
THE SOCIAL HOUSING SECTOR IN PORTUGAL

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CONTENT

- Theory
- Conceptual chaos within the DASH's project?
- Social housing in Portugal: a snapshot summary overview
- Key phases of social housing development – from a historical perspective
- The last chapter: PER, NGPH

THEORY

- “Social housing” is a floating signifier with no agreed-upon meaning (Hansson and Lundgren 2019), and there is no single agreed definition of “affordable housing” (Alves 2022).
- In Portugal social housing generally means a service restricted to households in specific income bands (with eligibility means-tested to certain income thresholds and income ceilings), but that is not the case in Denmark;
- There is a considerable variation in housing systems across countries: in terms of funding, providers, target groups, ways of setting the rents, allocating the dwellings, security of tenure, etc.

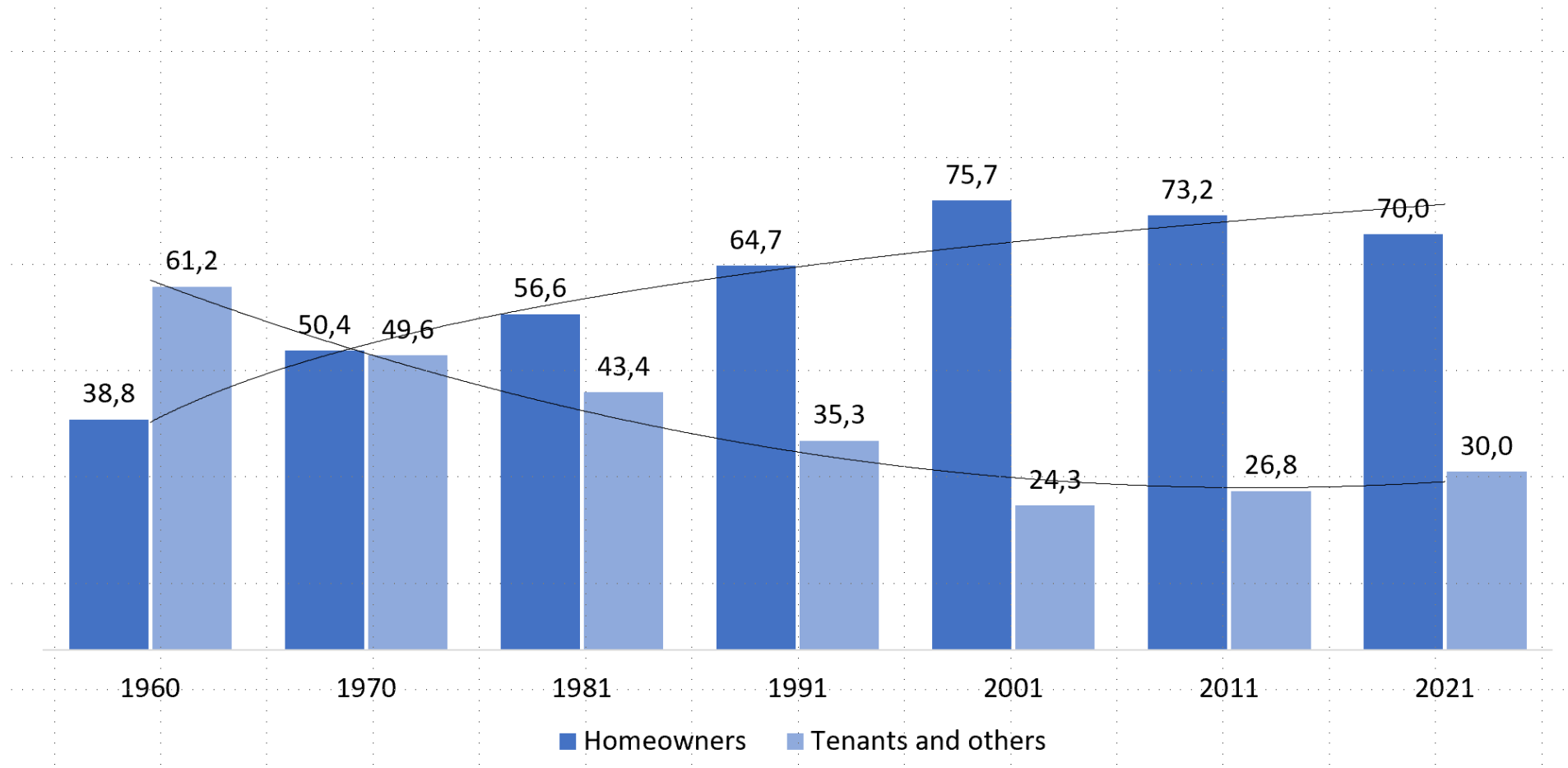
CONCEPTUAL CHAOS WITHIN THE DASH'S PROJECT?

- RQ 1: What is “subsidized housing” expected to do in your country / city? What does subsidized housing look like (in terms of tenure, location)? Who are the key providers? What are the roles of the private, public, and not-for-profit sectors? Where do the subsidies come from?
- Ozer & Jacoby (2022, p. 1) describe “subsidized housing” as *a diversity of public and private sector housing that is i) financially supported by a subsidy, ii) rented or sold below market rates, and iii) allocated based on social welfare and political criteria* .

CONCEPTUAL CHAOS WITHIN THE DASH'S PROJECT?

- RQ 4: How are key concepts such as “affordable”, “safe”, “inclusive” and “sustainable” understood in relation to housing provision in your country and city, and among stakeholders?;
- This calls for operational definitions – rather than labels – to facilitate meaningful comparisons around issues of access, insecurity, adequacy and affordability.

HOW HAVE HOUSING MARKETS CHANGED

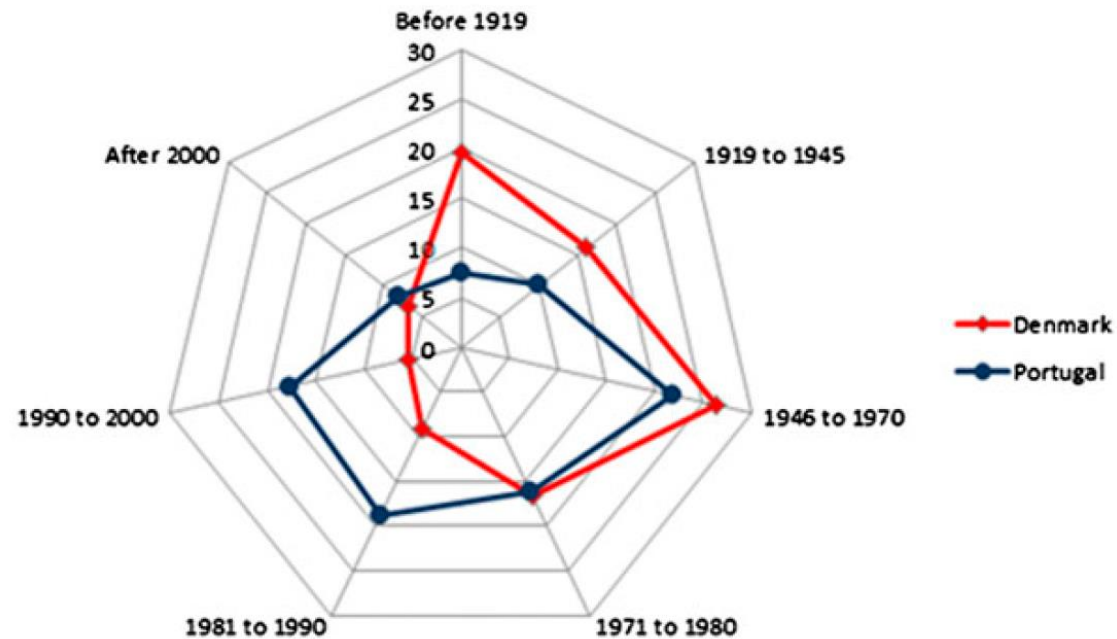


HOW LARGE IS THE SOCIAL HOUSING SECTOR?

Tenure structure of housing markets (in percentage of total dwelling stock).

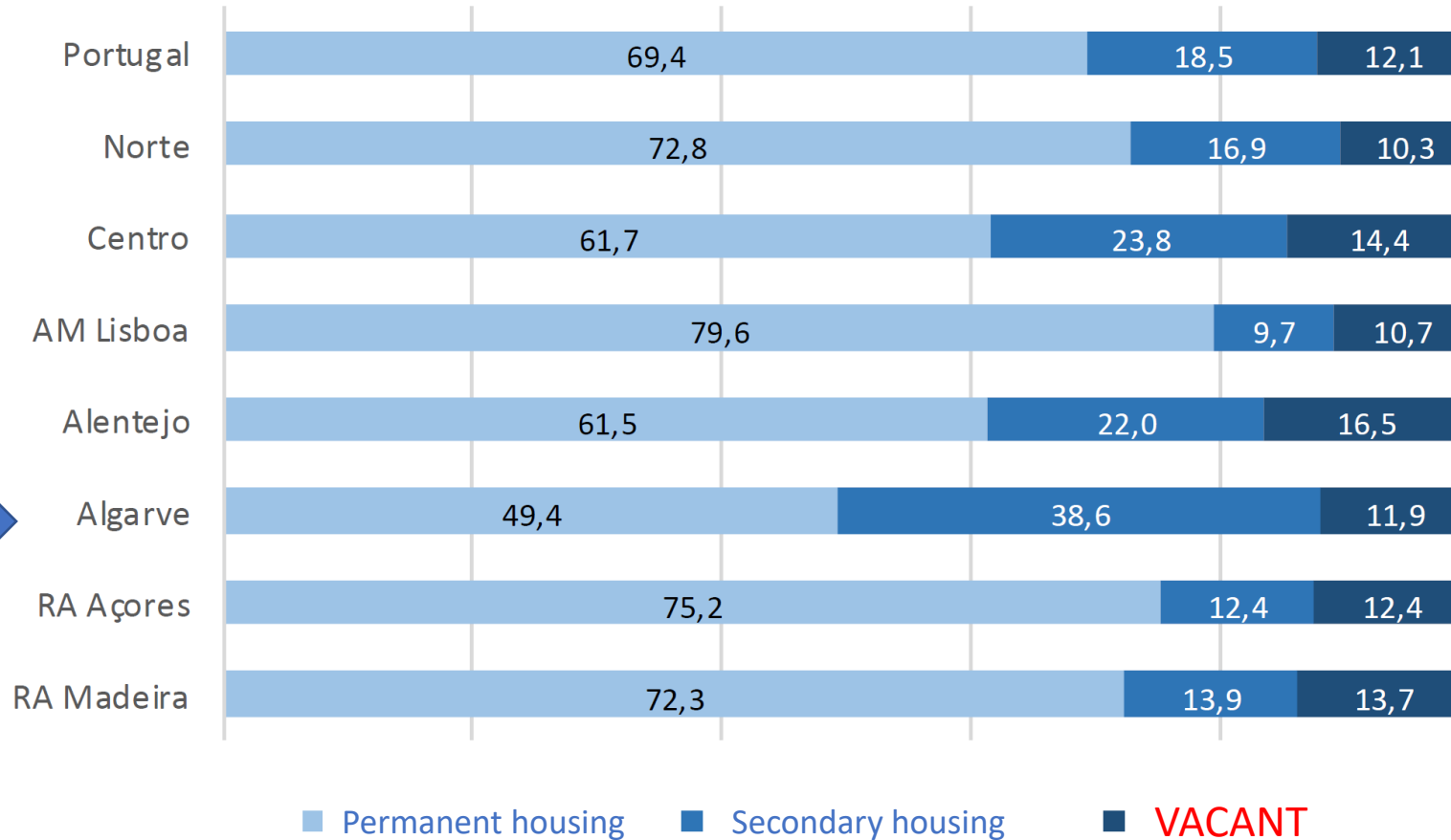
	Year	Owner-occupancy	Private rental	Non-profit or social rental	Other (e.g. cooperatives)	All
Denmark	2008	53	19	21	7	100
Portugal	2011	73	20	3	4	100

HOW LARGE IS THE SOCIAL HOUSING SECTOR?



Age distribution of housing stock in Portugal and Denmark.
Source: Statistics Denmark (2013); INE (2012).

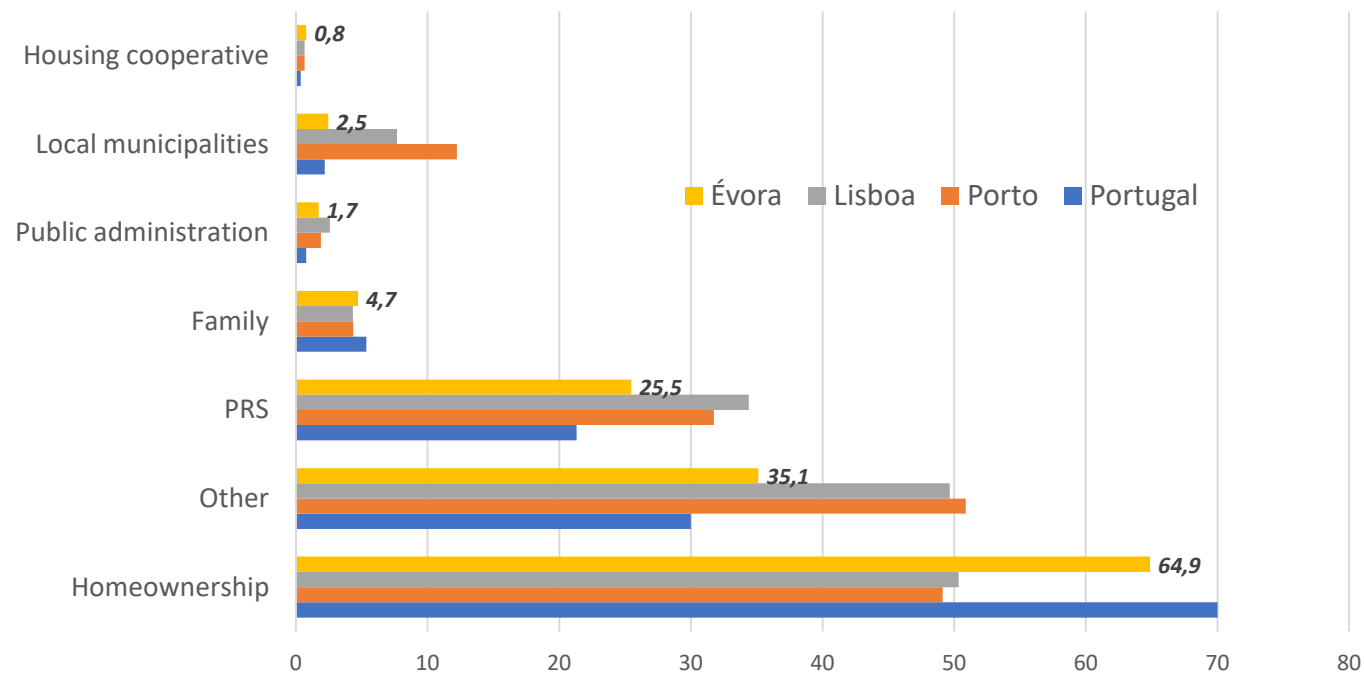
OCCUPATION OF DWHEELINGS 2021 (%)



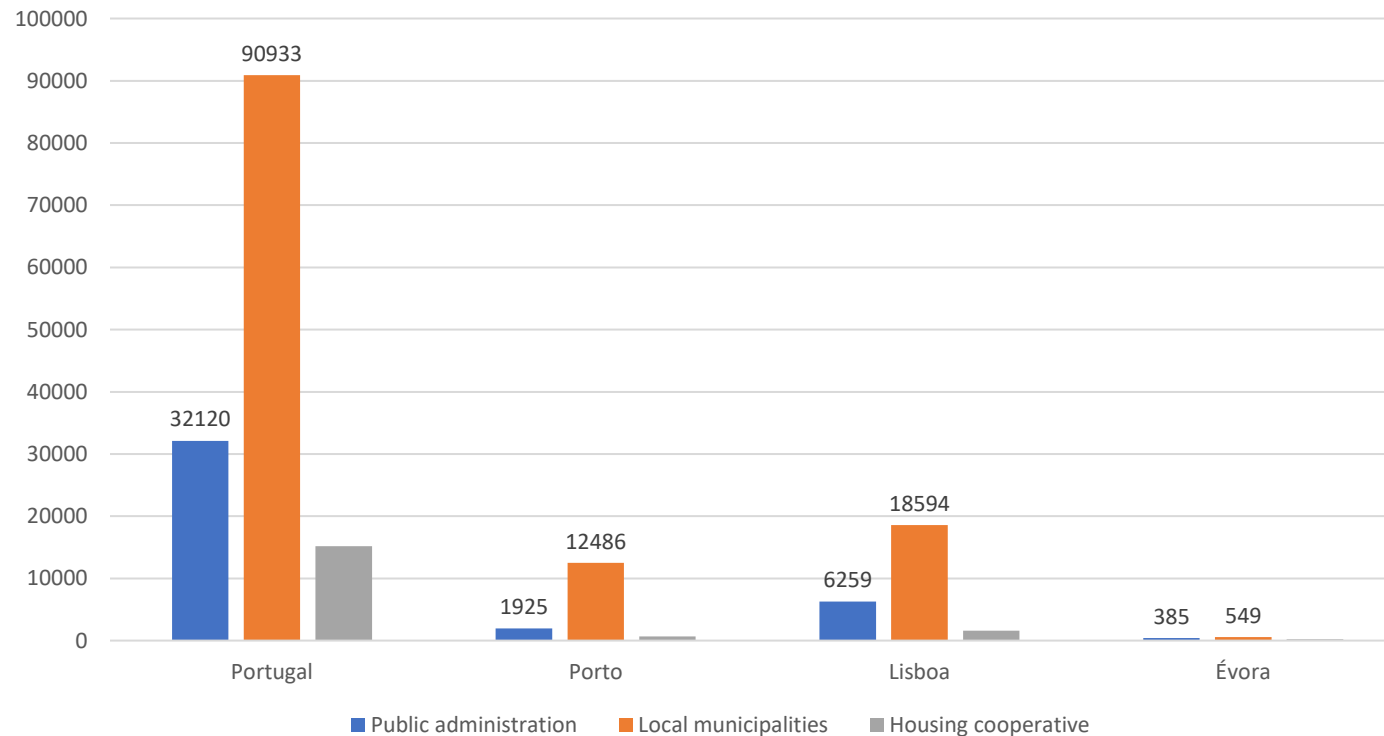
Fonte: INE, Recenseamentos da População e da Habitação

HOUSING MARKETS VARIATION

Permanent residence dwellings by type of owner 2021 (%)



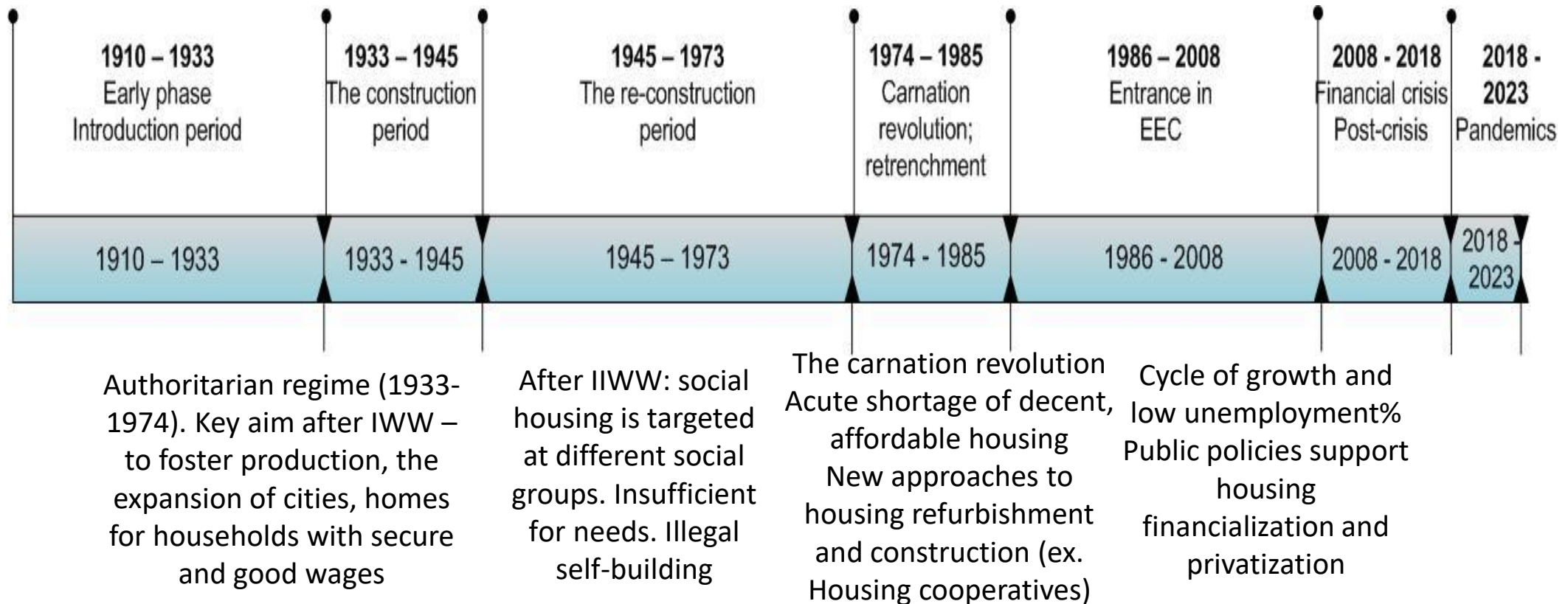
WHERE SOCIAL HOUSING IS PRIMARILY LOCATED?



SOCIAL HOUSING IN PORTUGAL TODAY

- The key main tenures are i) the regime of “arrendamento apoiado” - the rent is calculated according to household income (corrected for household composition); and II) the regime of affordable rent - the rent is calculated on the basis of market prices and according to the household's disposable income, applying, as a rule, an effort rate of between 15% and 30%.
- In Portugal social housing is owned by local authorities and the state and to a very limited degree for non-charitable organizations. Social housing is rented mainly to needy households at low rents. Regulation on how initial rents and rent increases are defined by central government, and on the length of contract (fixed-term or indefinite) and tenant mobility by local authorities.
- The role of social housing has changed radically in the last century, as has the public perception.

KEY PHASES OF PLANNING FOR SOCIAL HOUSING



THE SCOPE AND CONTENT OF HOUSING POLICY

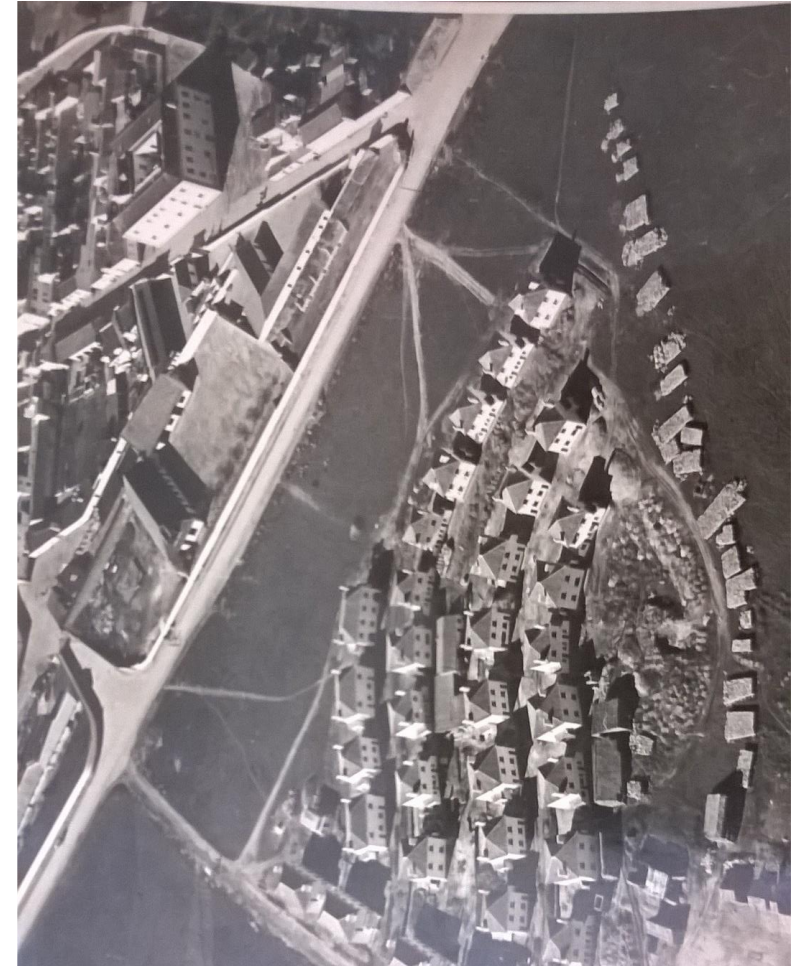


- The institutionalization of housing policies during the “Estado Novo” (New State), a right-wing authoritarian regime that ruled Portugal for 41 years (1933–1974).
- The regime implemented a statist development strategy based on a significant programme of public works, including housebuilding.
- Key tools in the fields of planning and land policy: the Expropriation Act (1933) for the compulsory purchase of land at existing use value, and the Town Planning Act (1934) that established the legal obligation for local authorities to make Urbanization Plan
- In Évora the plan guided new housing schemes, general constructions and protected areas of architectural and urban value.

SOCIAL HOUSING IN ÉVORA



CASAS ECONÓMICAS



LOW-COST HOUSES PROGRAMME (1935–1965)



The Estado Novo proclaims the ownership as the ideal tenure for achieving social stability; and detached houses with gardens for civil servants and the most skilled segments of the working class

The regime of renda resolúvel - after 25 years of paying rents the houses become property of the family.

HOUSES FOR THE POOR (1947)

- Houses built and managed by municipalities for the lowest paid workers;
- The scale of this intervention was very small in view of the magnitude of housing needs.



HOUSES FOR THE POOR IN EVORA



LOW-COST RENTAL HOUSING PROGRAM



WITH THE FEDERATION OF PENSION FUNDS

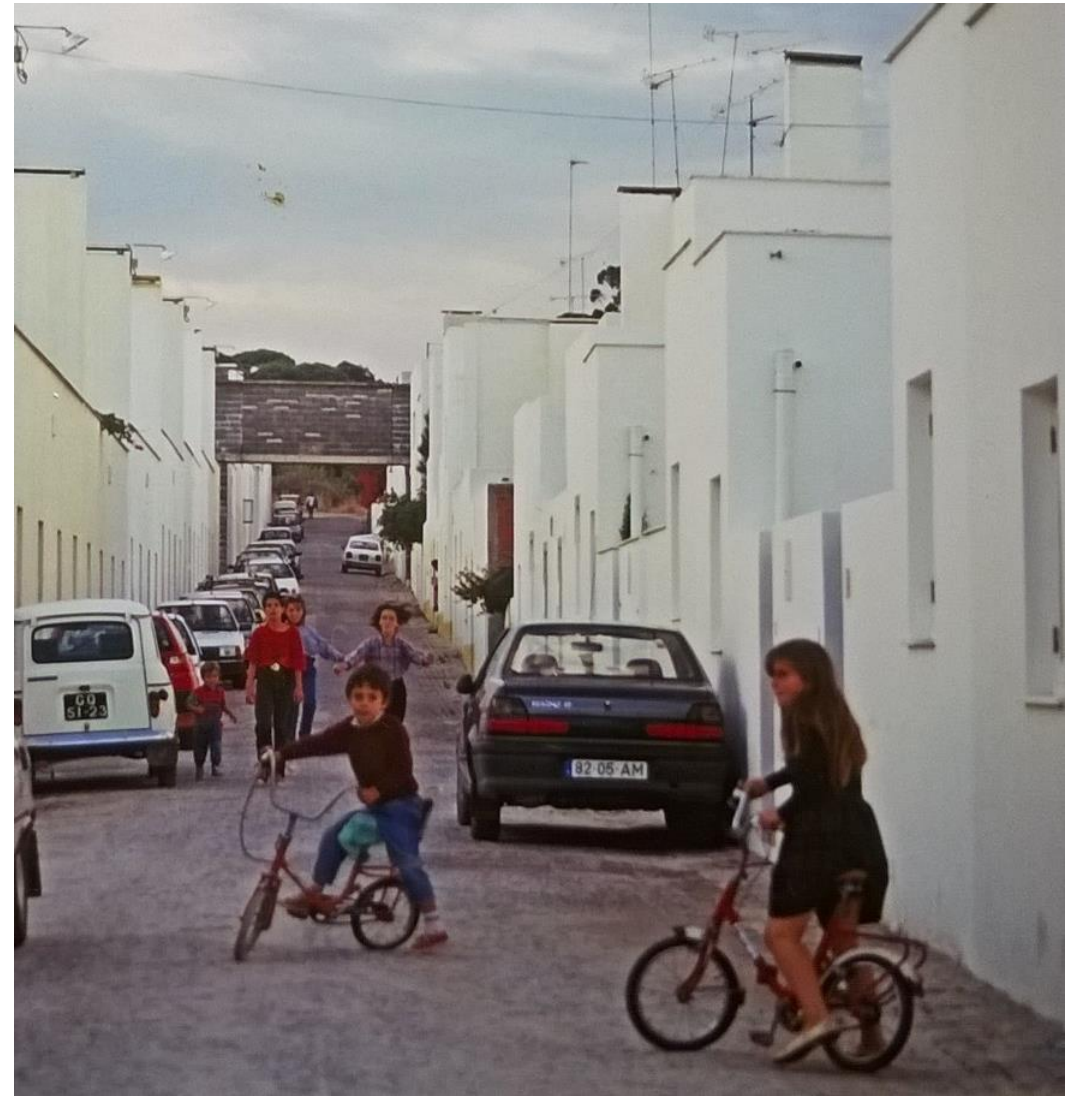


MALAGUEIRA – HOUSING PROJECT



MALAGUEIRA

- Built in the 1990s.
- About 1150 dwellings for
 - Housing cooperatives (641)
 - Social rent (418)
 - Private sector (91)



REFERENCES

- Ozer, S., & Jacoby, S. (2022). The design of subsidized housing: towards an interdisciplinary and cross-national research agenda. *Housing Studies*, 1-26.
- Alves, S. (2022) [Divergence in planning for affordable housing: A comparative analysis of England and Portugal](#), *Progress in Planning*, 100536, ISSN 0305-9006.



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