

Porto.
Domus
Social



um **Porto**
melhor
para **todos.**

purpose and scope

Domus Social is a local municipal company, whose purpose is to promote and manage public housing properties owned by the Municipality of Porto, as well as to maintain and preserve all municipal buildings, equipment and infrastructure.



housing stock

1250

people on the
waiting list

a house a day

number of houses provided

housing stock

1250

people on the
waiting list

a house a day

number of houses provided

€74,00

average rent

€12,45 / €488,00

minimum / maximum rent

50

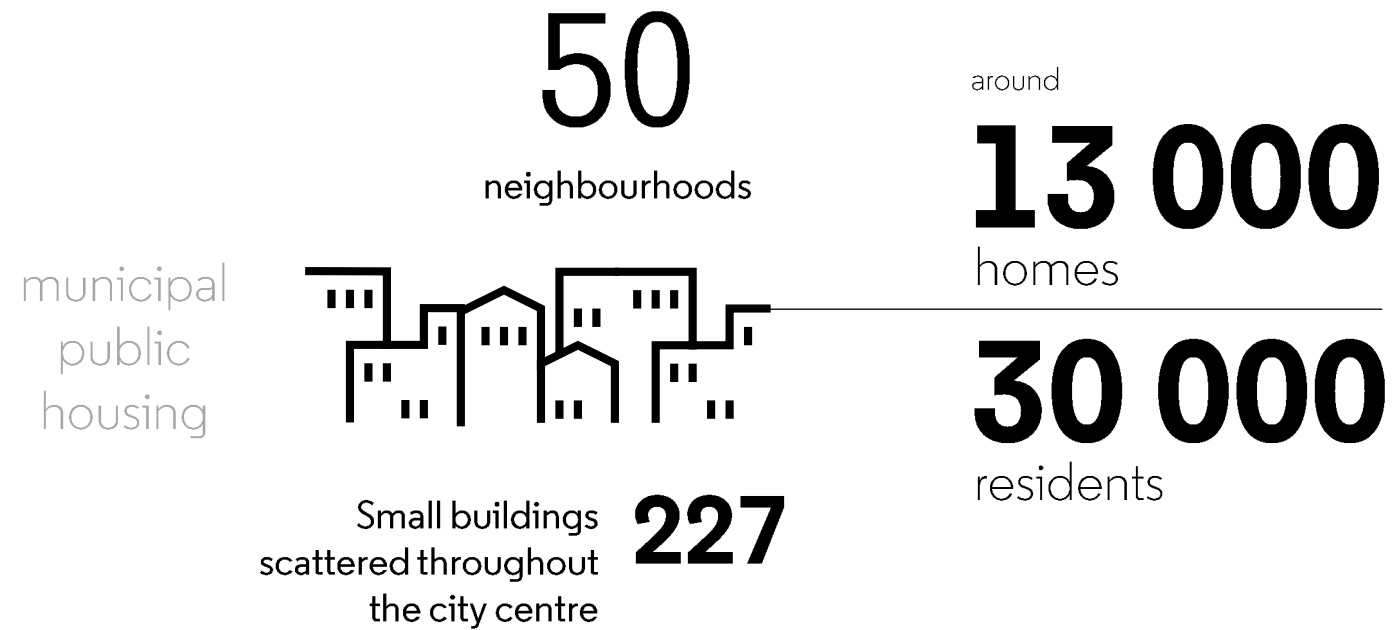
neighbourhoods

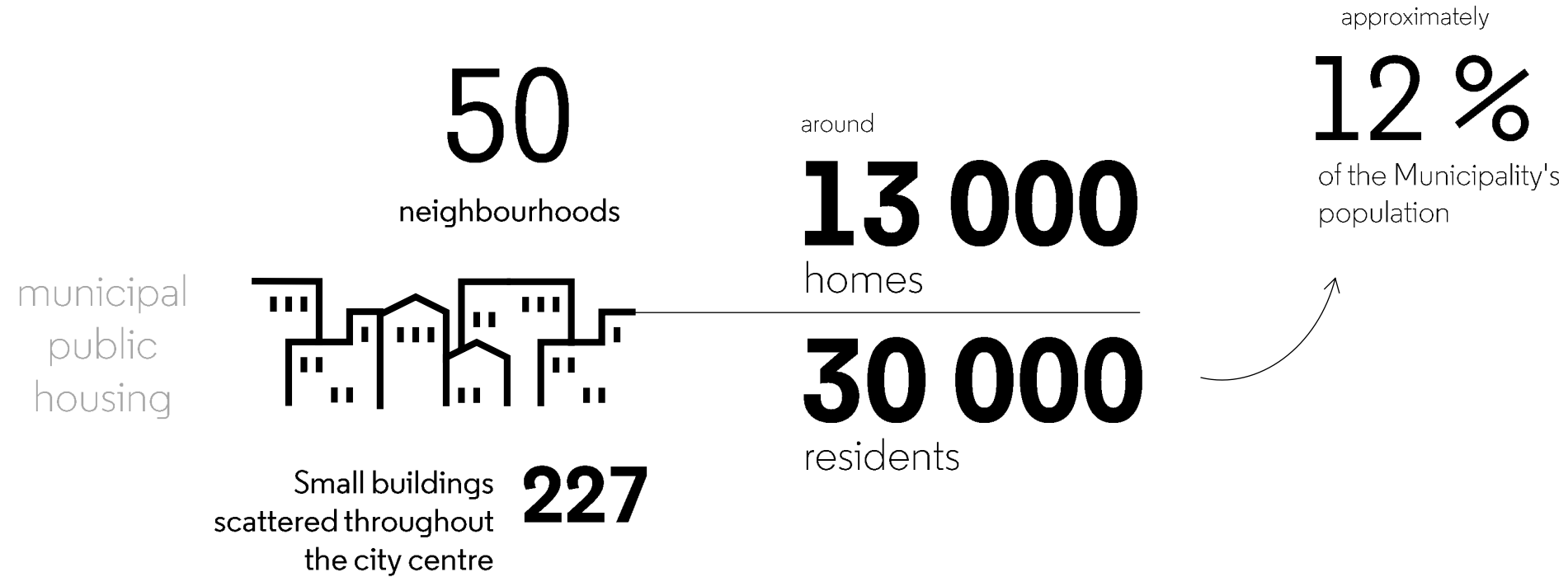
municipal
public
housing

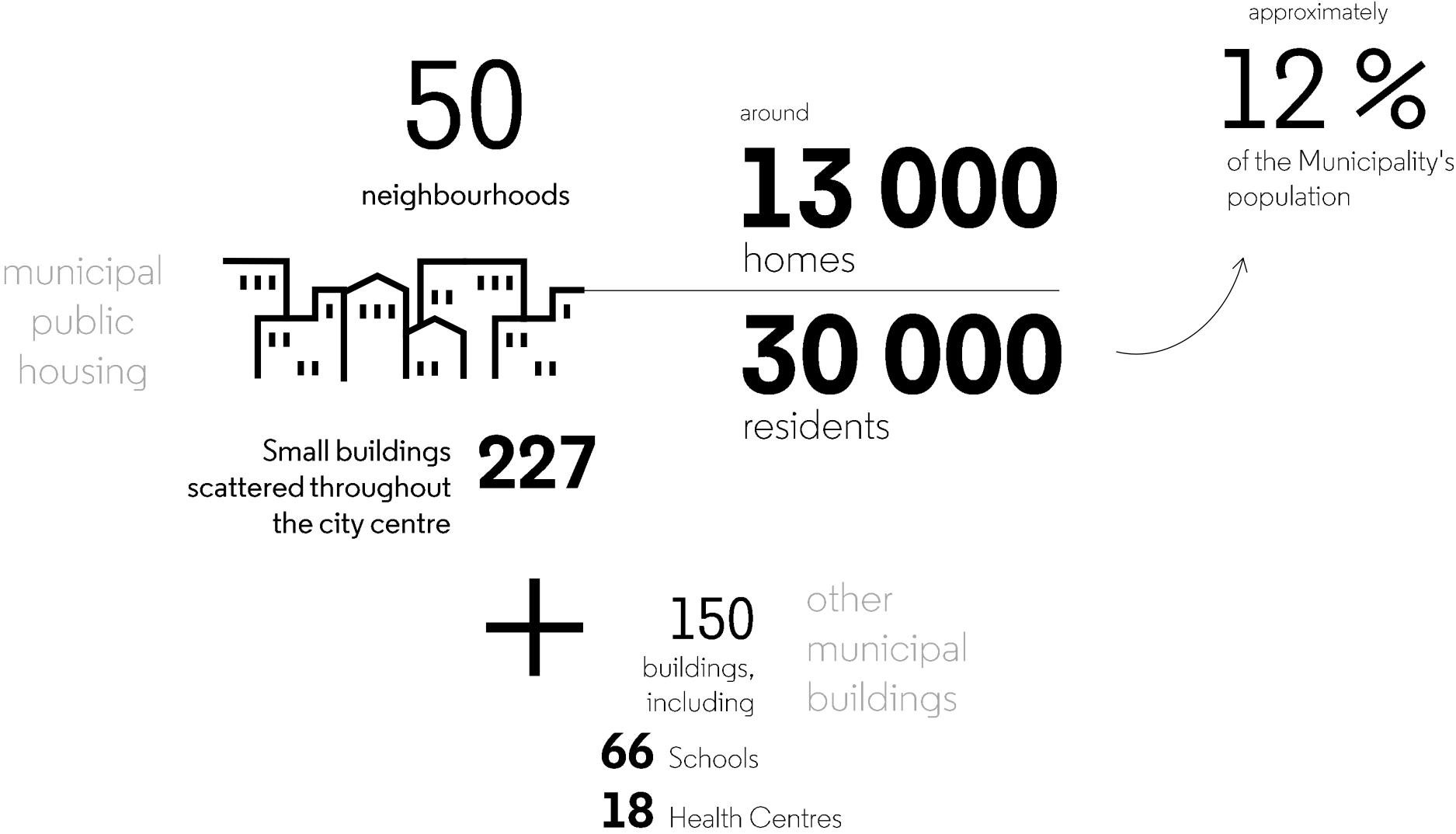


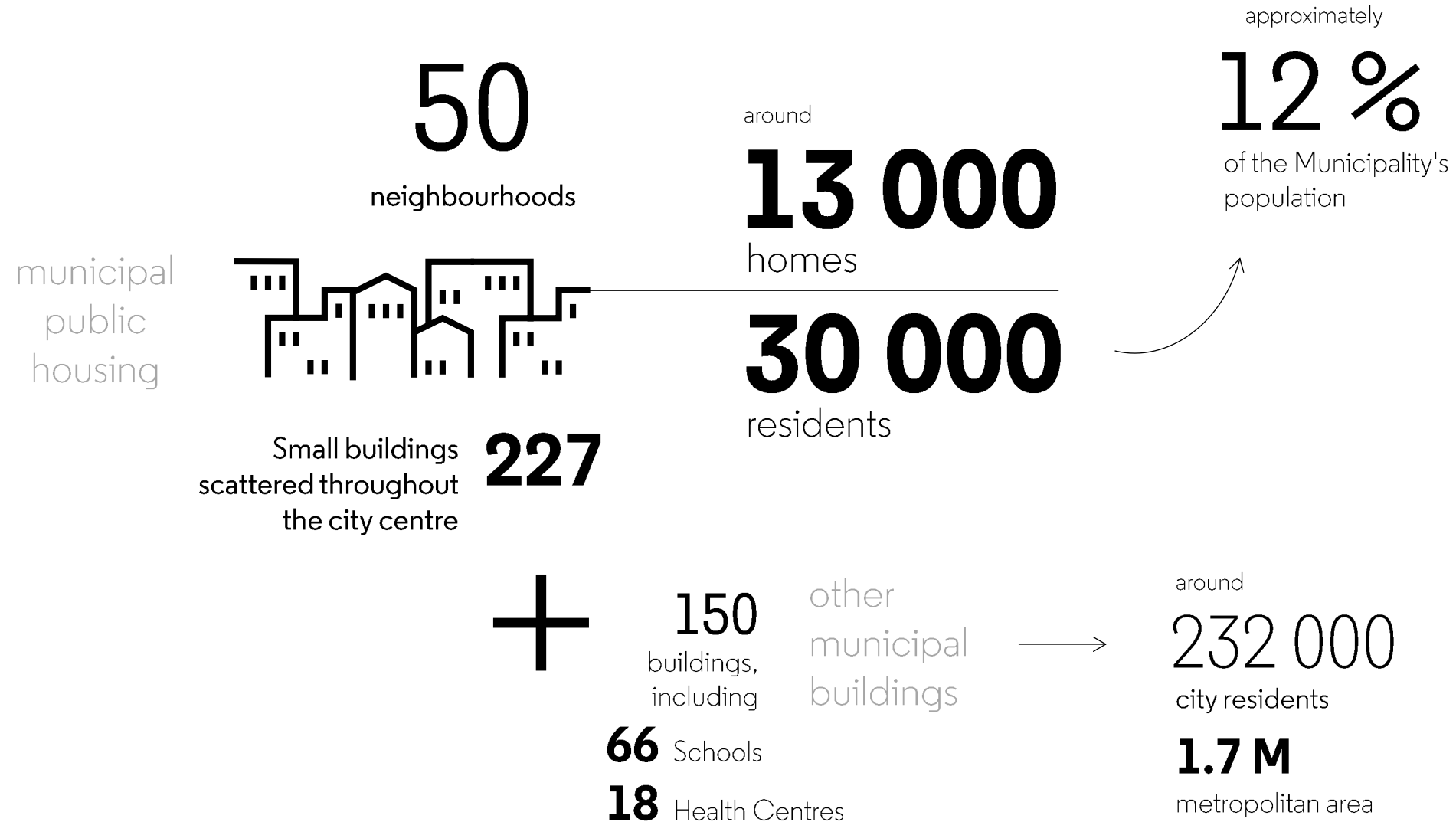
Small buildings
scattered throughout
the city centre

227









before 1940



1940-1955



1956-1966



1956-1966



1956-1966



1956-1966



1967-1973



1974-1992



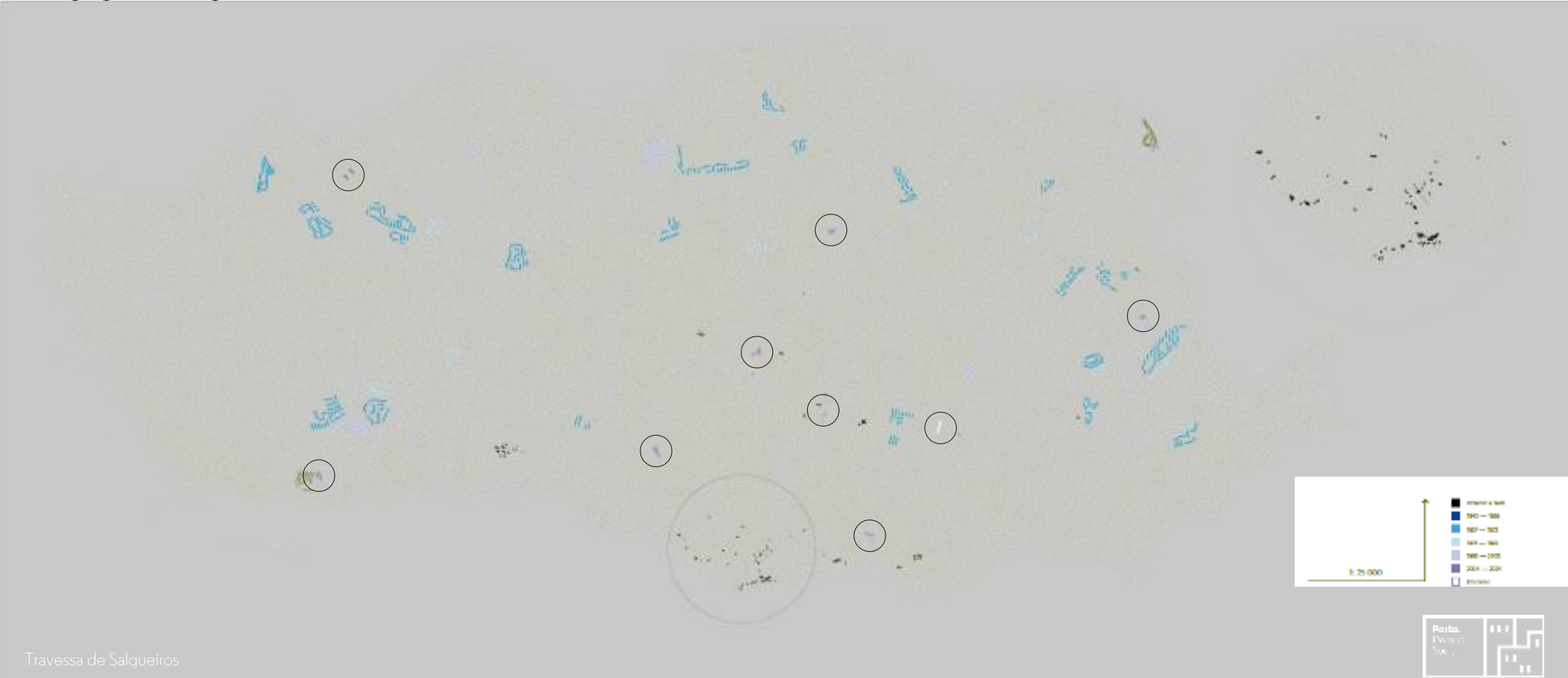
1993-2003



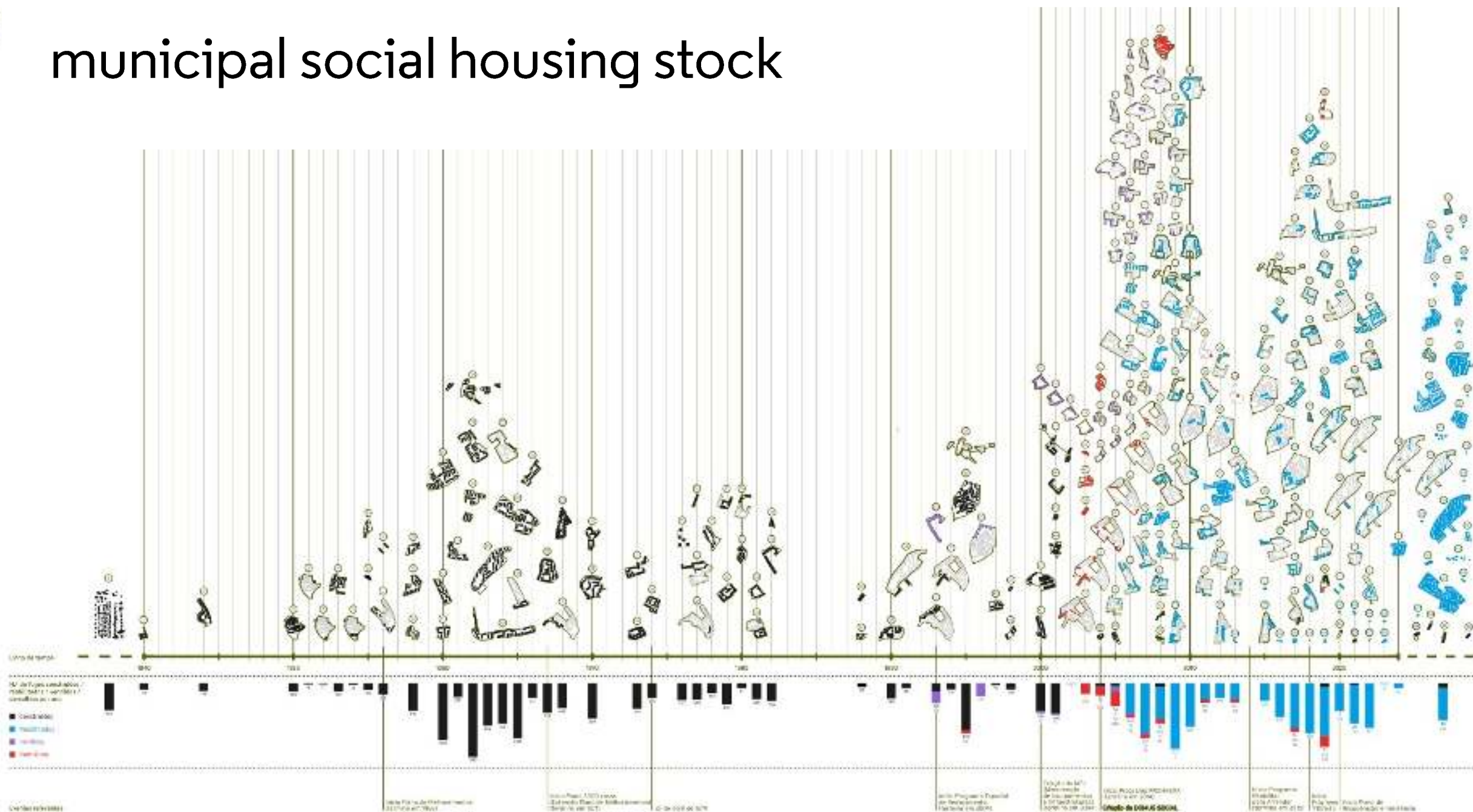
2004-2024



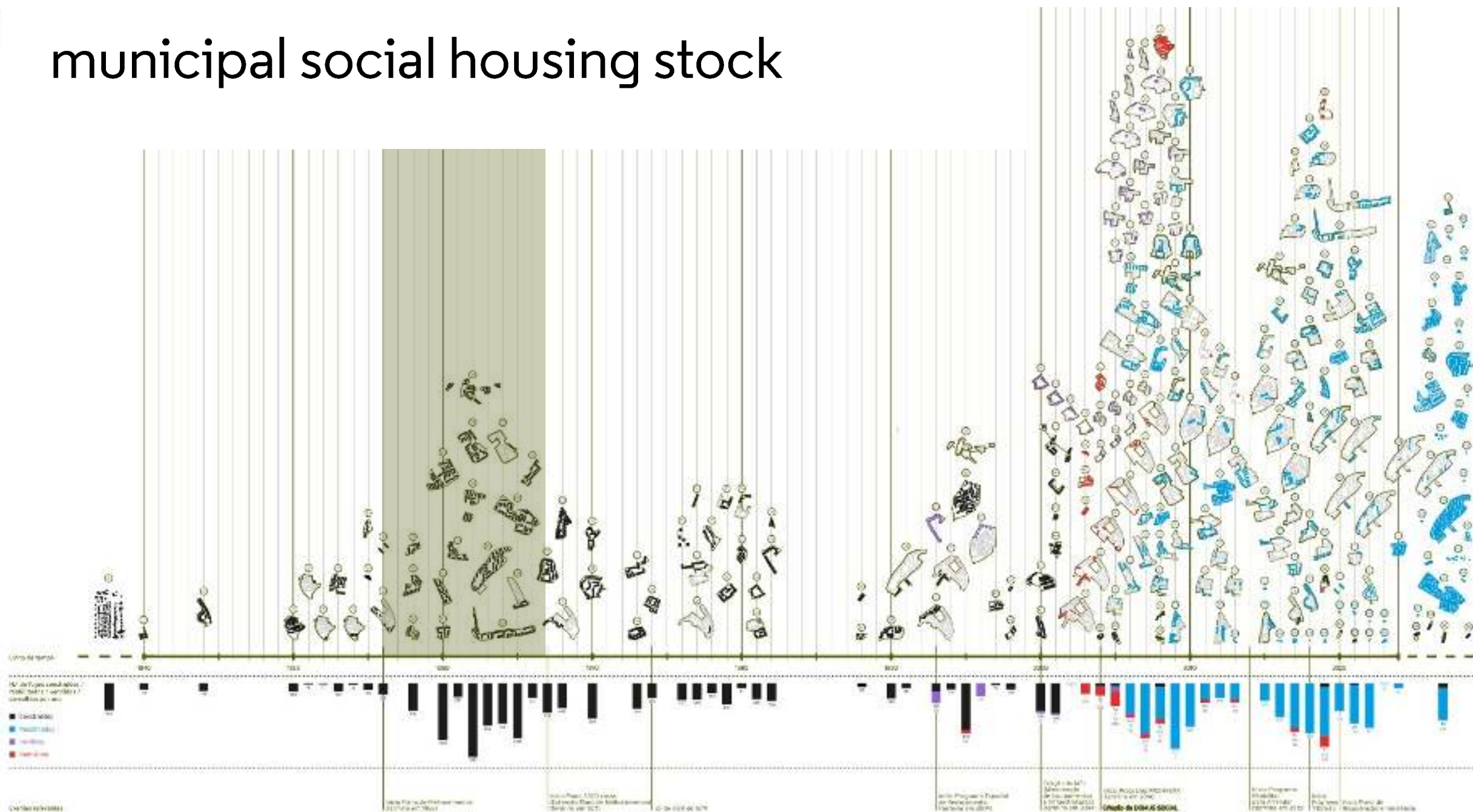
2004-2024



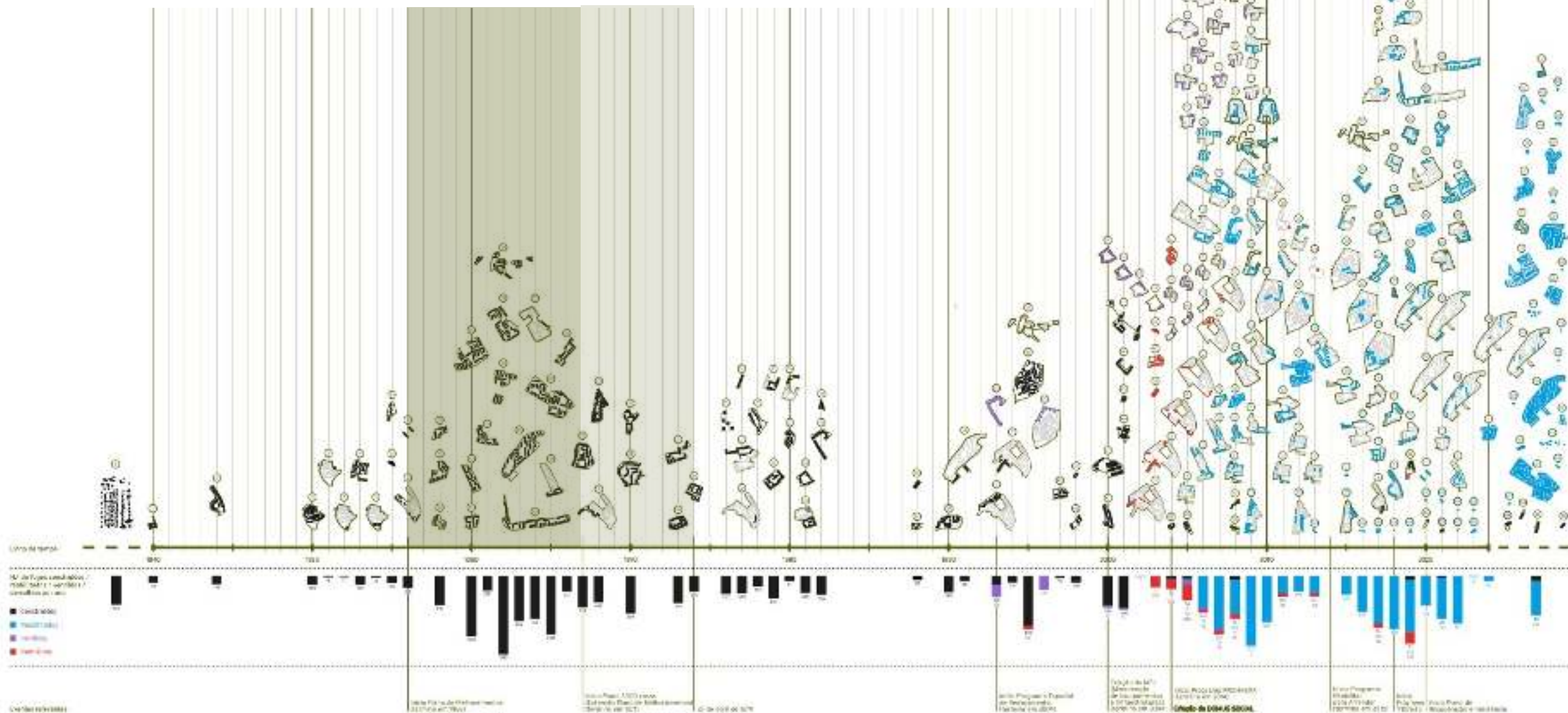
municipal social housing stock



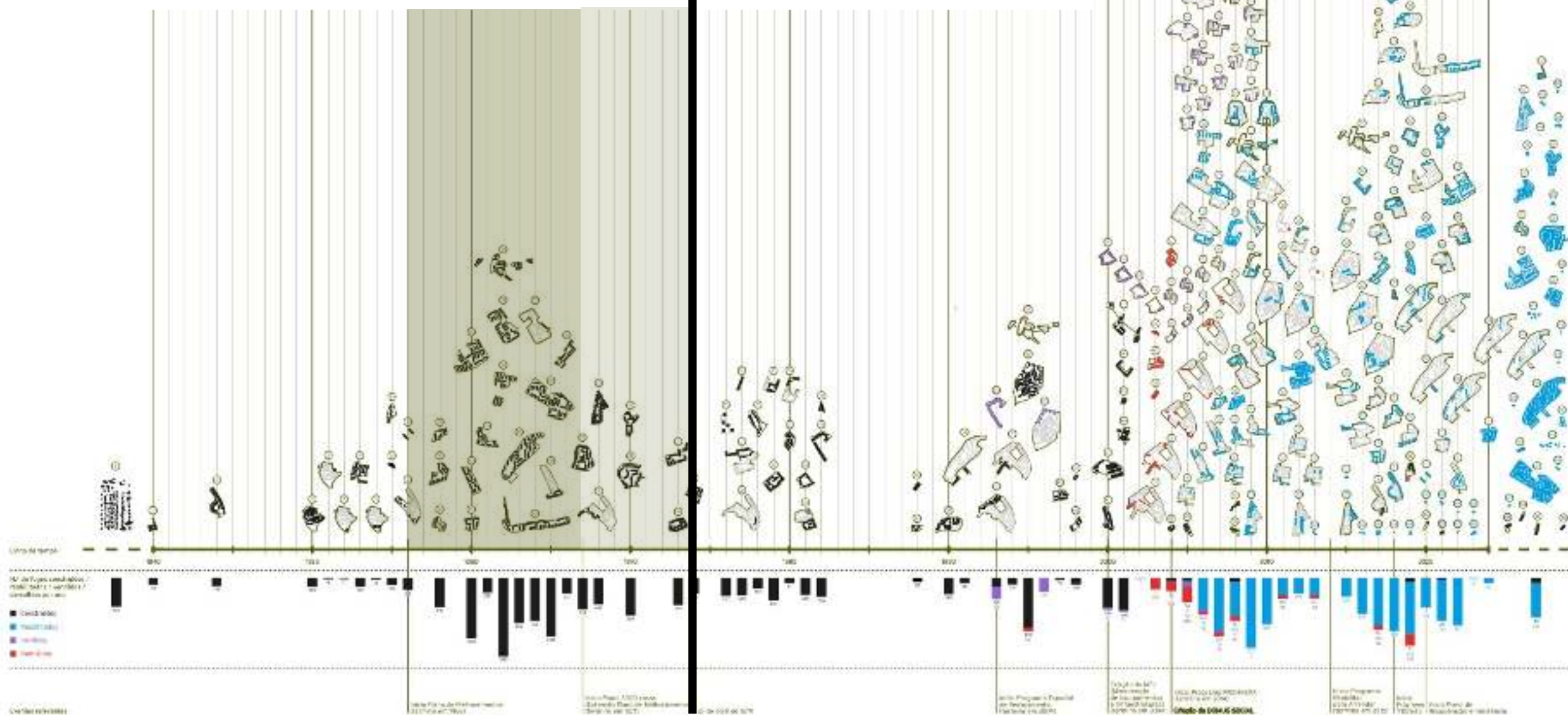
municipal social housing stock



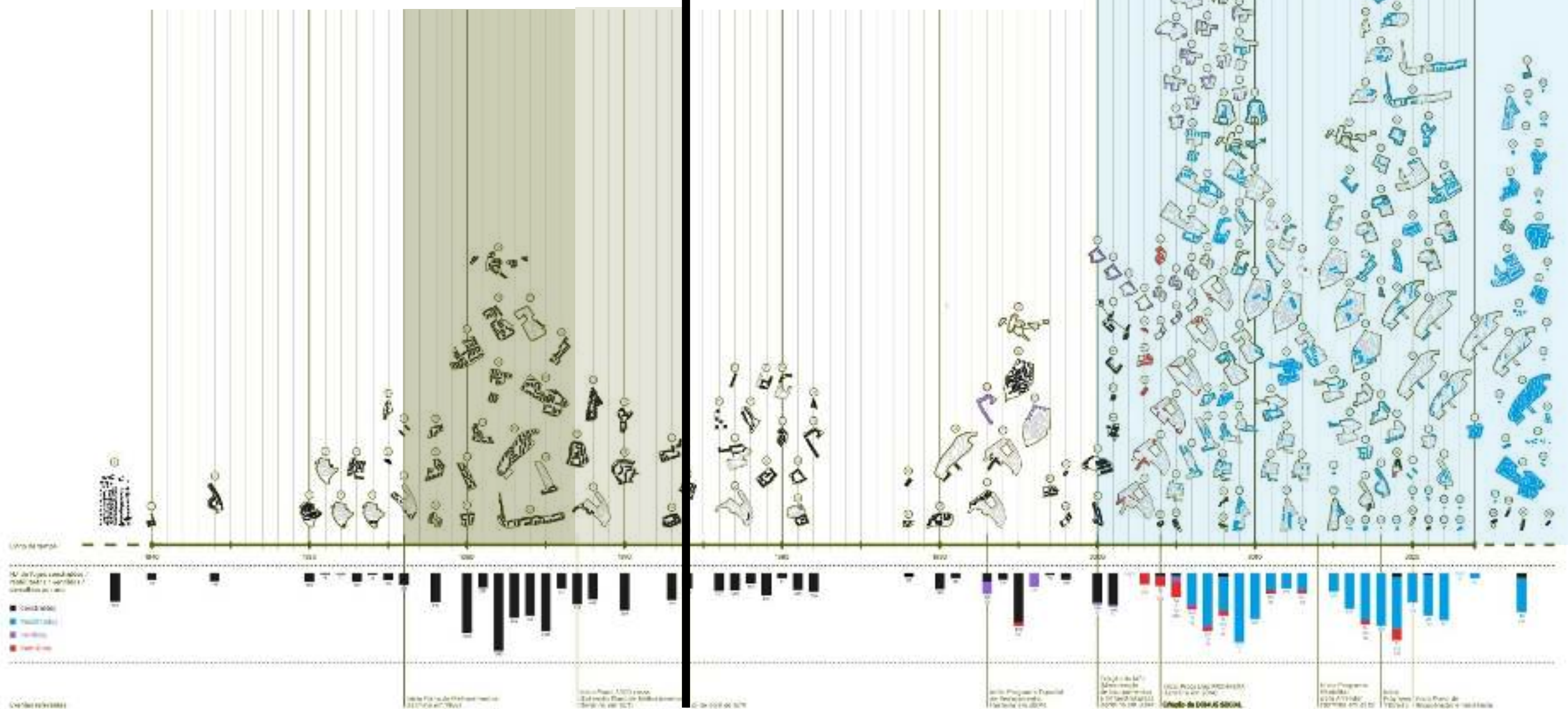
municipal social housing stock



municipal social housing stock



municipal social housing stock



housing stock management

maintenance / rehabilitation / construction

In recent decades, the municipality's strategy has been to improve the living conditions of municipal housing units, and to rehabilitate vacant public properties, rather than focus on new construction.

housing stock management

maintenance / rehabilitation / construction

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€305m

investment in rehabilitation works to improve living conditions between 2004 and 2024

2019, 2018 and 2021

were the 3 years with the most investment (more than €20m/year)

On average,
annual investment was:

+ than €15.6m/year

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Maintenance

Ongoing process:, both corrective and preventive
Interior renewal of each vacant house
Accessibility improvement interventions

housing stock management

maintenance / rehabilitation / construction

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Pre-1940 housing stock

Rehabilitation of vacant public heritage
Rehabilitation of right-of-first-refusal acquisitions
Refurbishment of rented houses

housing stock management

maintenance / rehabilitation / construction

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Rehabilitation of right-of-first-refusal acquisitions
Refurbishment of rented houses
- **20th-century housing stock**
First half stock: reconfiguring typologies downsizing units
Second half stock: envelope rehabilitation for thermal comfort
Public space regeneration

housing stock management

maintenance / rehabilitation / construction

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Public space regeneration
- **New construction**
Small housing developments in the city center
Compliance with current *green* building requirements

How can we balance limiting construction for sustainability with expanding social housing?



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Pre-1940 housing stock

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New construction

Small housing developments in the city center
Compliance with current *green* building requirements

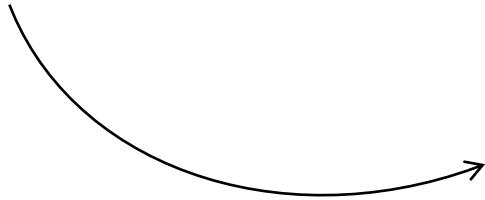
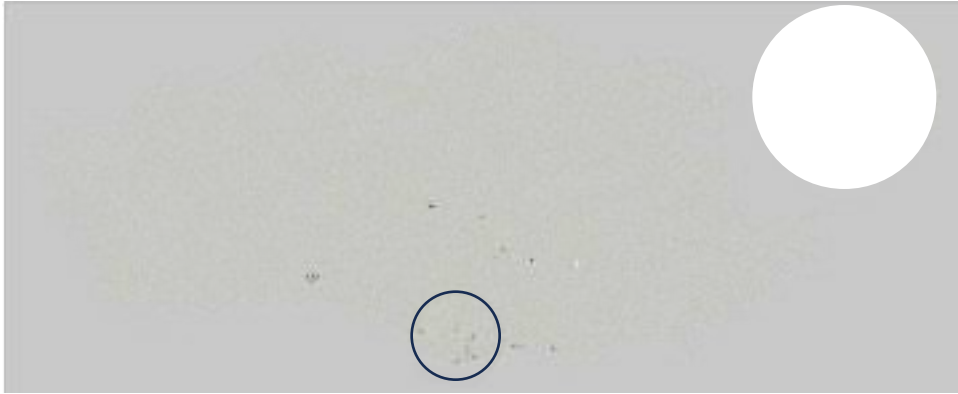
How can existing buildings be improved or used more efficiently to meet people's needs?

- **Maintenance**
Ongoing process:, both corrective and preventive
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pre-1940 housing rehabilitation

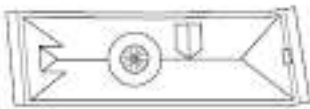
before 1940



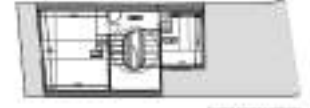
© Inês D'Orey Fotografia



Rua da Reboleira, 13



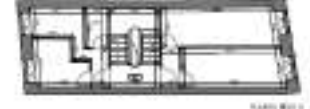
Planta do 1.º andar



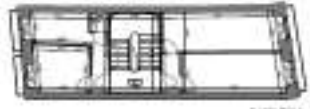
Planta do 2.º andar



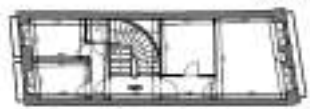
Planta do 3.º andar



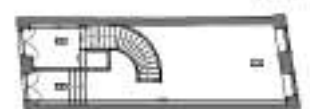
Planta do 4.º andar



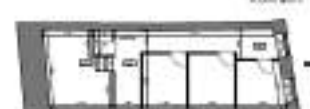
Planta do 5.º andar



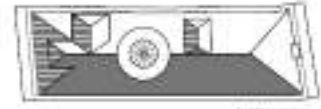
Planta do 6.º andar



Planta do 7.º andar



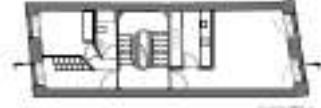
Planta do 8.º andar



Planta do 1.º andar



Planta do 2.º andar



Planta do 3.º andar



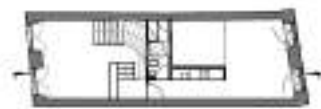
Planta do 4.º andar



Planta do 5.º andar



Planta do 6.º andar



Planta do 7.º andar



Planta do 8.º andar

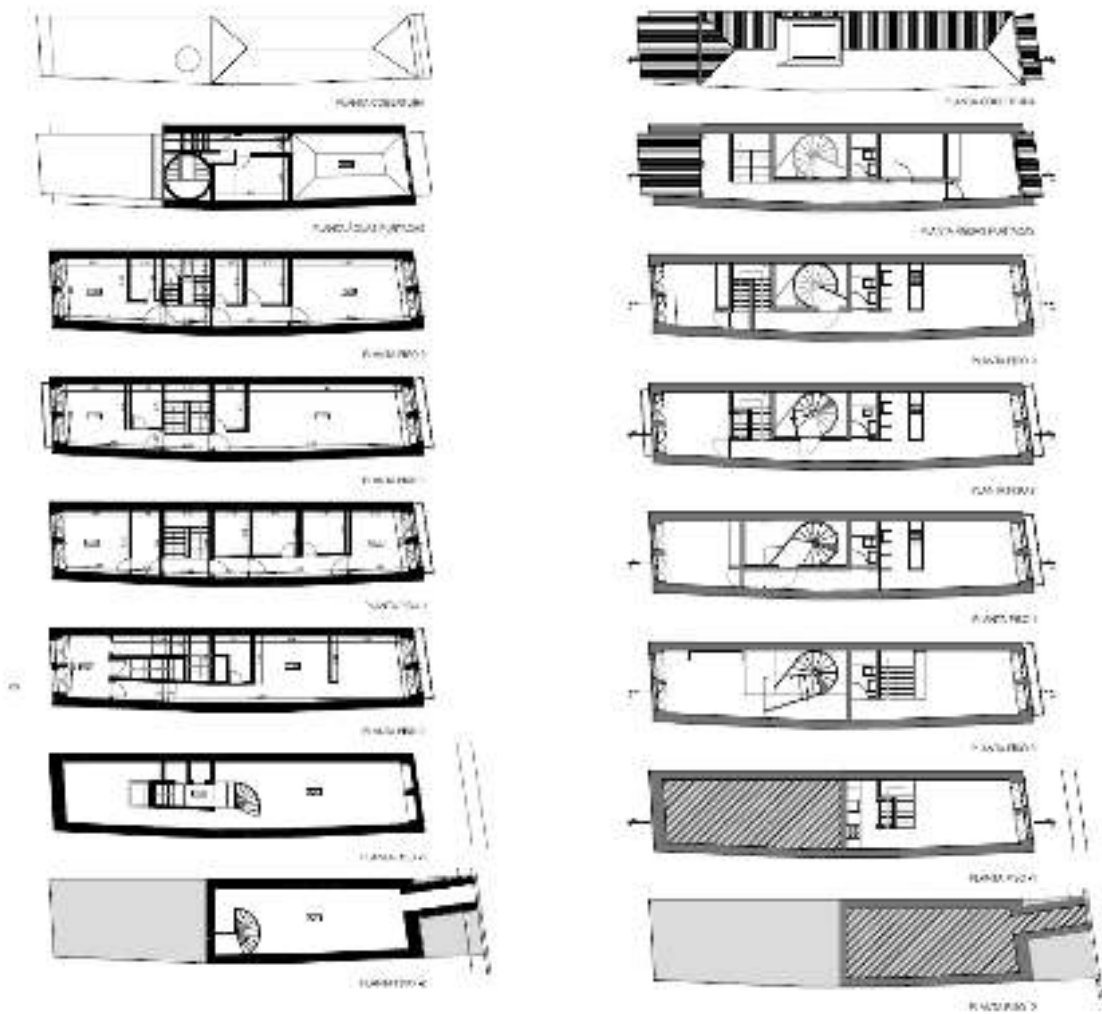


Rua da Reboleira, 13





Rua da Reboleira, 29

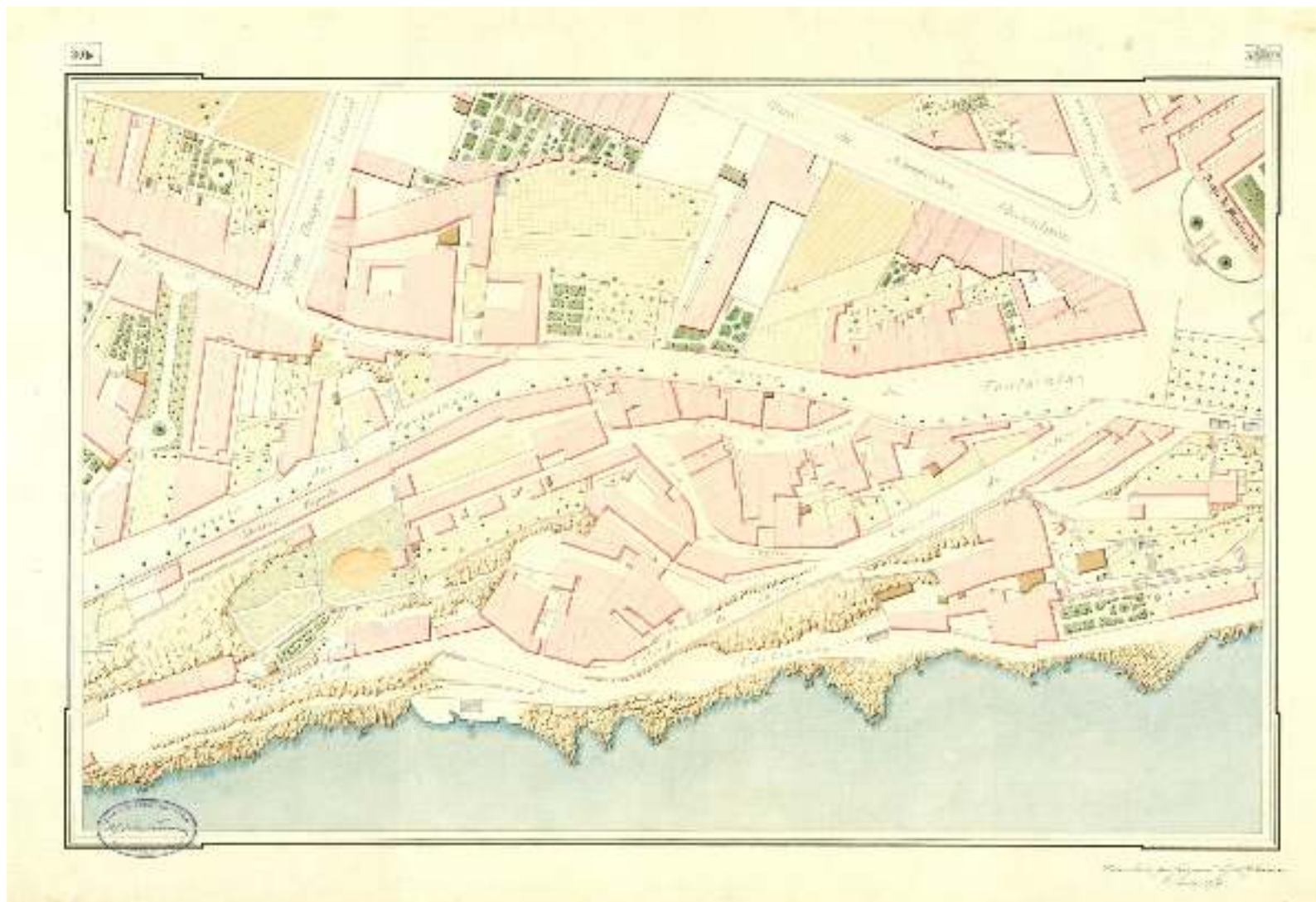


Reabilitação na Rua da Reboleira, 29

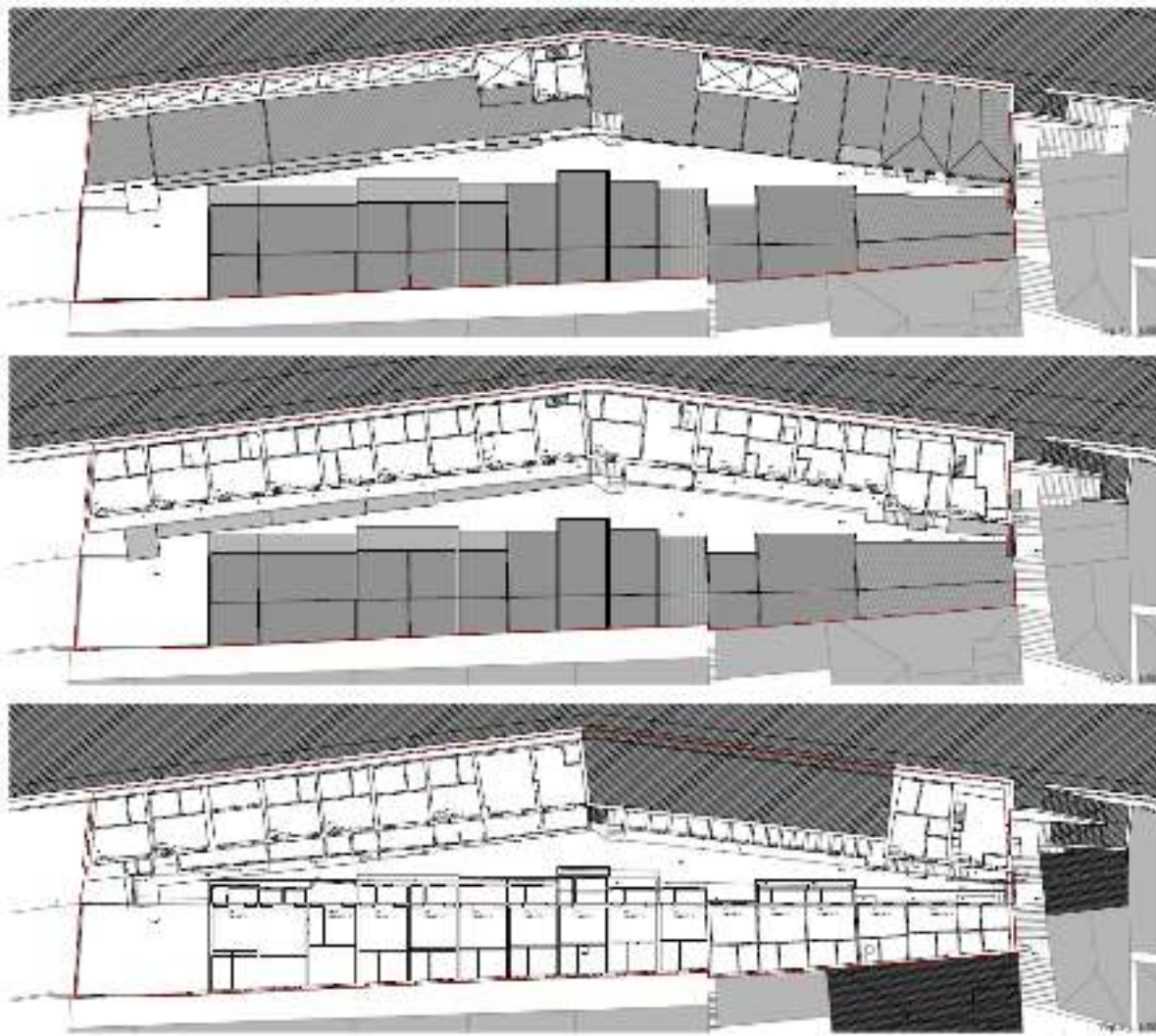




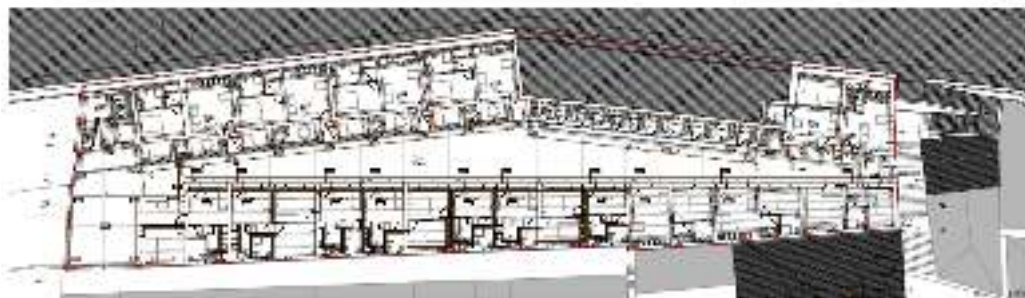
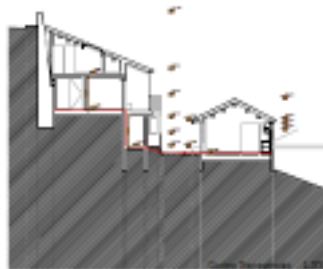
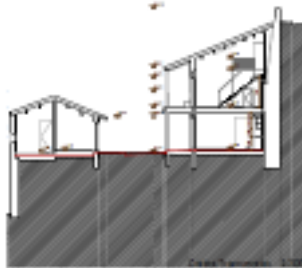
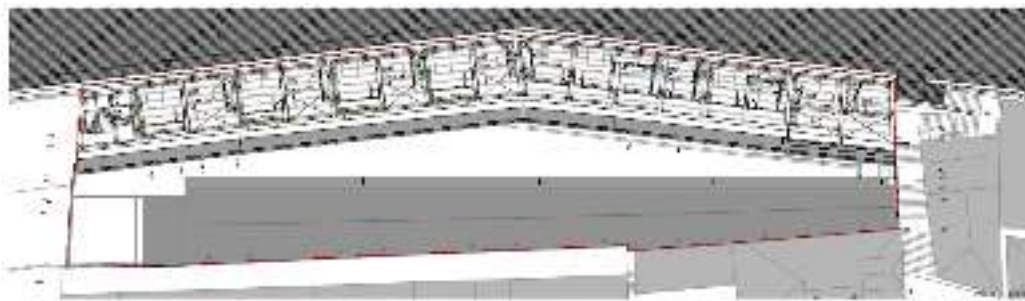
Bairro da Tapada



Bairro da Tapada



Reabilitação do Bairro da Tapada





Bairro da Tapada



Bairro da Tapada



20th-century housing rehabilitation





Monte da Bela

year (construction) 1967

Program Plano de melhoramentos da Cidade do Porto
(Improvement Plan for the city of Porto)

project author Rui Paixão

area 24.000,00 m²

no. buildings 7

no. dwellings 236

no. inhabitants 530

Buildings rehabilitation

year (construction) 2021

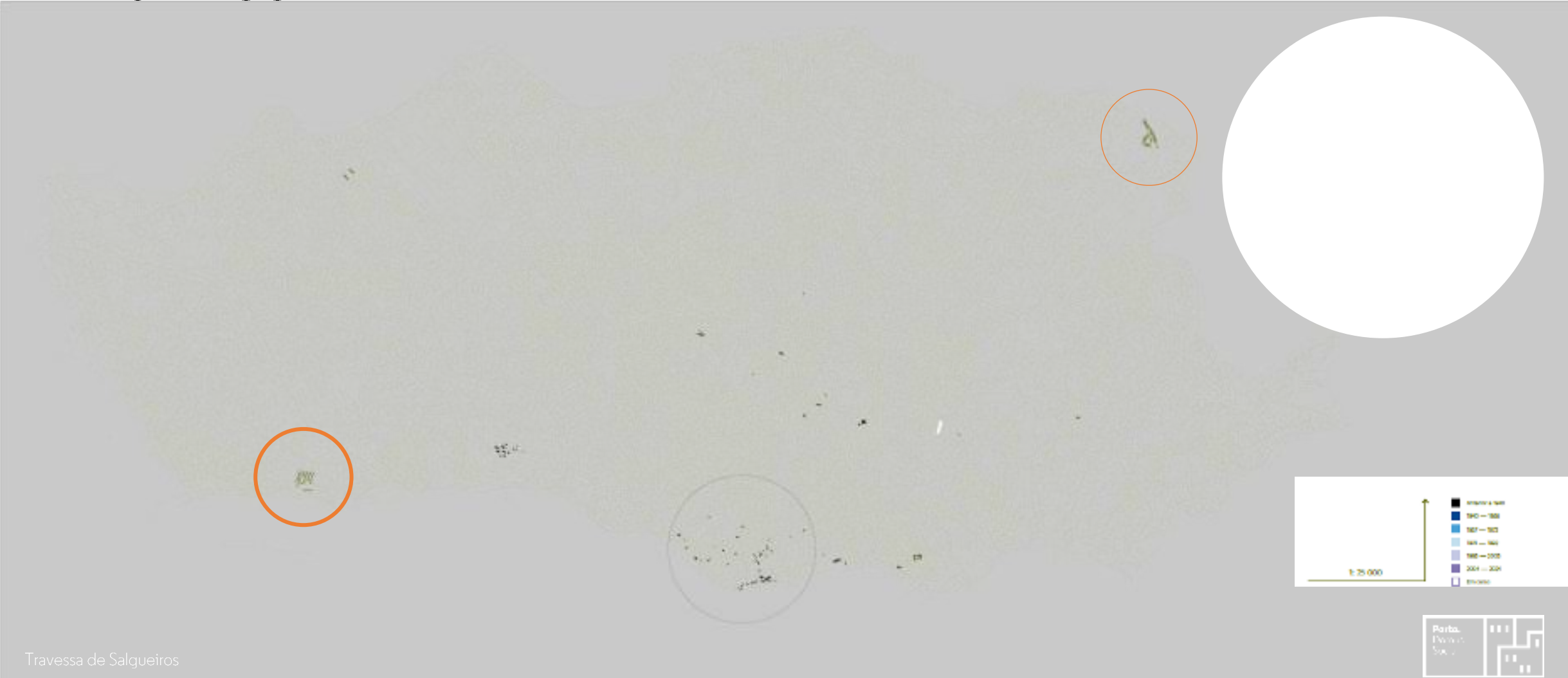
project author Menos é Mais Arquitectos Associados Lda

Regeneration of the public space

year (project) 2019 - ...

project author JFCG, Arquitectos Associados, Lda.

1940-1955



S. JOÃO DE DEUS

Economic houses program (1926)

low density and vicinity







© João Ferrand Fotografia

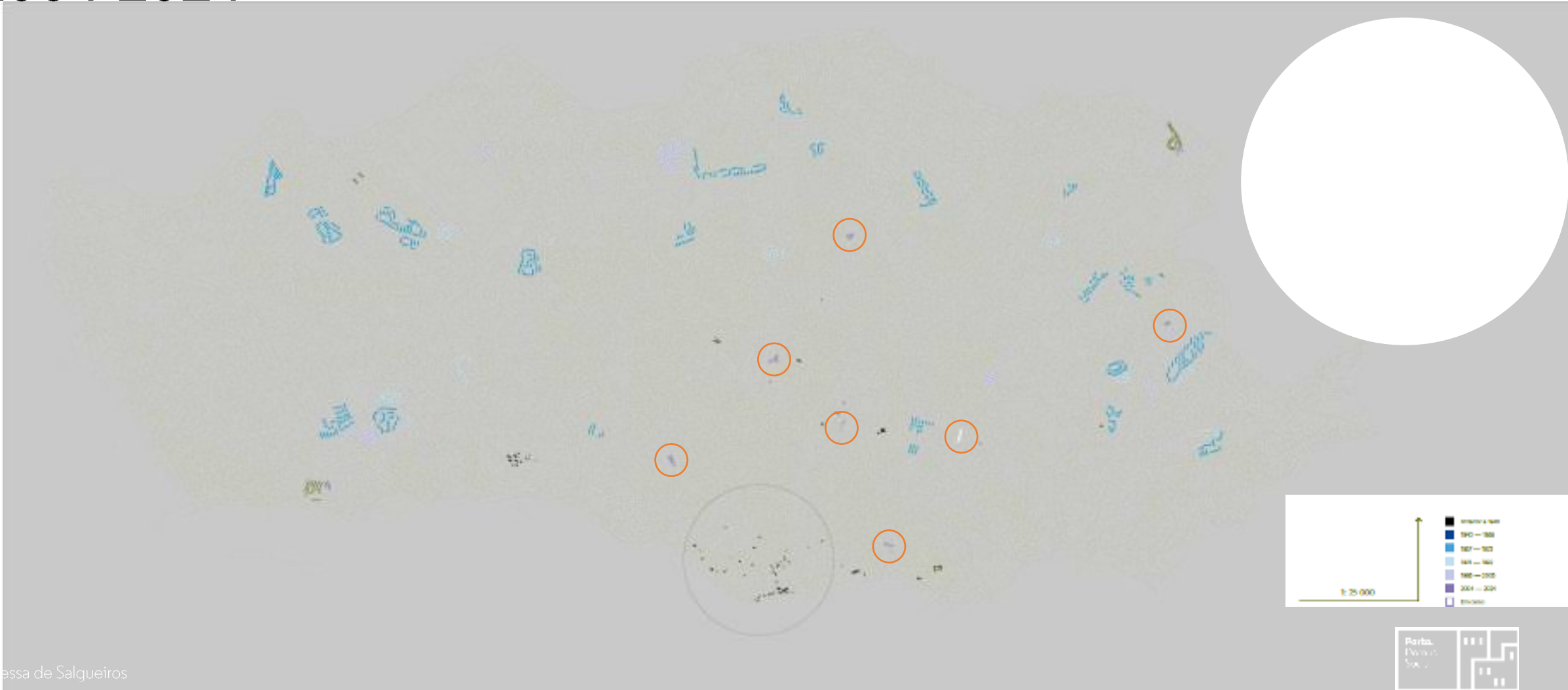




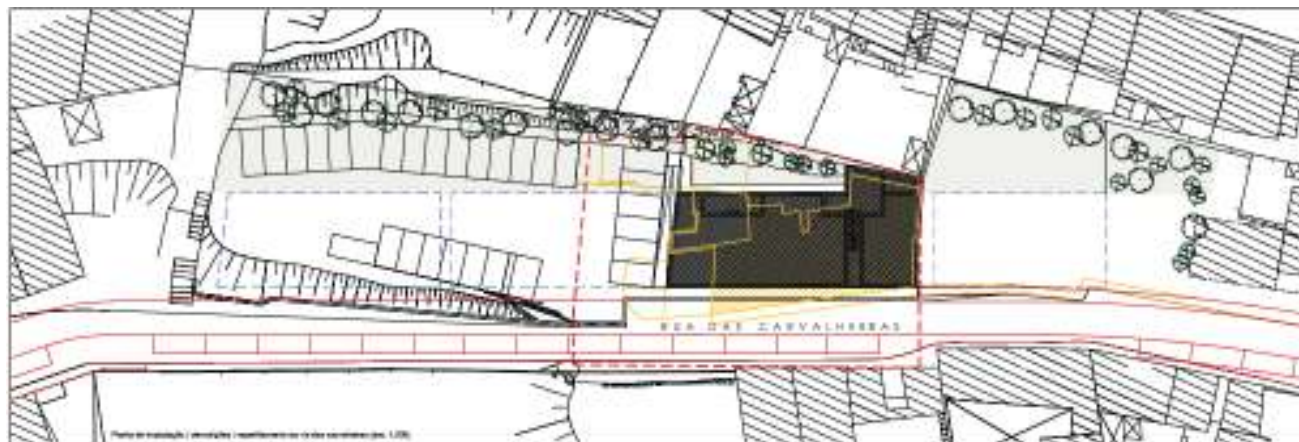


new
construction

2004-2024



Rua das Carvalheiras



As edificações existentes no terreno eram caracterizadas por precariedade construtiva e disfuncionalidade espacial interior. Apenas uma habitação estava ocupada, enquanto que as outras estavam devolutas.

Durante a realização do levantamento do conjunto edificado, e de acordo com o diagnóstico efetuado, dada a insalubridade espacial e o avançado estado de degradação dos elementos estruturais e componentes materiais, foi acertada com o dono de obra e projetistas uma operação substituição do edificado, promovendo à regeneração do contexto urbano e antecipando o reperfilamento da via das Carvalheiras, plano da CMPorto.

A nova implantação marca os alinhamentos futuros de expansão da área urbana em consolidação, gerando uma nova frente urbana, de imagem regenerada e com uma ordem clara.

A proposta pretende não se limitar criação de condições de habitabilidade consoantes com os parâmetros da regulamentação contemporânea num terreno difícil, mas sim usar a morfologia e topografia do sítio para gerar um modelo habitacional que explore as possibilidades de relação entre interior e exterior para fomentar um ambiente de domesticidade que incentive a criação de laços comunitários.

Foi caracterizado um modelo habitacional, de forma a compatibilizar a verticalidade com as condicionantes físicas do terreno: uma redução da profundidade e uma orientação muito orientada. Dada a impossibilidade de construir em altura, propôs-se a distribuição dos apartamentos através do acesso direto, diminuindo as áreas dedicadas à circulação e fomentando um ambiente de comunidade e familiaridade do empreendimento.

O projeto teve a máxima partida do topografia como ponto, intervindo na sua releição com as topografias e mantendo e potenciando a sua acessibilidade.

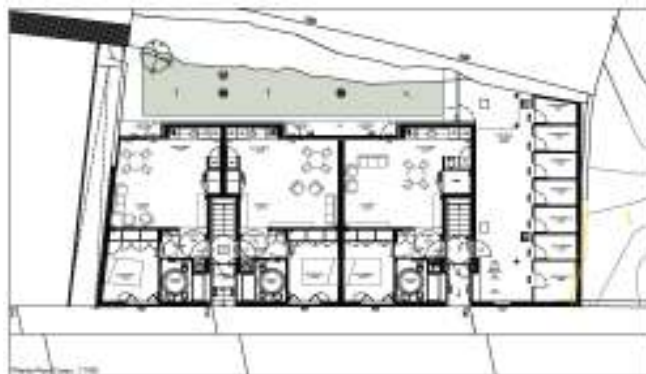
O edifício é estruturado pelas duas secções perpendiculares ao alinhamento que, para além de proporcionar acesso aos apartamentos do piso 1, fragmentam a volume a organizar o empreendimento em 4 unidades espaciais por piso. Análise do desenvolvimento da silhueta do projeto traça um padrão de volumes com um alinhamento horizontal "verde" com relevo e captação urbanizadora.

O bloco construído desde modelo tipológico passou por várias etapas de habitação com espaços exteriores promovendo formas de uso que foram exploradas e adaptadas ao contexto urbano. Os habitantes encontram um espaço partilhado, contribuindo para a consolidação do "bairro" e dos benefícios e responsabilidades comuns de todos os membros da vizinhança. Entre áreas exteriores, de jardim no piso 0 e de terraços nos pisos superiores, funcionam como zonas de interação pública/privada e de como prolongamento funcional dos espaços interiores – salas e cozinhas, podendo ser apropriadas e serem reorganizadas o ambiente pessoal das residências com o conjunto habitacional.

A maximização de ganhos solares e de ventilação natural é garantida pela orientação de volumes de grandes dimensões em torno do comprimento, incluindo varandas de terraço, diminuindo a dependência de equipamentos mecânicos e reduzindo a necessidade de comunicação entre a cidade e o interior. A obra foi também pensada a partir das condições do terreno, contemplando com a instalação de um parque de estacionamento integrado a um espaço comum / jardim, pontos solares para aquecimento da água sanitária e a aplicação do pavimento em cordão, um material autóctone e sustentável.



Rua das Carvalhoeiras



Rua das Carvalhoeiras





New forms of Net-zero (+20) Social housing in the city of Porto

Carvalheiras fase II

Current challenges

- Right to the city and to adequate housing
- Design appropriate solutions adaptable over time and use
- Rehabilitate the “old” with “new” dimensions: confort, accessibility, energy efficiency, social integration
- Recycle, reuse, retrofit for public housing built in heritage buildings





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