



LISBOA

CÂMARA MUNICIPAL

PARTNERSHIP MODELS FOR AFFORDABLE HOUSING IN LISBON

FILIPA ROSETA,
HOUSING COUNCILOR, LISBON CITY COUNCIL

PORTUGAL REAL ESTATE SUMMIT
23RD SEPTEMBER 2024

PRESENTATION OVERVIEW

- **LISBON'S HOUSING POLICY PRIORITIES**
- **CREATING A MUNICIPAL HOUSING SYSTEM**

- **BRIEF RESULTS AND INVESTMENT HISTORY FOR THE PAST DECADE**
- **OPPORTUNITITES REGARDING AFFORDABLE HOUSING POLICY – SMALL AND BIG PLOTS**

HOUSING POLICY PRIORITIES

FROM THE MUNICIPAL HOUSING CHARTER

- 1. INCREASE AND IMPROVE THE SUPPLY OF HOUSING:
MUNICIPAL, IN PARTNERSHIP AND PRIVATE**
- 2. REDUCE HOUSING ACCESS ASYMMETRIES**
- 3. REGENERATE THE FORGOTTEN CITY**

HOUSING POLICY PRIORITIES

FROM THE MUNICIPAL HOUSING CHARTER

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

TO CREATE A MUNICIPAL HOUSING SYSTEM

THREE PILLARS FOR AFFORDABLE HOUSING

23 577

**EXISTING
MUNICIPAL
HOUSING UNITS**

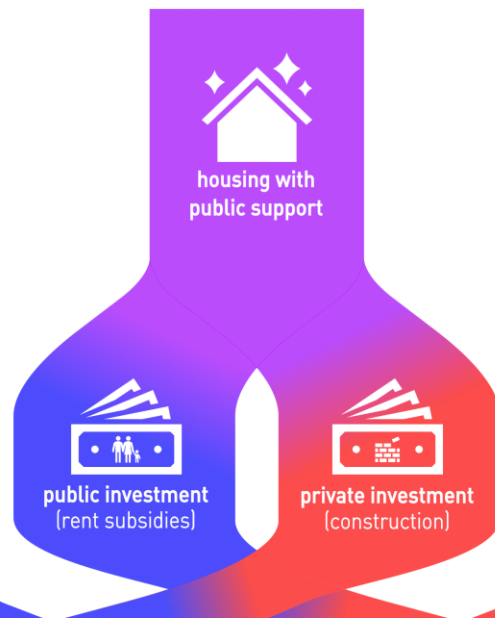
1 000

**EXISTING
MUNICIPAL
SUBSIDIES**

**PUBLIC
HOUSING**



**PARTNERSHIP
HOUSING**



**PRIVATE
HOUSING**



PUBLIC

PRIVATE

PRODUCT

=

INVESTMENT

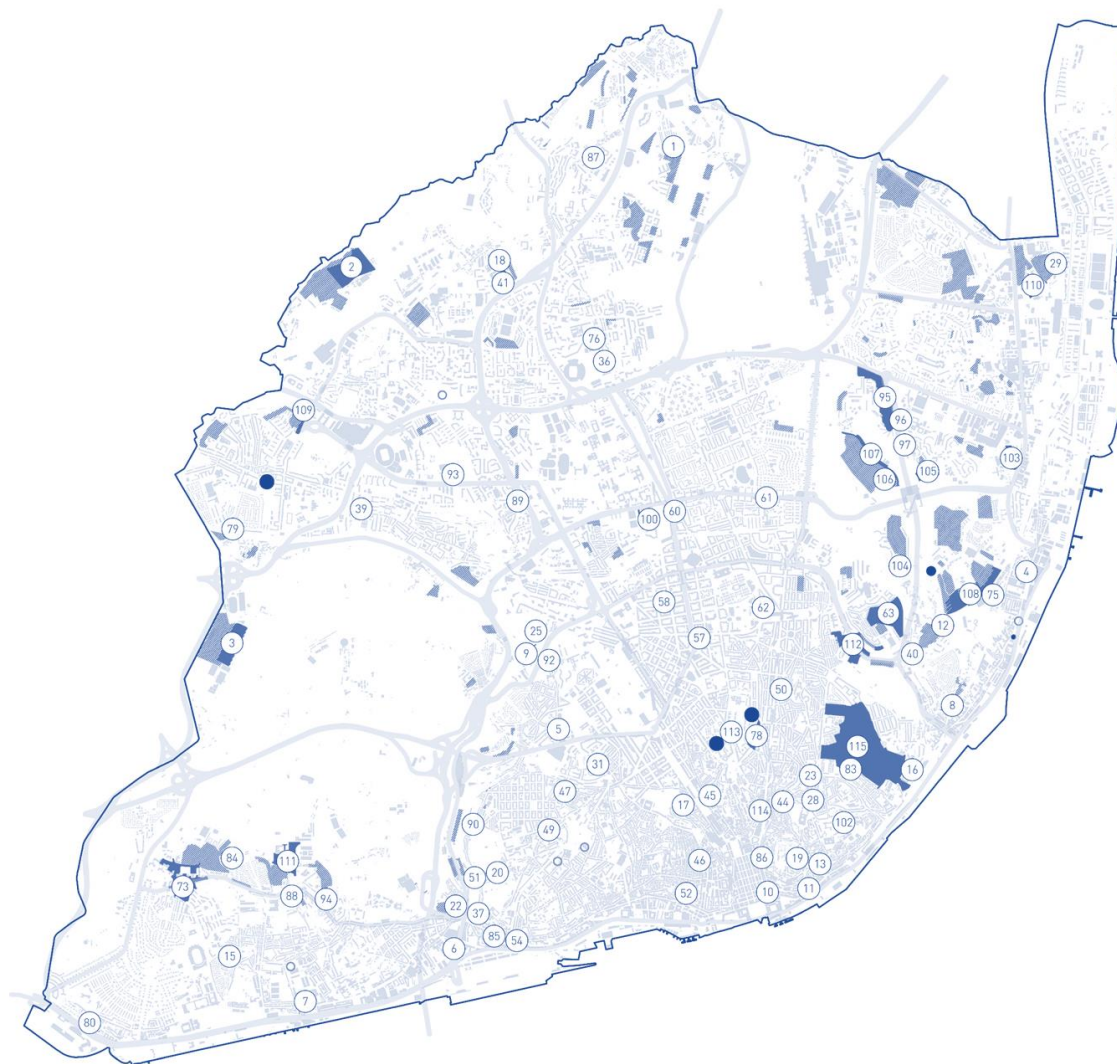
+

PROPERTY

HOUSING POLICY: CREATING A MUNICIPAL HOUSING SYSTEM

NEW HOUSING CONSTRUCTION POTENTIAL ON MUNICIPAL LAND

+7000
POTENTIAL
NEW
HOUSING
UNITS
IDENTIFIED



CITY OF LISBON

NEW HOUSING CONSTRUCTION POTENTIAL ON MUNICIPAL LAND

ONGOING PUBLIC INVESTMENT

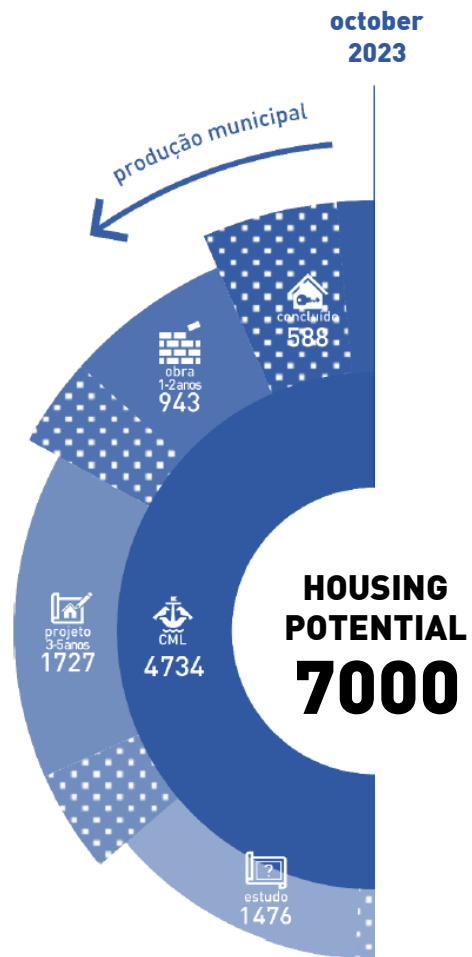
800
MILLION EUROS
UNTIL 2028

3000
HOUSING UNITS

3000 NEW UNITS

+

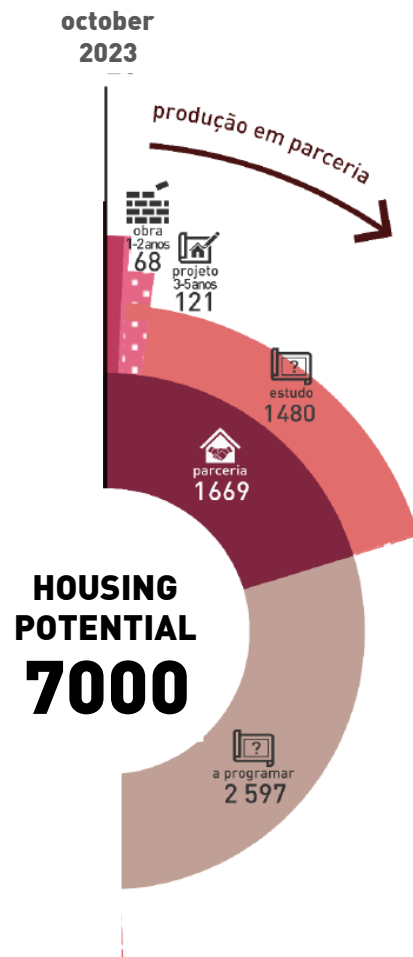
2000 REHABILITATION



NEW HOUSING CONSTRUCTION POTENTIAL ON MUNICIPAL LAND

POTENCIAL FOR PRIVATE INVESTMENT IN PARTNERSHIP

»»» ACCELERATION STRATEGY



SMALL SCALE PLOTS:
HOUSING COOPERATIVES

4000
HOUSING UNITS

**BIG SCALE PLOTS:
PARTNERSHIPS FOR AFFORDABLE RENT**

Cooperatives and Partnerships

4 191 dwellings



HOUSING COOPERATIVES

01	Rua António do Couto	18 dwellings
02	Rua da Venezuela	12 dwellings
03	Largo do Cabeço da Bola	15 dwellings
04	Rua de Santa Engrácia	21 dwellings
05	Rua Quinta das Lavadeiras	23 dwellings
		total 89 dwellings

HOUSING PARTNERSHIPS

06	Parque das Nações	235 dwellings
07	Benfica South	412 dwellings
08	Olaíias	336 dwellings
09	Alto da Ajuda	47 dwellings
10	Restelo	389 dwellings
11	Benfica North	276 dwellings
12	Vale de Santo António	2.407 dwellings
		total 4,102 dwellings

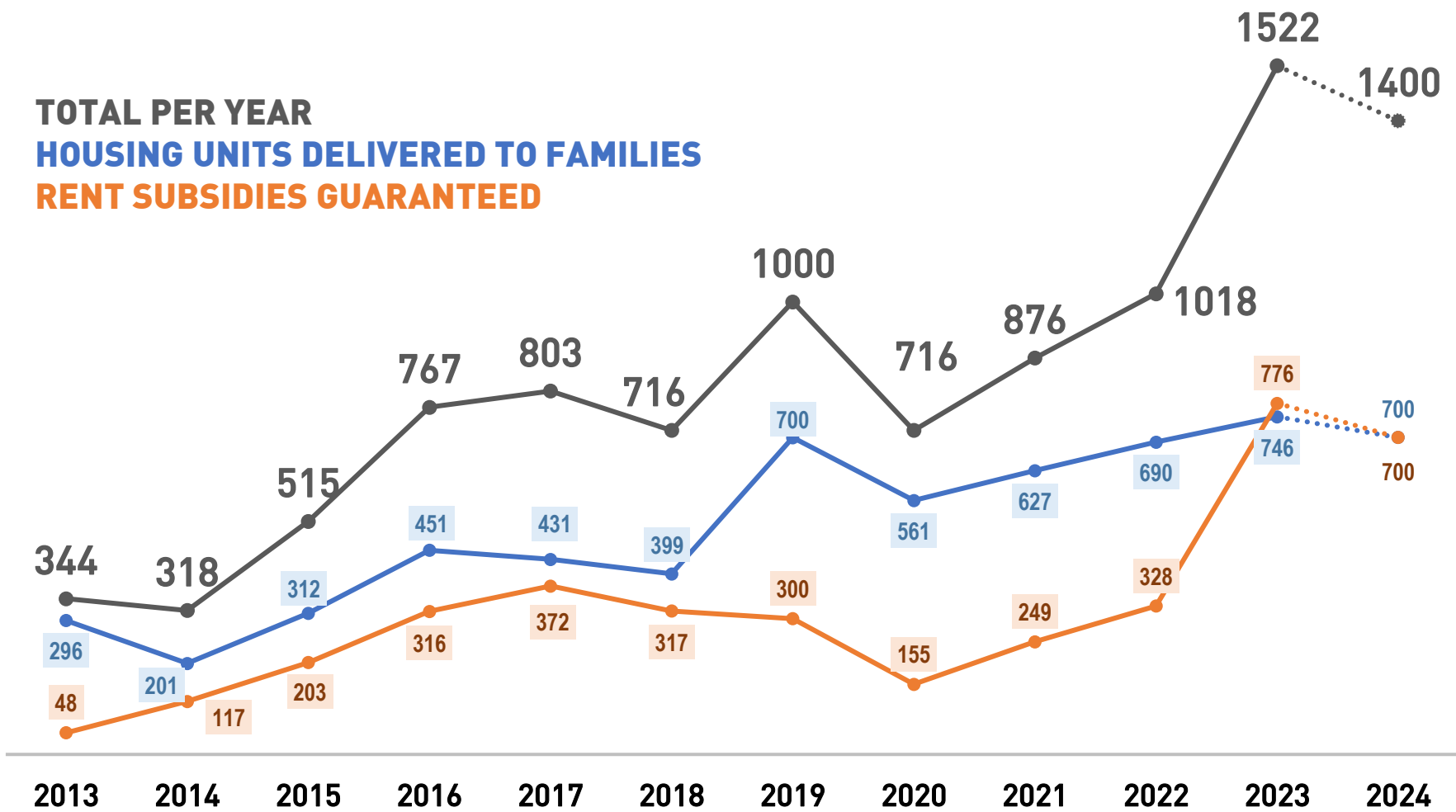
LISBON HOUSING POLICY:

BRIEF RESULTS AND INVESTMENT HISTORY FOR THE PAST DECADE

NUMBER OF GRANTS PER YEAR AND BY TYPE (2013-2024)

FROM THE CITY TO FAMILIES IN NEED

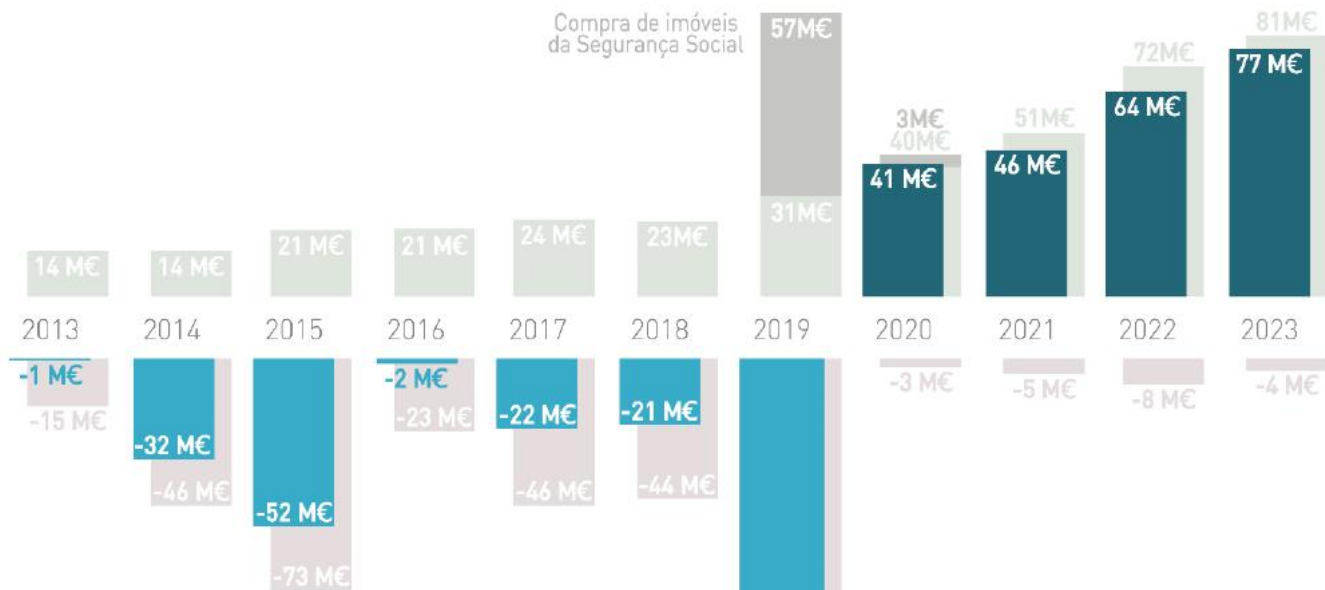
TOTAL PER YEAR
HOUSING UNITS DELIVERED TO FAMILIES
RENT SUBSIDIES GUARANTEED



A DECADE'S EFFORT TO SCALE UP PUBLIC SOLUTIONS

HOUSING INVESTMENT HISTORY (2013-2023)

INVESTMENT ↑
PROPERTY SALES ↓



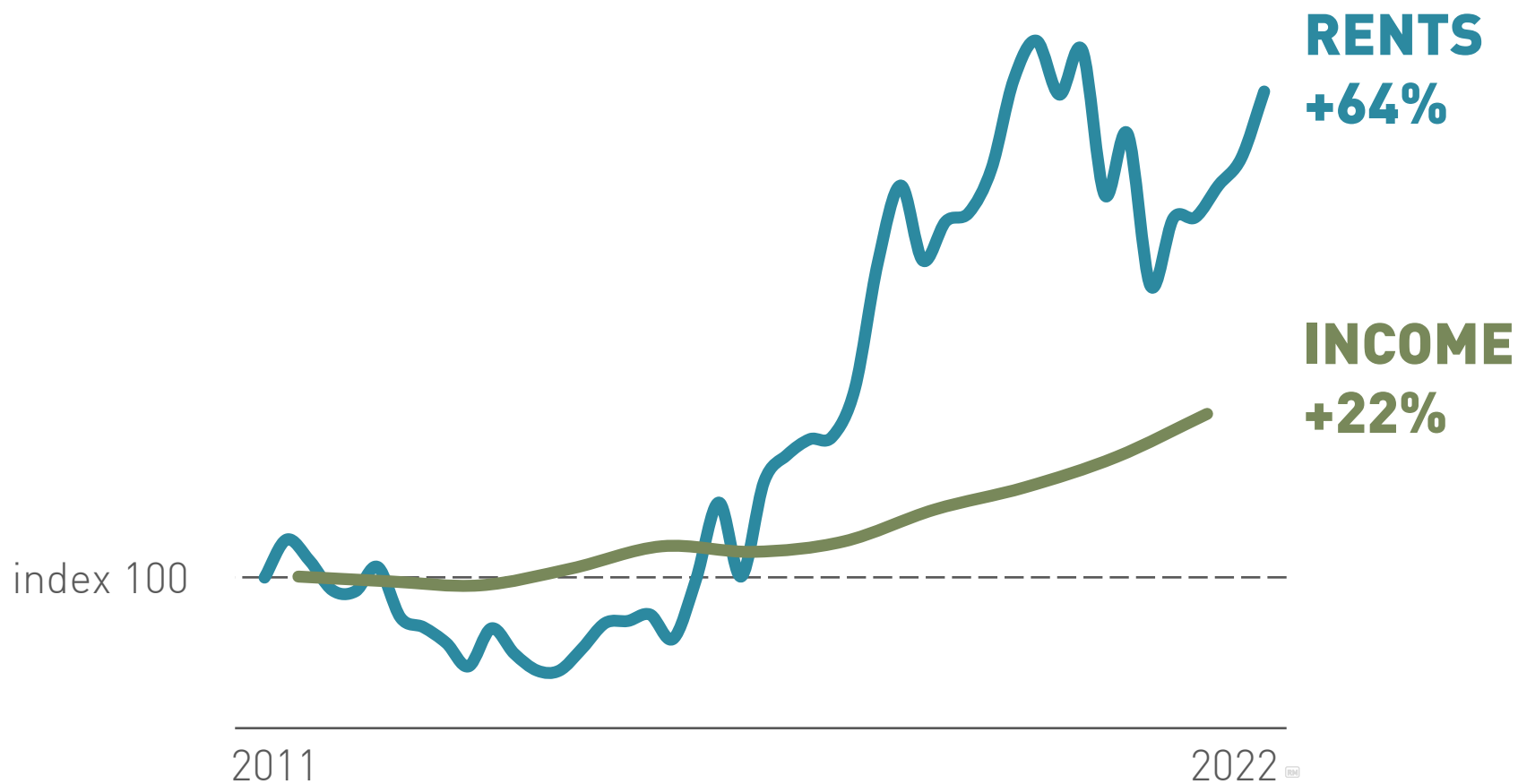
LOW HOUSING INVESTMENT & HIGH PROPERTY SALES

HIGH HOUSING INVESTMENT & NEARLY ZERO PROPERTY SALES

**BEFORE/AFTER 2020,
TWO VERY DIFFERENT
INVESTMENT STRATEGIES**

Venda dos terrenos da Antiga Feira Popular, em Entrecampos
-266 M€

HOUSING RENTS VERSUS INCOME (2011-2021)



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

ACCESS PROBLEMS STARTED NEARLY 2015

HOUSING PARTNERSHIPS OPPORTUNITIES:

SMALL TO MEDIUM SCALE PLOTS: HOUSING COOPERATIVES

HOUSING COOPERATIVE MOVEMENT – THE LISBON EXPERIENCE

»»» NEW PROGRAM APPROVED: COOPERATIVES “1ST LISBON HOME”



1974 1980 1990 2000 2010 2020 2024

2024 MODEL:

PUBLIC LAND IS GIVEN TO HOUSING COOPERATIVES ON SURFACE RIGHT FOR 90 YEARS (STABILITY)

PROJECTS ARE PREVIOUSLY DEVELOPED AND APPROVED BY THE MUNICIPALITY (LESS BUROCRACY)

THE PROCESS RUNS THROUGH OPEN COMPETITION (EQUAL OPPORTUNITIES)

THE SELECTION CRITERIA SEEKS FAMILIES THAT WILL HAVE THEIR 1ST HOME IN LISBON (I.E: YOUNG ADULTS)

COOPERATIVE DEVELOPS SOCIAL PROJECT RETURNING BENEFIT TO LOCAL COMMUNITY (BETTER HABITAT)

HOME TRANSMISSION/SELLING CANNOT BE SPECULATIVE (SOCIAL JUSTICE)

»»» **NEW OPEN**

CALL FOR PROPOSALS

APPLICATIONS UNTIL

15 JANUARY 2025



C Â M A R A M U N I C I P A L D E L I S B O A

Anúncio n.º AN/1/DMGP/CML/24

**CONCURSO PARA CONSTITUIÇÃO DE DIREITO DE SUPERFÍCIE PARA CONSTRUÇÃO DE 18
HABITAÇÕES SEM FINS LUCRATIVOS NA RUA ANTÓNIO DO COUTO NO ÂMBITO DO PROGRAMA
COOPERATIVAS 1ª HABITAÇÃO LISBOA**

CONC/1/DMGP/CML/24

Para os devidos efeitos, torna-se público a abertura de procedimento para a constituição de um direito de superfície de terreno municipal a uma cooperativa para a construção de 18 habitações sem fins lucrativos na Rua António do Couto, nos termos da Proposta n.º 414/2024, aprovada pela Deliberação n.º 414/CM/2024 da Câmara Municipal de Lisboa e pela Deliberação n.º 451/AML/2024 da Assembleia Municipal de Lisboa, nas suas reuniões de 19 e 23 de julho de 2024, respetivamente.

As peças do procedimento (Programa do Procedimento e Caderno de Encargos), que incluem as regras do procedimento e as condições do direito de superfície, são divulgadas no Boletim Municipal e podem ser descarregadas gratuitamente no sítio da Internet do Município <https://informacao.lisboa.pt/agenda/municipal/concurso-cooperativa-habitacao-antonio-do-couto>

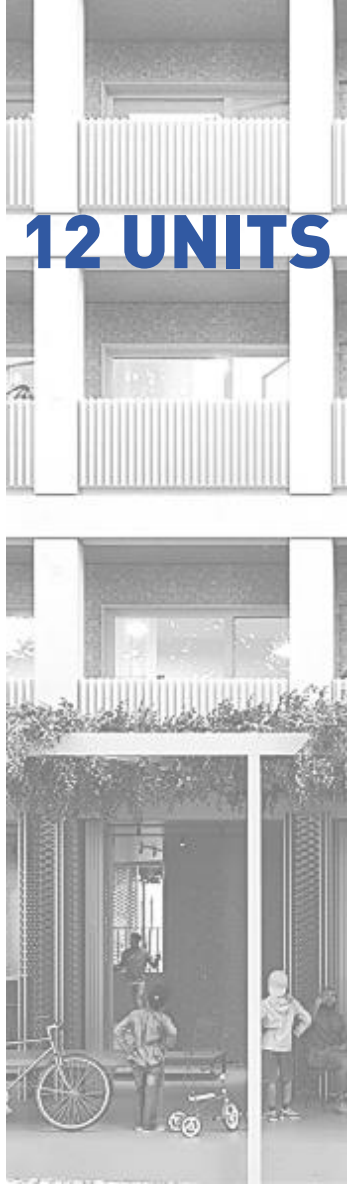
RUA ANTÓNIO COUTO

18 UNITS



RUA DA VENEZUELA

12 UNITS



LARGO CABEÇA DA BOLA

15 UNITS



SANTA ENGRÁCIA / BELAVISTA

23 UNITS



QUINTA DAS LAVADEIRAS

21 UNITS



CONDE NOVA GOA

50 UNITS



18 UNITS

12 UNITS

15 UNITS

23 UNITS

21 UNITS

50 UNITS

139 UNITS ONGOING

RUA ANTÓNIO COUTO

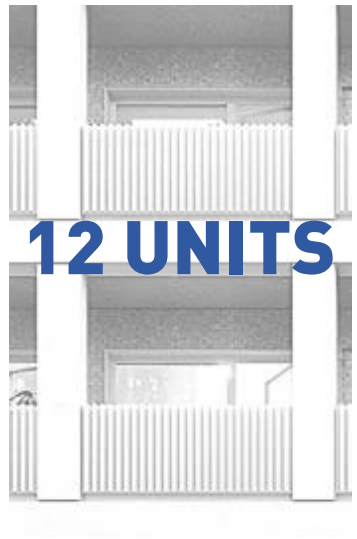
RUA DA VENEZUELA

LARGO CABEÇA DA

SANTA ENGRÁCIA /

QUINTA DAS LAVAD

CONDE NOVA GOA



18 UNITS

12 UNITS

15 UNITS

23 UNITS

21 UNITS

50 UNITS

139 UNITS ONGOING

500 UNITS PLANNED (FOR NOW!)

RUA ANTÓNIO COUTO

RUA DA VENEZ

LARGO CABEÇA

SANTA ENGRÁ

QUINTA DAS L

CONDE NOVA G

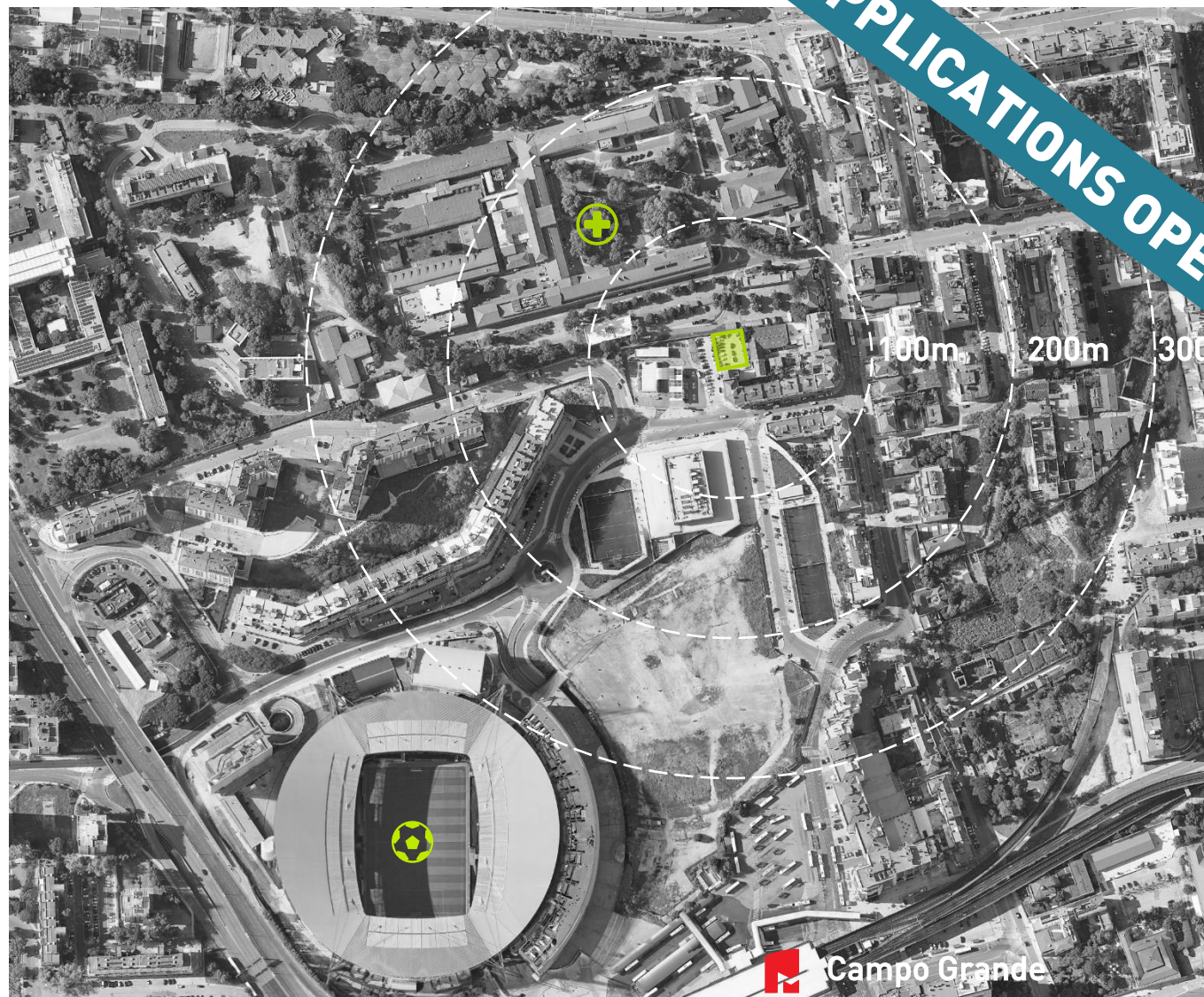


Rua António do Couto

Design Phase + Licensing

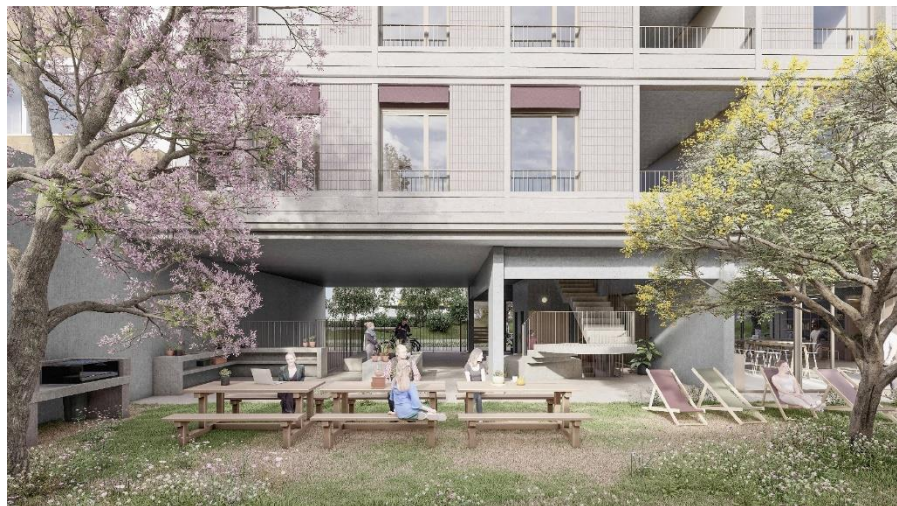


Areas	Construction Gross	2.105 m ² (above ground) 2.042 m ² housing 64 m ² social project
	Urbanization works	2.065 m ²
No. of dwellings		18



Rua António do Couto

Design Phase + Licensing

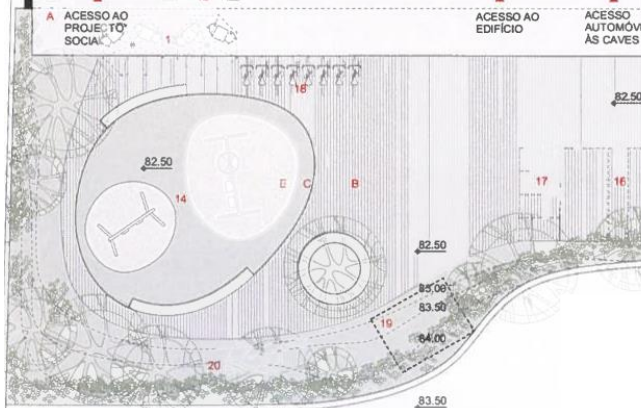
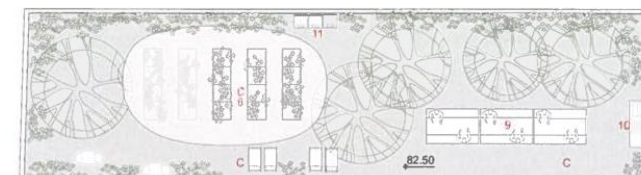


authors and coordination:
consórcio Arq^a. Patrícia Rocha Leite
Arq^o. Jorge Miguel de Almeida Castro Trigo



Floor plan type

Ground floor



APPLICATIONS OPEN

Rua da Venezuela

Schematic Design Phase



Areas	Construction Gross	1.579 m ² (above ground)
		1.451 m ² housing 96 m ² social project
	Urbanization works	91 m ²
No. of dwellings		12

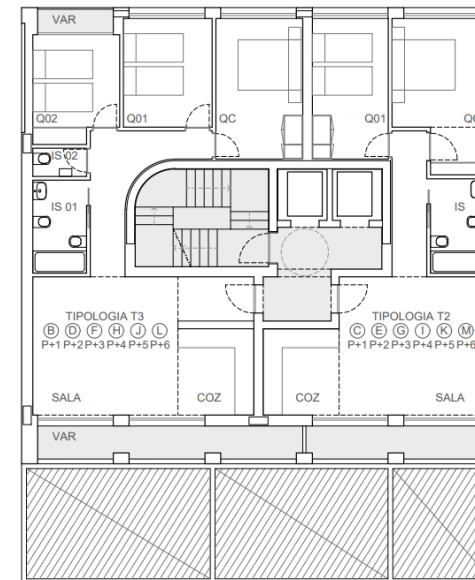


Rua da Venezuela

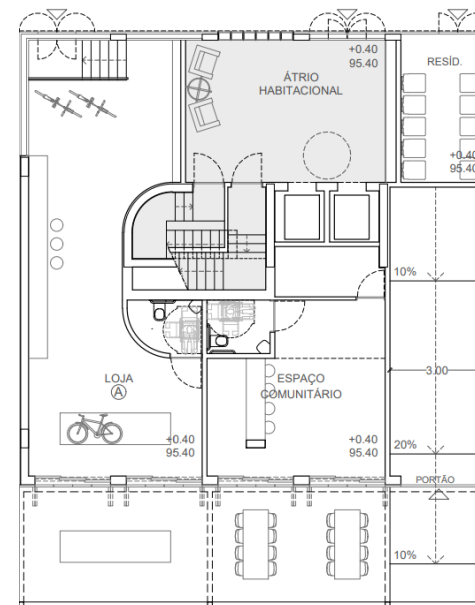
Schematic Design Phase



authors and coordination:
SPMR, Arquitetos
Arq^a Sara Garcia Pelicano da Cunha



Floor plan type ▲▼ Ground floor



Largo do Cabeço da Bola

Schematic Design Phase



Areas	Construction Gross	1.593 m ² (above ground)
		1.548 m ² housing 45 m ² social project
	Urbanization works	778 m ²
No. of dwellings		15

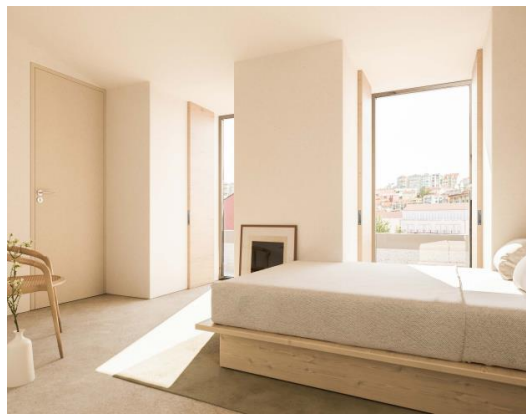


Largo do Cabeço da Bola

Schematic Design Phase



authors and coordination:
CO.RP, Arquitetos
Arq^a Vânia Catarina Romeiro Mónico



planta síntese

planta piso 1



Rua de Santa Engrácia

Schematic Design Phase



Areas	Construction Gross	1.016 m ² housing 70 m ² social project
No. of dwellings		21
Uses		Housing and Commerce



Rua Quinta das Lavadeiras

Schematic Design Phase



Areas	Construction Gross	2.707 m ² housing 100 m ² social project
No. of dwellings		23
Uses		Housing and Commerce



HOUSING PARTNERSHIPS OPPORTUNITIES:

BIG SCALE PLOTS: PARTNERSHIPS FOR AFFORDABLE RENT

MAIN ATTRIBUTES OF HOUSING PARTNERSHIPS [PROPOSAL]



Land ownership type

90 years lease with approved urban plan



Transaction

Transmission of leasehold admitted with no interference from the public partner



Contracted rent prices

All dwellings less than 80% of local market prices, the most generous rent discount will be selected



Other sources of revenue

Non-housing units can be exploited freely

MAIN ATTRIBUTES OF HOUSING PARTNERSHIPS [PROPOSAL]



Private partner responsibilities

Project design, financing, building, maintenance and operation



Families

Pay 30% of earnings in rent



Municipality responsibilities

If necessary, subsidises the difference between contracted rent and 30% of families' earnings

Parque das Nações Housing



235 dwellings



239 private underground parking spaces



initial investment* **34.0 M€** (+VAT 6%)

31.8 M€ (+VAT) housing and other uses

2.2 M€ (+VAT) urbanization works



Gross Construction Area: **27 271 sqm**

26 721 sqm housing

450 sqm social facilities

100 sqm business

Public Space Area: **20 844 sqm**

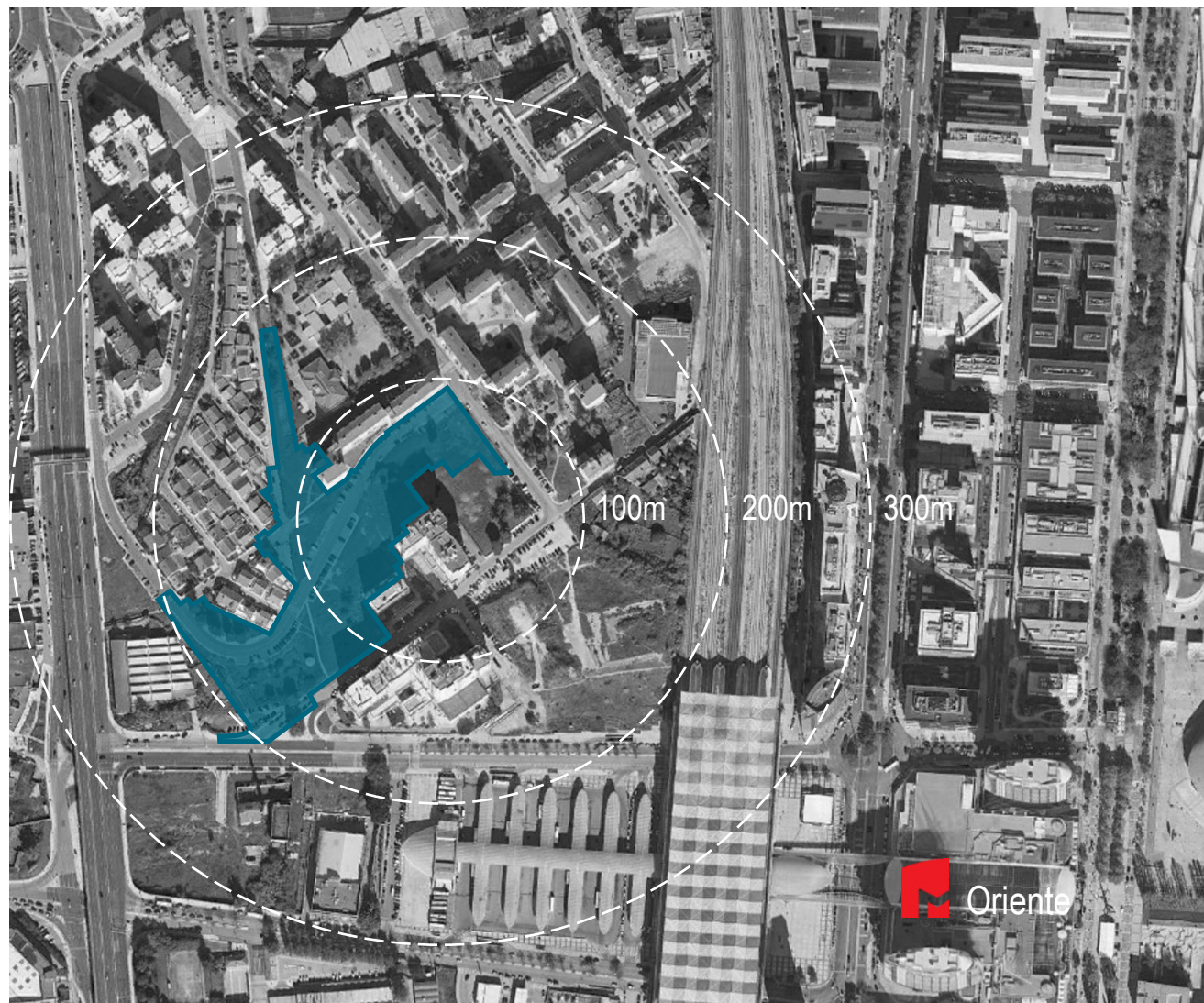


Typologies: **2** T0

119 T1

86 T2

28 T3



Parque das Nações Housing

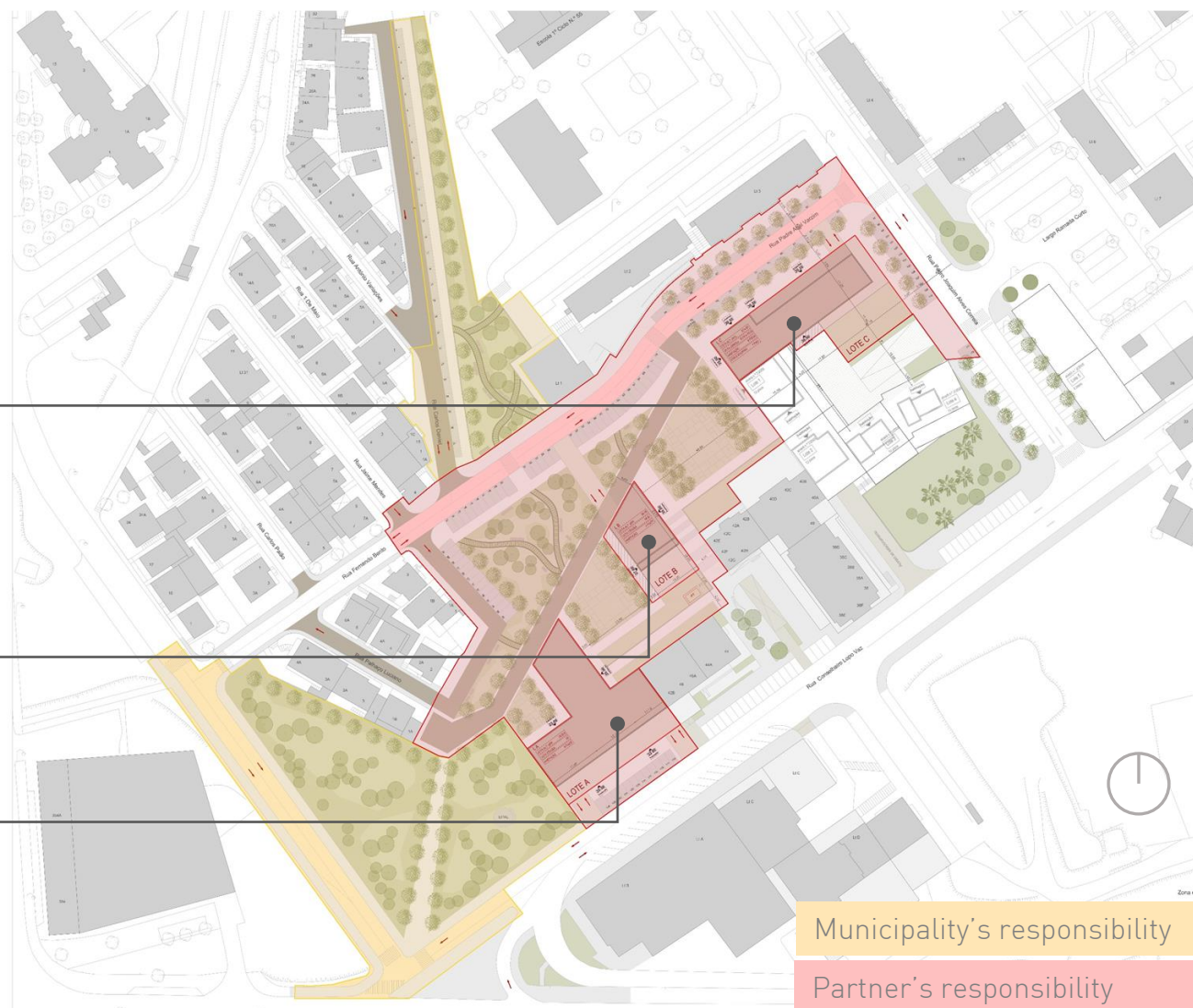
Parque das Nações



plot C
81 dwellings
business
facilities

plot B
38 dwellings





plot A
116 dwellings



Masterplan n.º 39/URB/2017

Benfica South

Mixed use

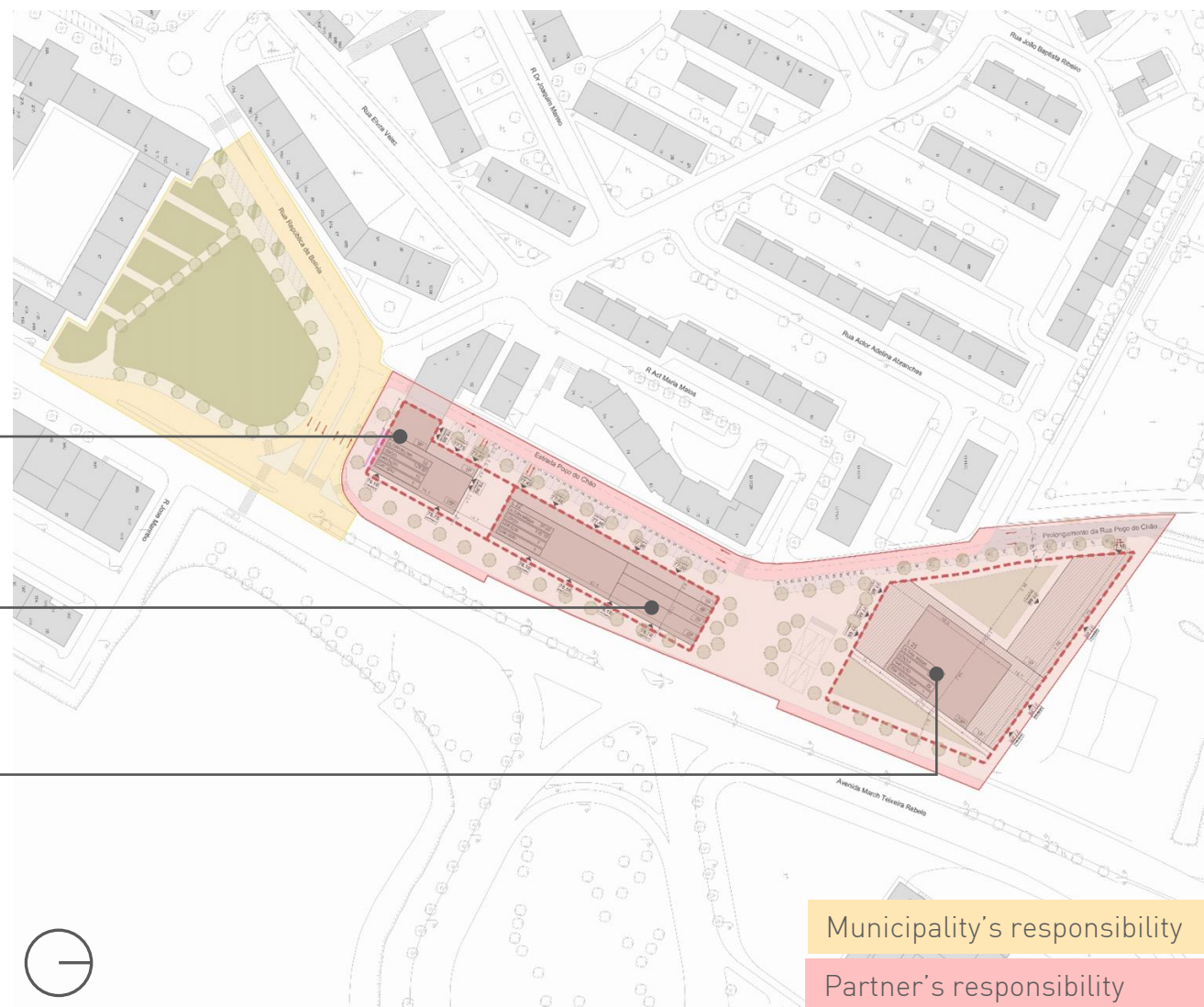
-  **412** dwellings (maximum allowed)
-  **636** private underground parking spaces
-  initial investment*: **77.8 M€** (+VAT 6%)
 - 61.9 M€** (+VAT) housing
 - 14.5 M€** (+VAT) business and offices
 - 1.4 M€** (+VAT) urbanization works
-  Gross Construction Area: **46 360 sqm**
 - 33 343 sqm** housing
 - 9 700 sqm** offices
 - 1 967 sqm** business
 - 1 350 sqm** social facilities
- Public Space Area **15 597 sqm**



Benfica South

Mixed use

Benfica



plot 21
98 dwellings
business

plot 22
business
offices

plot 25
314 dwellings
business
facilities

Municipality's responsibility
Partner's responsibility

THANK YOU.

FILIPA ROSETA

LISBON'S CITY COUNCILLOR FOR HOUSING AND PUBLIC WORKS

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LISBOA

CÂMARA MUNICIPAL