

LISBON UNDER PRESSURE

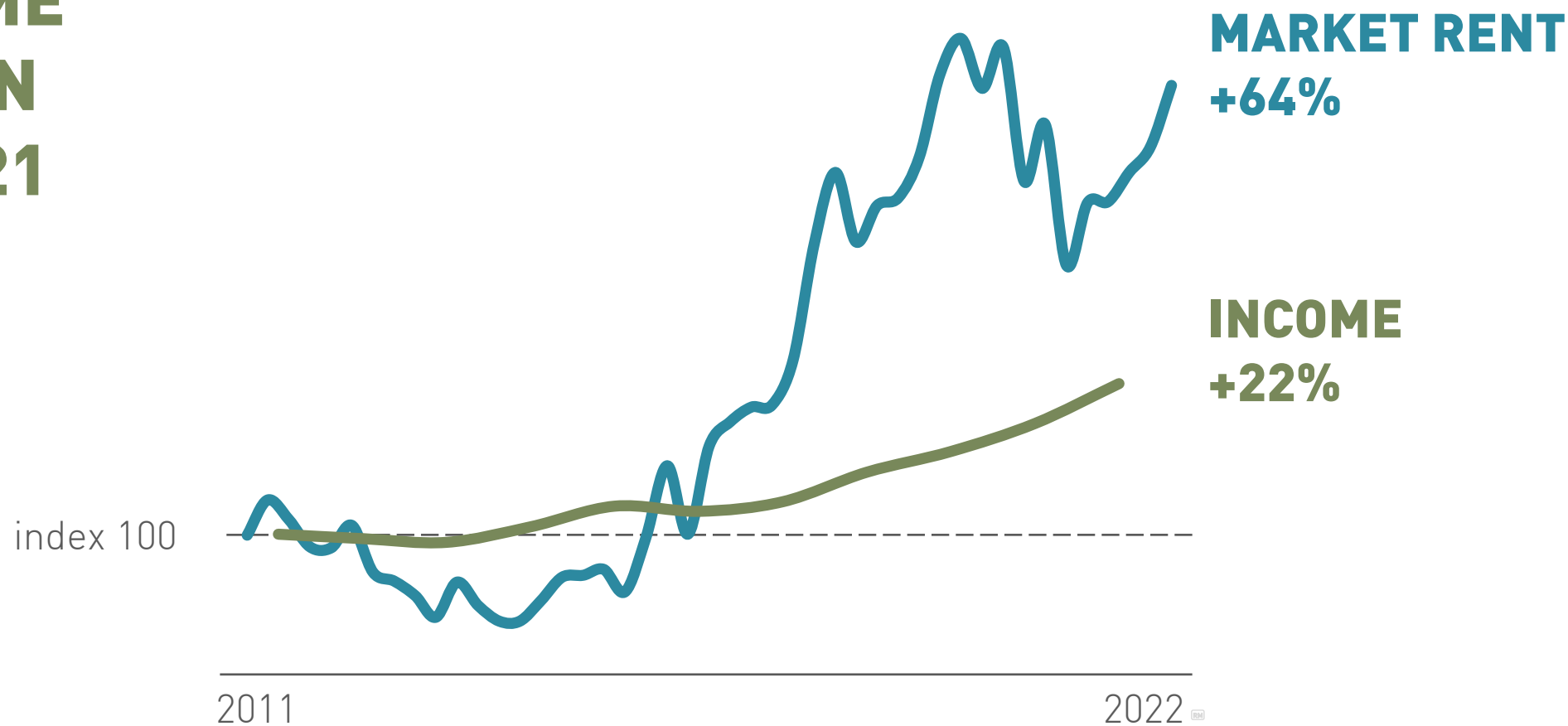
**FILIPA ROSETA, COUNCILWOMAN FOR HOUSING AND PUBLIC WORKS
LISBON MUNICIPALITY**

6TH MAY 2025

AK CITY CONFERENCE
HOUSING MARKETS IN EUROPE UNDER PRESSURE



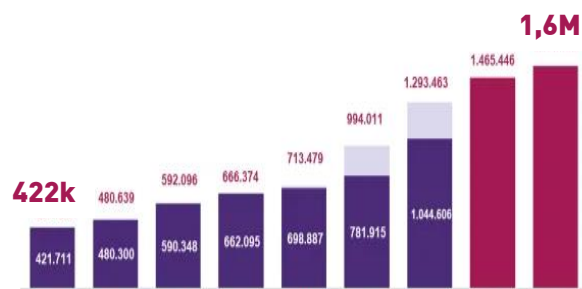
MARKET RENT VS INCOME IN LISBON 2011-2021



SOURCE: Series of average net monthly earnings of the employed population in AML, INE- Employment Survey
Confidencial Imobiliário



MIGRATION INCREASE



FOREIGN CITIZENS IN PORTUGAL (2017-2024)

PORTUGAL:
IN 7 YEARS, THE IMMIGRANT
POPULATION QUADRUPLED

FROM 480 THOUSAND IMMIGRANTS
TO MORE THAN 1.6 MILLION

SOURCE: RMA 2023 + AIMA (Agency for Integration, Migration and Asylum) Progress Report presented in April 2025

LISBON METROPOLITAN AREA:
WHERE THE COUNTRY'S LARGEST
IMMIGRANT POPULATION IS CONCENTRATED

LISBON MUNICIPALITY:
HIGHEST PERCENTAGE OF IMMIGRANT POPULATION.
CORRESPONDING TO 30% OF THE CITY'S TOTAL RESIDENTS

LISBON (2023):
163k FOREIGN
RESIDENTS

37% INCREASE
FROM PREVIOUS YEAR



HOUSING IN LISBON

OVERVIEW



POPULATION AND HOUSING STOCK EVOLUTION 2011-2021



320 000

319 640
housing units in Lisbon
21% AML
5,4% Portugal



243 000

242 571
families in Lisbon
19% AML
5,3% Portugal



+77 000

+77 069
housing units
than families



2,22

people per
household
(Lisbon average)



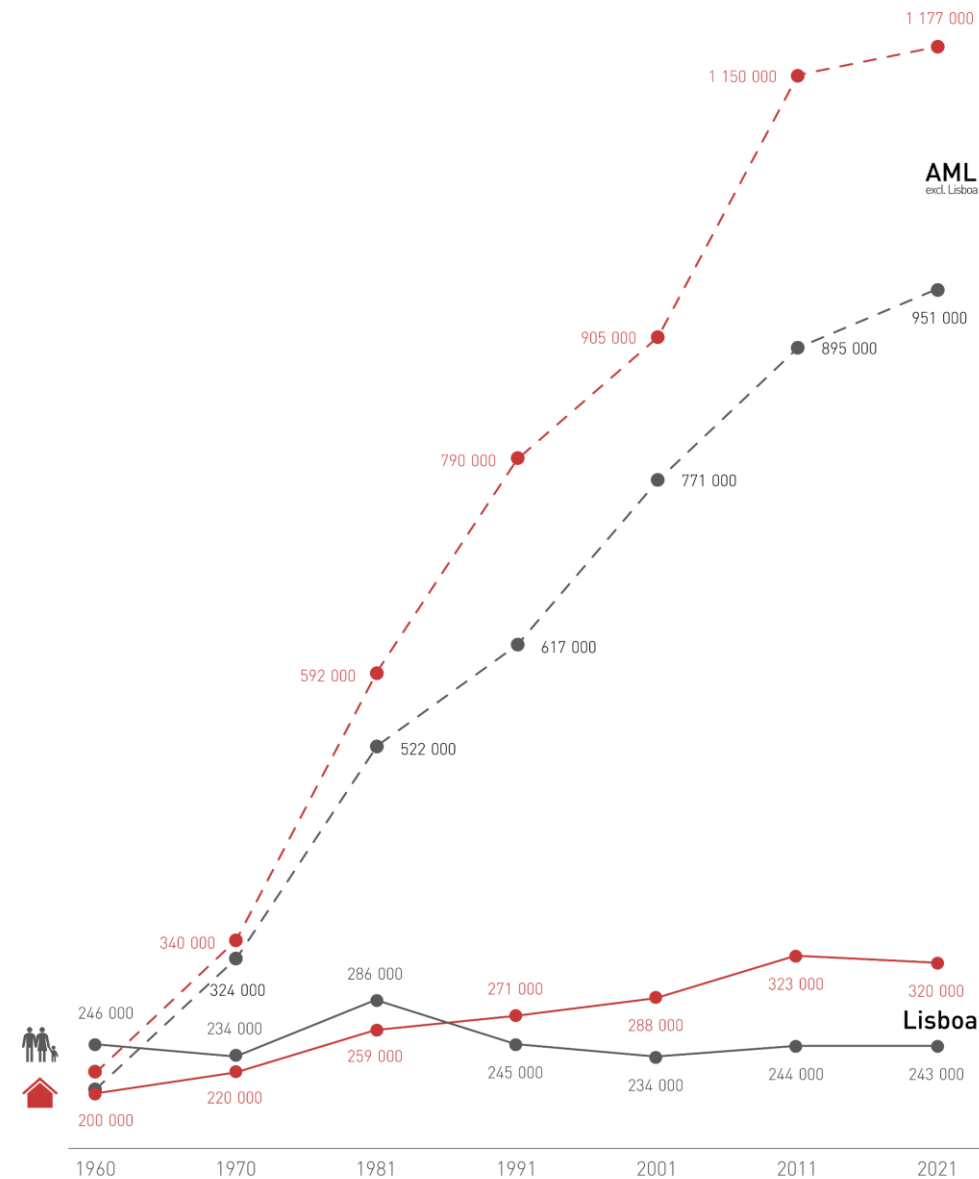
64%

working age
population
346 808 | 15-64 years)



35%

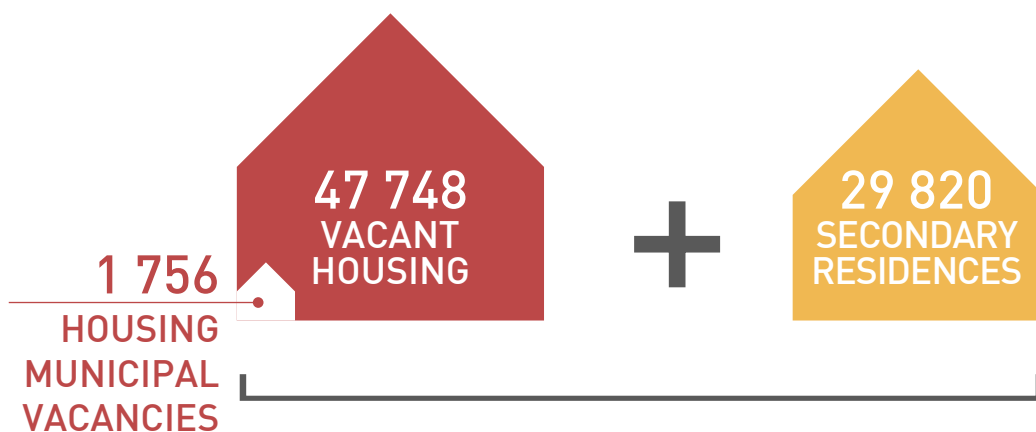
families composed
by 1 person
16% of residents
(85 208 people)
46% of people who live
alone are elderly
(38 859)



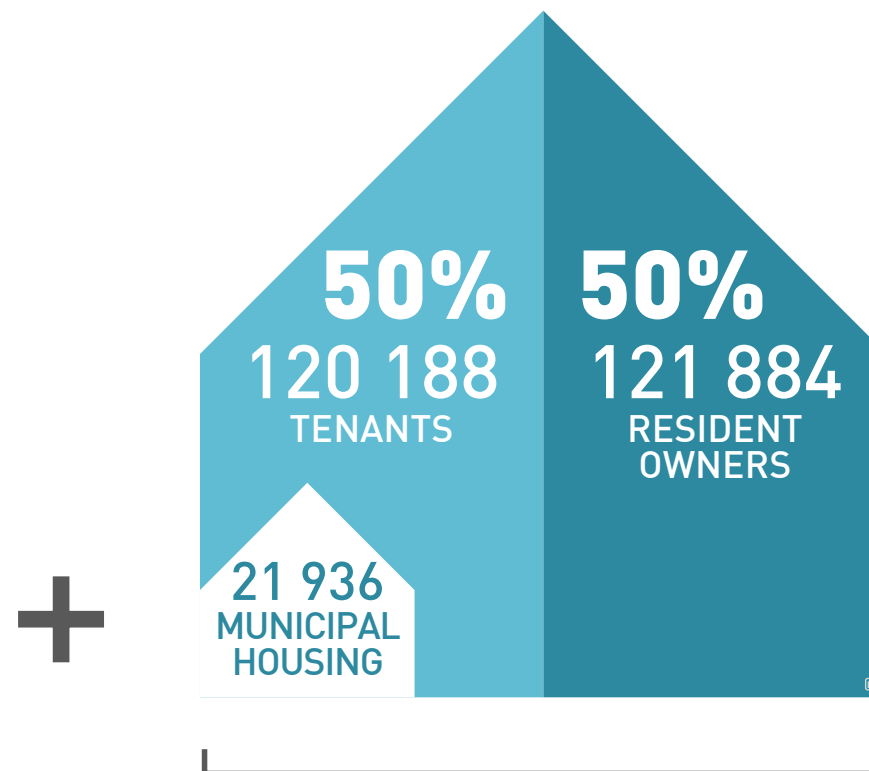
THE HOUSING STOCK

ACCORDING TO 2021 CENSUS

319,640 DWELLINGS



77 568 HOUSING
WITHOUT PERMANENT
OCCUPATION



242 072 FAMILIES
IN PRIMARY RESIDENCES



**RECENTLY
APPROVED**

MUNICIPAL HOUSING CHARTER

2023-2032

**MUNICIPAL HOUSING POLICY ACTION PLAN
FOR THE NEXT 10 YEARS**

ADDRESSING THE HOUSING CRISIS



MUNICIPAL HOUSING CHARTER

3 PRIORITIES FOR ACTION 35 MEASURES

1. INCREASE AND IMPROVE THE SUPPLY OF HOUSING: MUNICIPAL, PARTNERSHIP AND PRIVATE

(18 measures)

2. REDUCE ASYMMETRIES IN ACCESS TO HOUSING

(10 measures)

3. REGENERATE THE FORGOTTEN CITY

(7 measures)

3 INTERVENTION MAPS

A. HOUSING POTENTIAL IN PUBLIC PROPERTY

B. HOUSING PRIORITY ZONES

C. PRIORITY REQUALIFICATION HABITATS



PRIORITY 1: MEASURES FOR MORE AND BETTER SUPPLY

Measure 1.01 – Rehabilitation of vacant municipal housing

Measure 1.02 – Planned new construction of residential buildings in municipal property

Measure 1.03 – Rehabilitation, reconstruction and conversion of municipal buildings for residential use

Measure 1.04 – Expansion of housing areas through municipal plans or allotments

Measure 1.05 – Reconstruction of municipal neighborhoods for rehousing

Measure 1.06 – Rehabilitation of degraded buildings in municipal districts

Measure 1.07 – Municipal cooperative program

Measure 1.08 – Implementation of affordable housing promotion operations in partnership

Measure 1.09 – Strategic acquisition of buildings with housing suitability

Measure 1.10 – Urban and fiscal incentives for the construction of affordable housing by private developers

Measure 1.11 – Scaling up housing solutions for homeless people

Measure 1.12 – Scaling up urgent and temporary accommodation solutions

Measure 1.13 – Construction of residences for displaced university students in municipal property

Measure 1.14 – Increase the supply of affordable private accommodation for university students through platforms and incentives

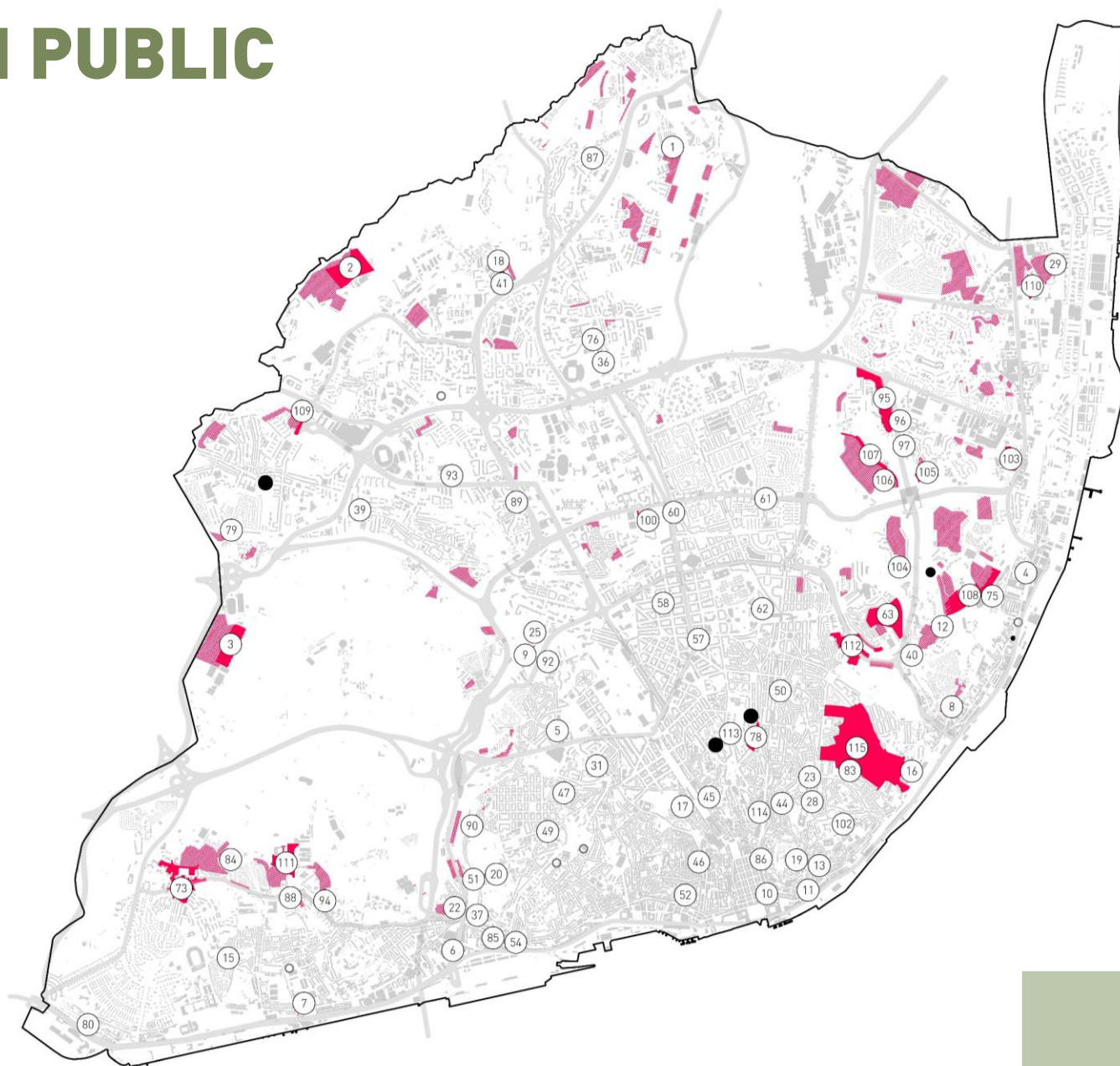
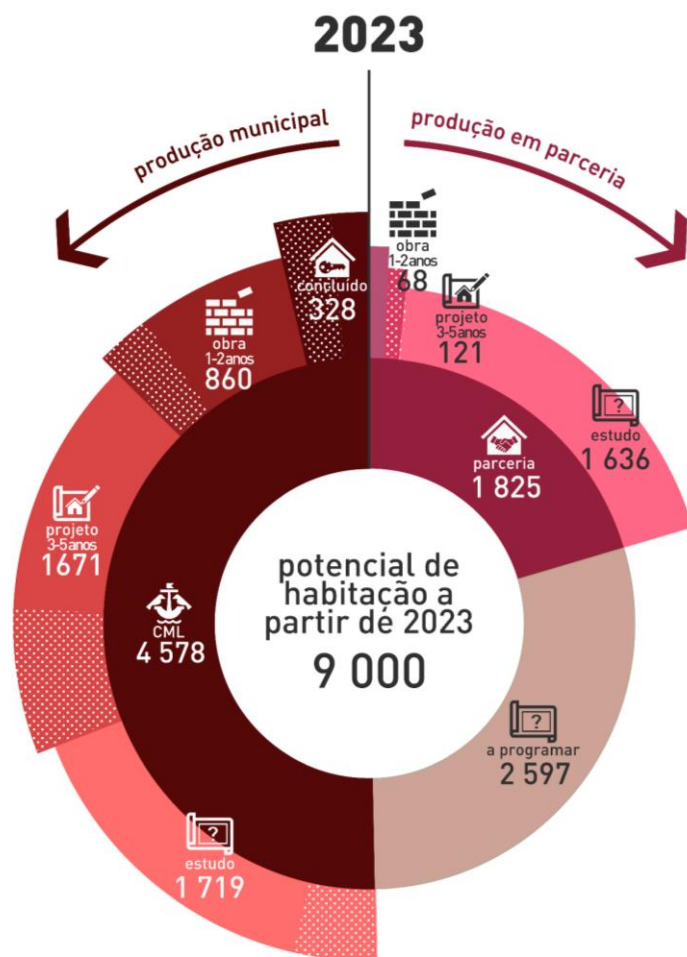
Measure 1.15 – Acceleration of licensing procedures and prior communication in housing promotion

Measure 1.16 – Inclusive zoning, through incentive to the creation of a supply of affordable housing

Measure 1.17 – Rehabilitation and improvement of the energy efficiency of the private housing stock, vacant or in use

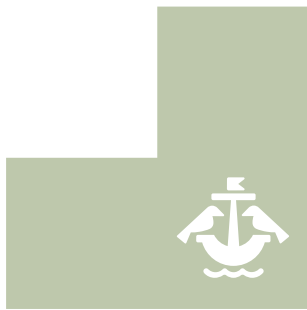
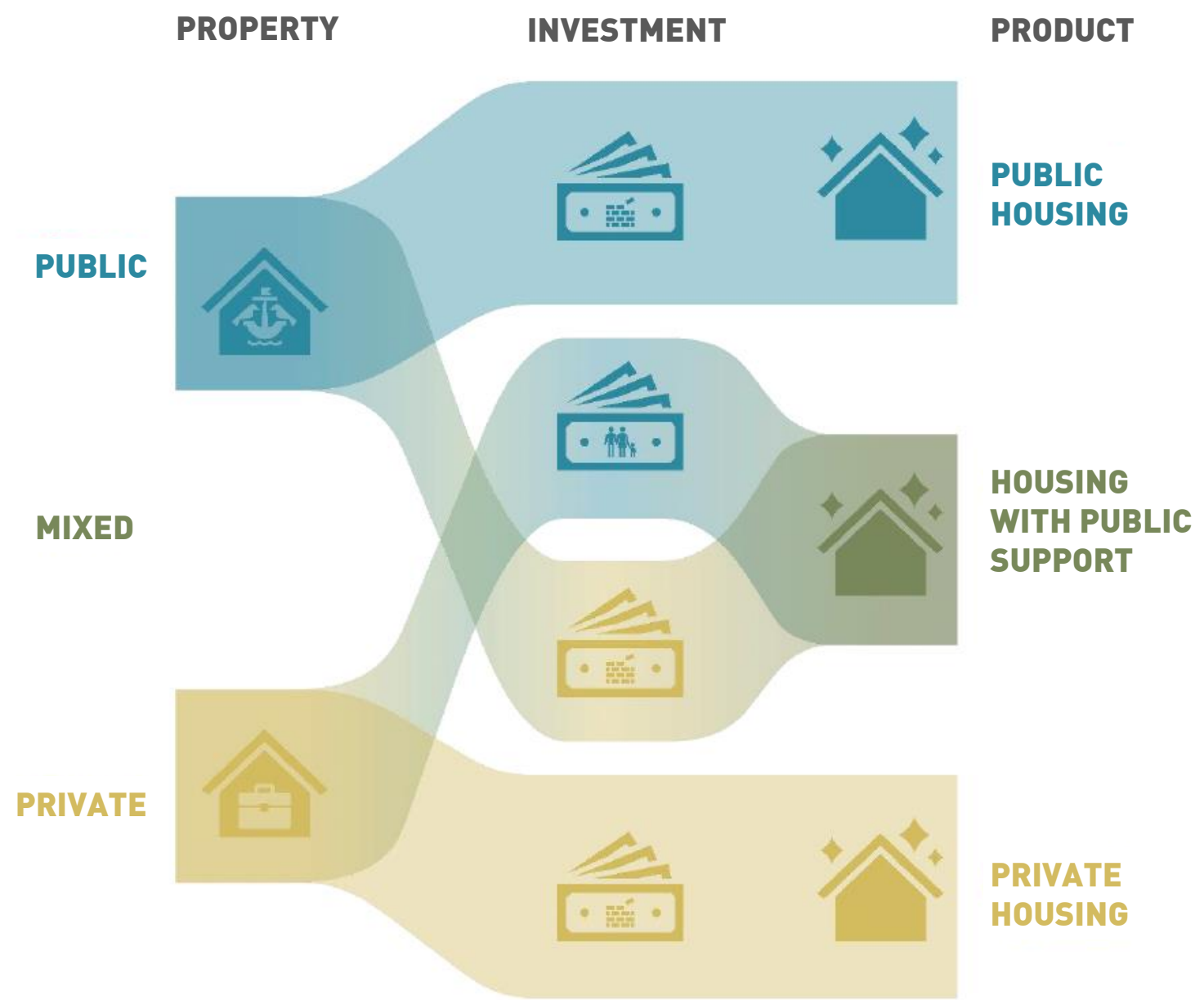


HOUSING POTENTIAL IN PUBLIC PROPERTY MAP



CREATING
AN
AFFORDABLE
HOUSING
MARKET

HOUSING
MUNICIPAL
SYSTEM



HOUSING POLICY

APPLICATIONS HOUSING RESILIENCE PLAN (GOAL 2026)

TOTAL	9198 HOUSING UNITS	443 M€	AVERAGE COST PER UNIT
REHABILITATION	7415	155 M€	21 000 €
NEW CONSTRUCTION + REHABILITATION	59	5 M€	85 000 €
NEW CONSTRUCTION	1710	280 M€	164 000 €
ACQUISITION (WITHOUT REHABILITATION)	14	3 M€	214 000 €



BUILDINGS WITH RENEWABLE ENERGY PRODUCTION

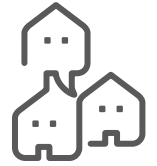
**ROOFTOP ENERGY PRODUCTION
SINCE 2022. UNDER MONITORIZATION**



RENOVATION OF THE MUNICIPAL HOUSING STOCK TO IMPROVE ENERGY EFFICIENCY

2022-2026

- + THAN 400 BUILDINGS UNDER RENOVATION
- + THAN 7000 UNITS/FAMILIES IMPACTED
- + THAN 80 MILLION EUROS INVESTMENT



Gebalis



PROJECT 'ECO NEIGHBORHOOD': UPGRADE STANDARDS FOR IMPROVED ENERGY PERFORMANCE



DIREÇÃO MUNICIPAL
DE MANUTENÇÃO E
CONSERVAÇÃO

2013

IDEAS CONTEST

STANDARD PROJECT 'ECO-BAIRRO DA BOAVISTA'

AUTHORSHIP 'ORANGE'

REHOUSING/RECONSTRUCTION NEIGHBORHOODS



2022-2026

+ THAN TEN YEARS LATER ?



+ ENERGY EFFICIENCY REQUIREMENTS

+ EVOLUTION OF THE ENERGY
CERTIFICATION CLASSIFICATION



PROJECT 'ECO NEIGHBORHOOD': UPGRADE STANDARDS FOR IMPROVED ENERGY PERFORMANCE

2022-2026
PROJECT 'ECO NEIGHBORHOOD'
VERSION ++

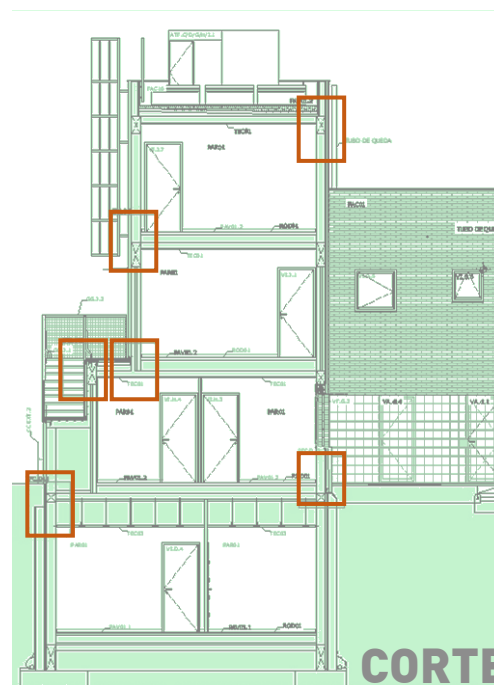


UPGRADE ENERGY EFFICIENCY

REVIEW OF PASSIVE BUILDING SOLUTIONS:

- 1) INSULATION THICKNESS
(WALLS: FROM 50 TO 80MM.
COVERAGE: FROM 60 TO 100MM)
- 2) MORE EFFICIENT FRAME (CLASS 4)

IMPROVEMENT OF ACTIVE BUILDING SOLUTIONS: MORE EFFICIENT EQUIPMENT (AQS: THERMOSIPHON TO FORCED CIRCULATION)



DIREÇÃO MUNICIPAL
DE MANUTENÇÃO E
CONSERVAÇÃO



PROJECT 'ECO NEIGHBORHOOD': UPGRADE STANDARDS FOR IMPROVED ENERGY PERFORMANCE



DIREÇÃO MUNICIPAL
DE MANUTENÇÃO E
CONSERVAÇÃO




NZEB +20
= 20% MORE EFFICIENT

NZEB
(NEARLY ZERO
ENERGY BUILDING)
EUROPEAN DIRECTIVE:
NEEDS MET BY ENERGY
FROM MOSTLY
RENEWABLE SOURCES



**COOPERATIVE ALREADY
SELECTED
BY PUBLIC COMPETITION**

Lumiar

-  **18** habitações
-  **22** lugares de estacionamento privativo em cave
-  Investimento total da cooperativa: **3,83 M€** (c/IVA)
- Encargo médio por habitação: **213.000 €** (c/IVA)

Área Bruta de Construção: 3.163 m²

1.678 m²	habitação
459 m²	comércio e projeto social
1.026 m²	estacionamento

Área de Espaço Público: **1.084 m²**

	Tipologias*:	5 T1	146.000 €* 146.000 €
		9 T2	216.000 €* 216.000 €
		4 T3	289.000 €* 289.000 €



*Estimativa de custo de empreitada de obra de acordo com previsto em anteprojeto. Obras de urbanização a cargo do Município de Lisboa. IVA incluído. Não inclui custos com gestão e fiscalização de obra, custos administrativos e custos de financiamento.



1ST HOUSING COOPERATIVE PROGRAM

António do Couto

Lumiar

☑ **approved project**



projetistas:

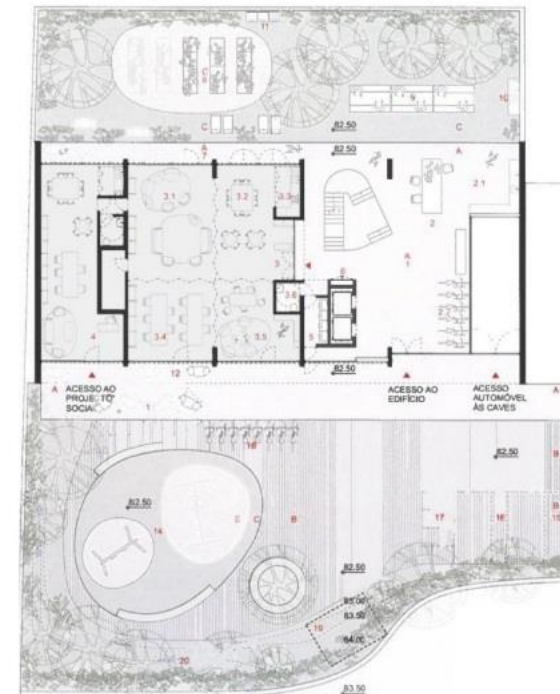
A400 – Projetistas e Consultores de Engenharia

Arq^a. Patrícia Rocha Leite

Arq^o. Jorge Miguel de Almeida Castro Trigo



planta piso tipo ▲ ▼ planta piso térreo



COOPERATIVE ALREADY
SELECTED
BY PUBLIC COMPETITION



PRIORITY 2: MEASURES FOR MORE ACCESS

Measure 2.01 – Allocation of a municipal lease solution to families with difficulty in accessing housing

Measure 2.02 – Municipal rental subsidy

Measure 2.03 – Pilot project: Extraordinary allocation of rental subsidy for homeless people in the process of becoming autonomous

Measure 2.04 – Development of strategies for the prevention of homelessness, in conjunction with SCML and other entities in the social sector

Measure 2.05 – Intergenerational cohabitation programme between older people and university students

Measure 2.06 – Mobilisation of municipal housing as an accommodation response for professionals displaced from public entities

Measure 2.07 – Support for adaptation, conservation or repair works in housing with residents in vulnerable situations

Measure 2.08 – Regulation of the activity of short-term rentals

Measure 2.09 – Signaling of situations of housing shortage

Measure 2.10 – Creation of a Metropolitan Housing Council for articulated support for priority interventions and coordination of solutions in the Lisbon Metropolitan Area



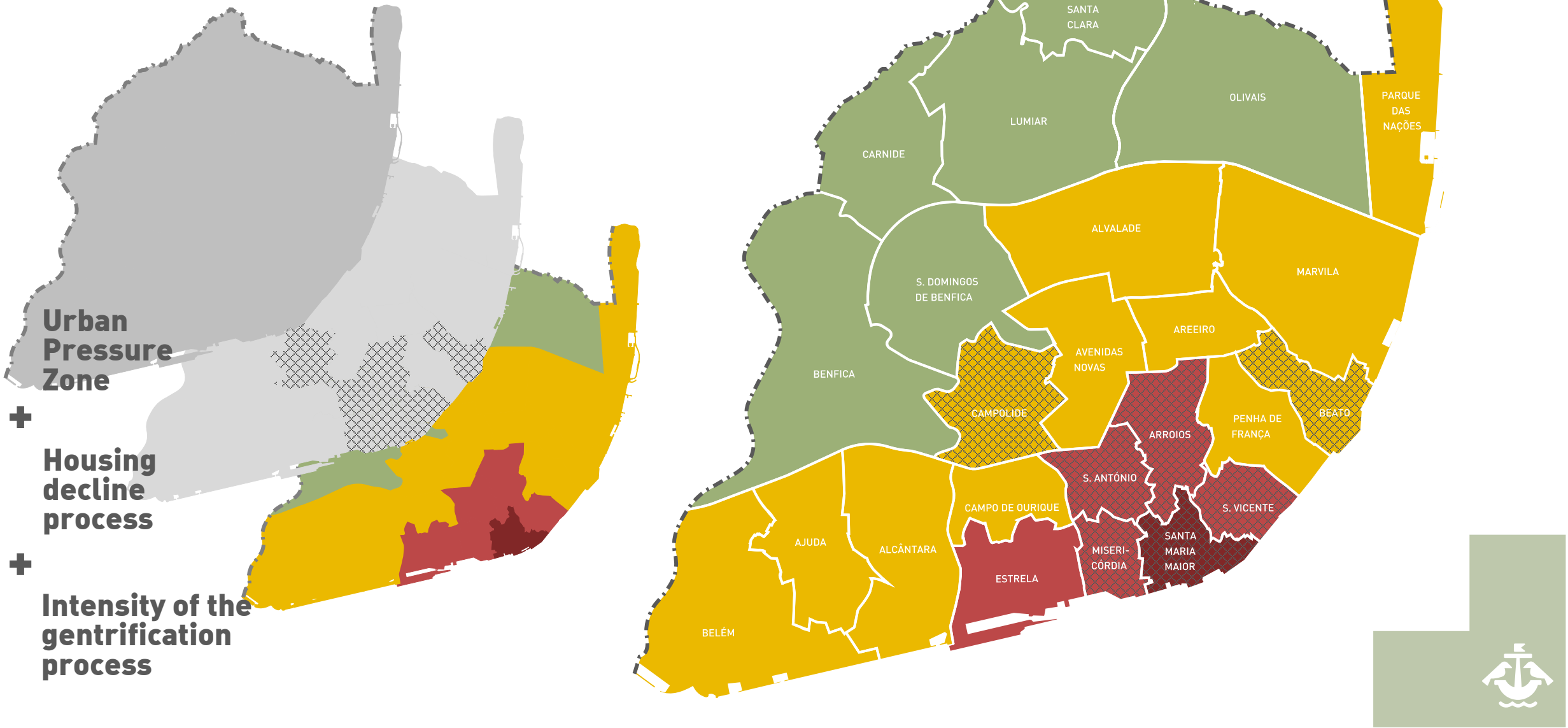
HOUSING AND SUSTAINABILITY POLICIES: THE FIGHT AGAINST ENERGY POVERTY IN LISBON + FIGHT AGAINST HOUSING POVERTY

MUNICIPAL SUBSIDY FOR AFFORDABLE RENT

**+ THAN 2000 RENT SUBSIDIES; + THAN 1200 FAMILIES
AVERAGE SUBSIDY 250 €/MONTH**

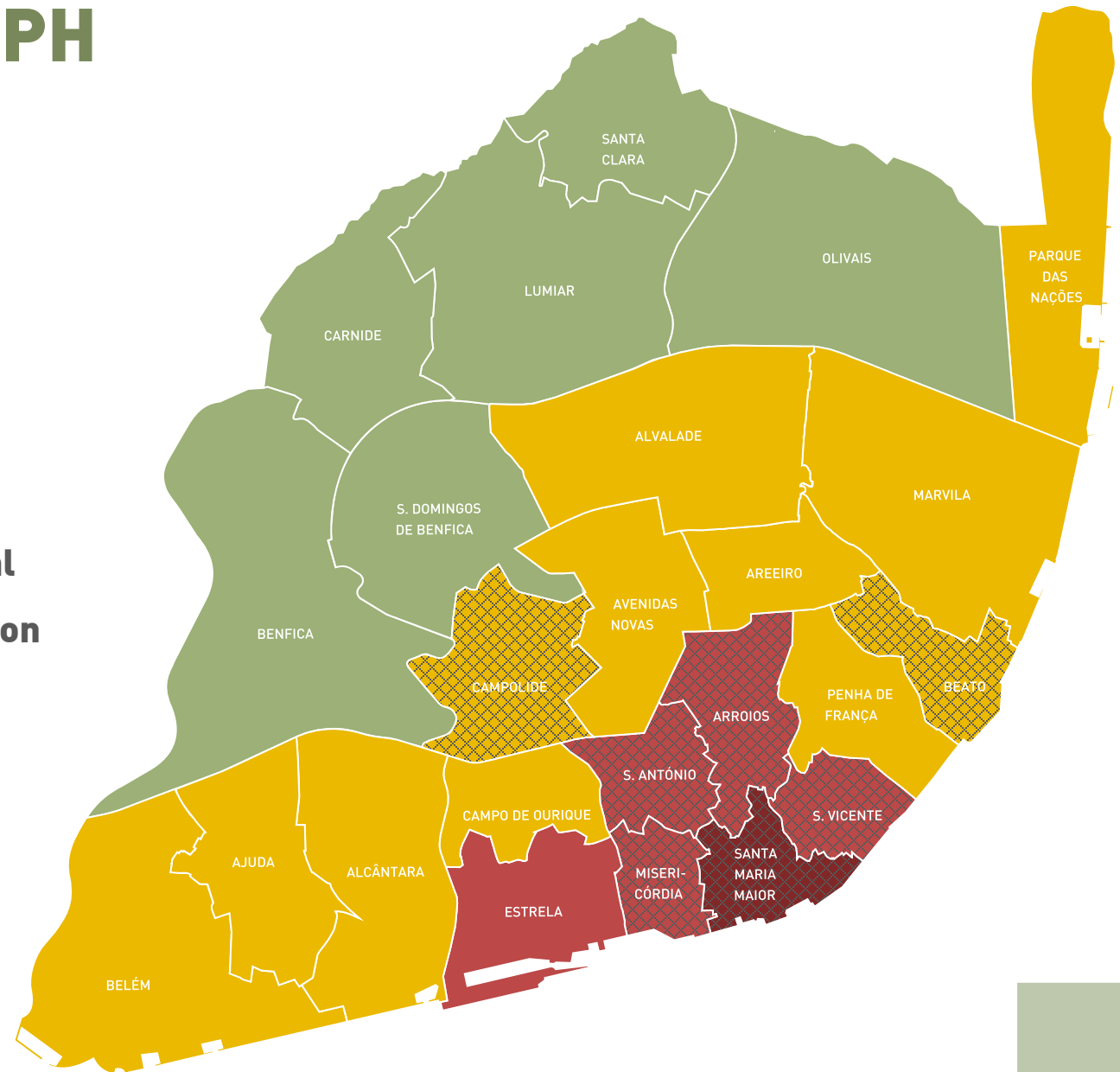


HOUSING PRIORITY ZONES (ZPH) MAP



POTENTIAL IMPACT OF ZPH

- ✓ **Incentives for private affordable housing**
- ✓ **Inclusive zoning**
- ✓ **Special criteria for access to support**
- ✓ **Regulation of the activity of short-term rental**
- ✓ **Priority in the management of asset acquisition**



PRIORITY 3: MEASURES FOR A BETTER CITY

Measure 3.01 – Reconversion, regularization and reconstruction of housing and improvement of habitats in AUGI

Measure 3.02 – Reconversion, regularization and urban rehabilitation of pending processes of the ex-SAAL and self-construction neighborhoods

Measure 3.03 – Interventions in degraded nuclei promoting fully integrated habitats in the city

Measure 3.04 – Interventions to qualify public space to increase comfort and safety of residents in the face of natural disasters and the effects of climate change

Measure 3.05 – Creation of an Energy Community integrated in the reconstruction of the Padre Cruz Neighborhood

Measure 3.06 – Preparation of the Municipal Charter for Local Development

Measure 3.07 – Elaboration of the city's Tourist Capacity Study



PRIORITY REQUALIFICATION HABITATS MAP

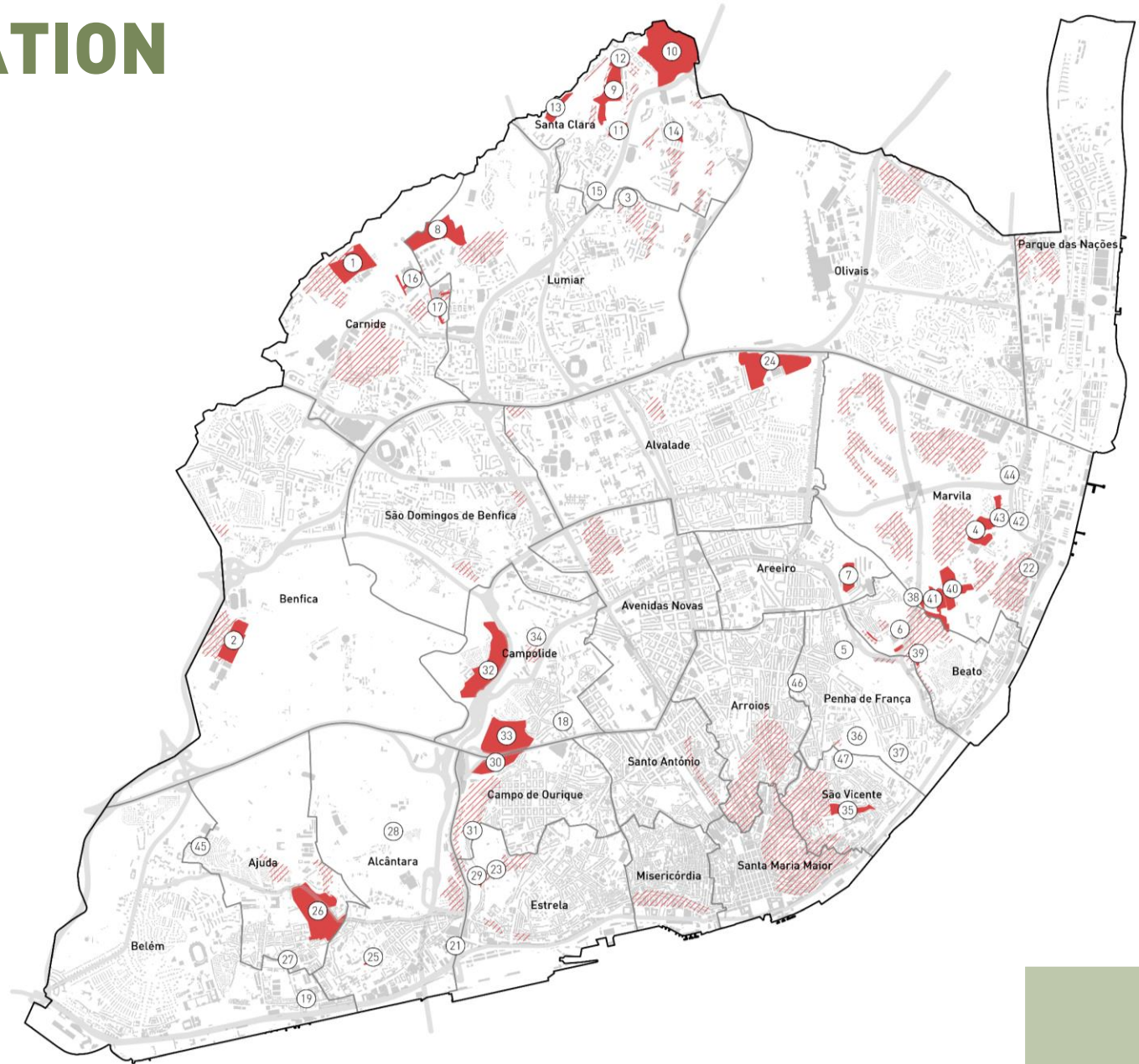
Municipal Neighborhoods

4 Ex-SAAL Neighborhoods

10 AUGI

8 Courtyards and Villas

25 Degraded nuclei



OBJECTIVES OF HOUSING POLICY



ERADICATE POVERTY



KEEP FAMILIES IN PLACE



MORE SUSTAINABLE LISBON



THANK YOU FOR YOUR ATTENTION

**COUNCILWOMAN FILIPA ROSETA
FROM LISBON MUNICIPALITY**

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6TH MAY 2025

AK CITY CONFERENCE

HOUSING MARKETS IN EUROPE UNDER PRESSURE

