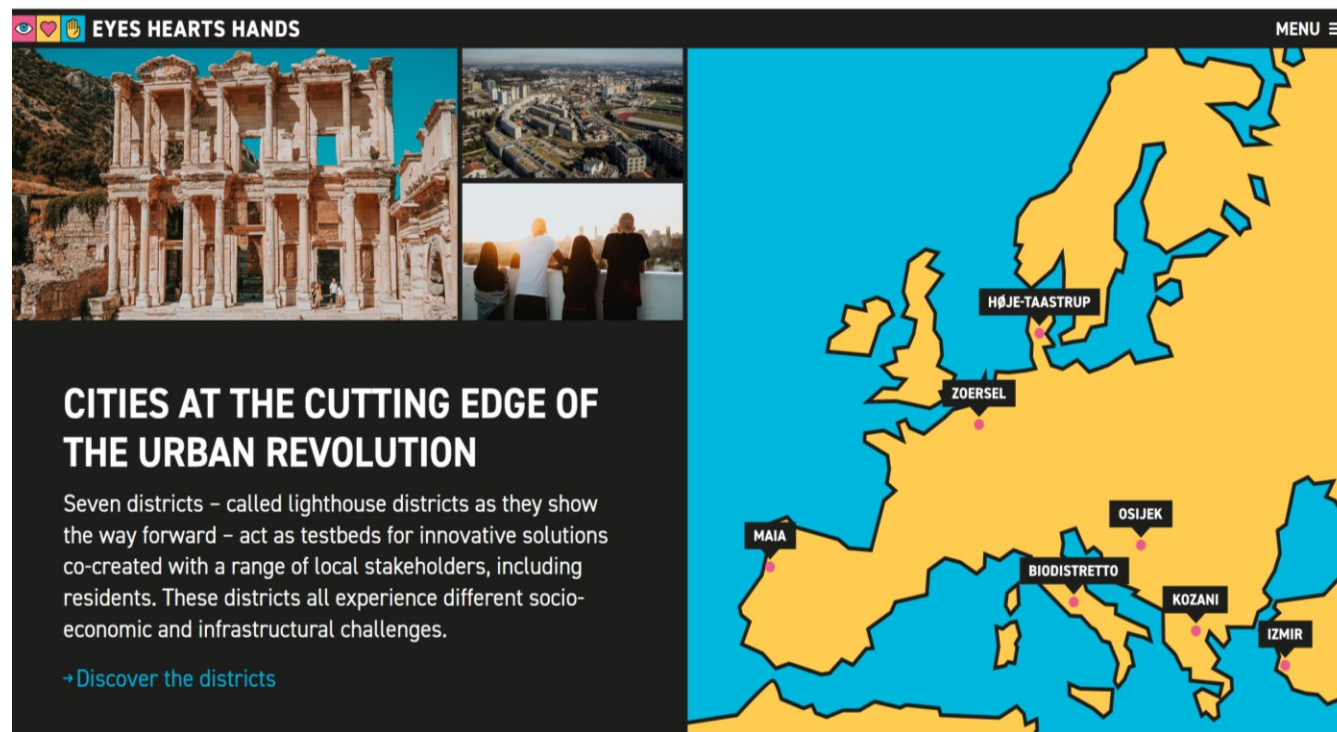


Menção Honrosa
Prémio IHRU
Nuno Teotónio Pereira



EEHUR – Eyes Hearts Hands Urban Revolution

Intervening right in the heart of the city: the social housing neighbourhood of Sobreiro.

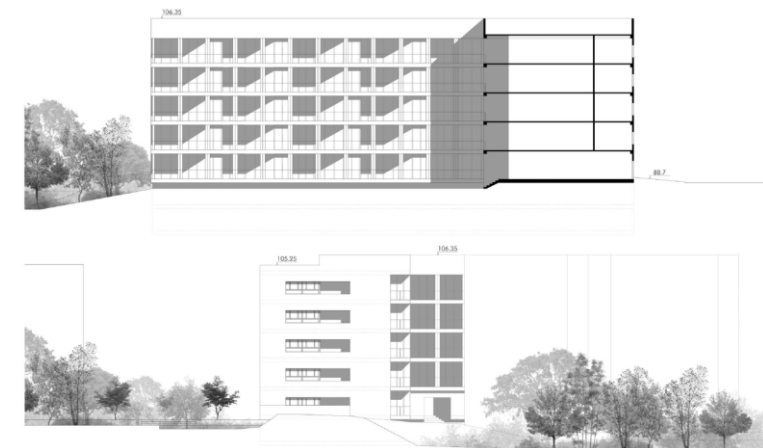
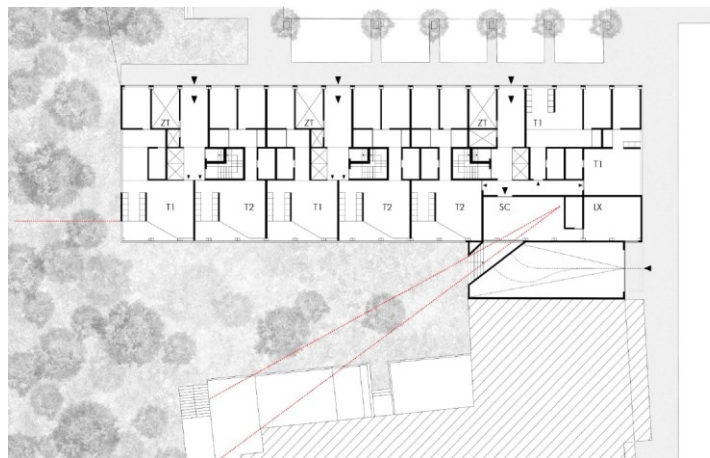
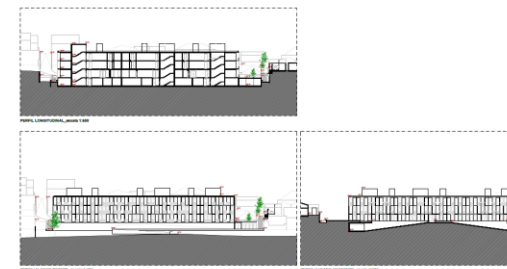


EEHUR Project – EYES, Hearts, Hands, Urban Revolution

This project has a total of 33 partners, including **Agência de Energia do Porto** (AdEPorto), **EDP NEW** and **Sociedade Portuguesa de Inovação** (SPI), in addition to the **Municipality of Maia** and **Espaço Municipal**







Mai

Sorrir
para
a Vida.



