



Affordable Housing Portugal

Challenges, successes, and recent developments

Alda Botelho Azevedo, ICS-Ulisboa

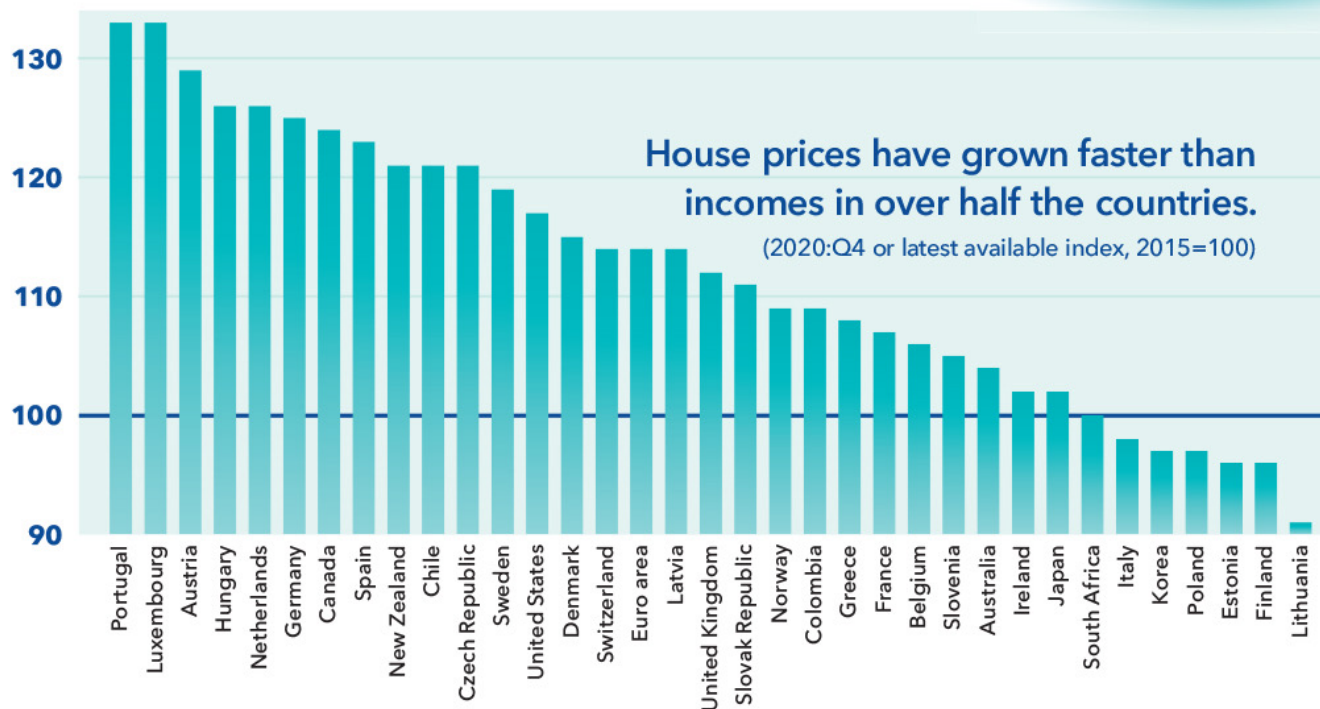
alda.azevedo@ics.ulisboa.pt



Affordability Collapse: Portugal at the top



HOUSE PRICE-TO-INCOME RATIO AROUND THE WORLD



SOURCE: Organisation for Economic Co-operation and Development

Challenges



Challenges:

Insufficient public housing stock - less than 3% of housing is public; in many municipalities, like Braga, it's around 1%, far below the European average.



Challenges:

Weak cooperative and alternative housing sectors - despite renewed policy interest, cooperative housing remains marginal and underdeveloped.



Challenges:

Dependence on a free market private rental sector - rental prices have soared, especially in urban centres, without adequate tenant protection or rent control mechanisms.



Challenges:

High dependency on homeownership and family support limits mobility and shifts housing responsibility from the state to households.



Challenges:

Policy emphasis on construction over rehabilitation.





Planned building to rehouse social tenants during Marechal Carmona's rehabilitation (Cascais).

Success

Affordable housing isn't just about bricks.

It's about dignity, equity, and enabling life projects.



Planned building to rehouse social tenants during Marechal Carmona's rehabilitation (Cascais).

Success

Accepted ideas in the current Portuguese context:

Long-term affordability – public housing that remains public and accessible over time.



Planned building to rehouse social tenants during Marechal Carmona's rehabilitation (Cascais).

Success

Accepted ideas in the current Portuguese context:

Mixed-use and socially mixed neighbourhoods - developments that avoid segregation by integrating affordable housing within broader urban contexts.



Planned building to rehouse social tenants during Marechal Carmona's rehabilitation (Cascais).

Success

Accepted ideas in the current Portuguese context:

Affordable housing should be connected to public transports, schools, health services, and employment opportunities.



Planned building to rehouse social tenants during Marechal Carmona's rehabilitation (Cascais).

Success

Accepted ideas in the current Portuguese context:

Sustainable construction and rehabilitation - use of energy-efficient designs, adaptive reuse of existing buildings, or ecological building materials.



Lisbon: Padre Cruz, Social Housing

Câmara Municipal de Lisboa, 2024

Pilot project that evolved into a larger programme in 3 other neighbourhoods.

Key innovations:

Mixed-use and open public/private space

Flexible/modular housing typologies

Strong focus on sustainability: solar exposure, rainwater reuse, and urban agriculture

Hybrid designs between collective and individual housing (similar to coliving)

Lisbon: Boavista, Social Housing



Câmara Municipal de Lisboa, 2024

Recognitions:

Featured in Venice Biennale (2021) and Ibero-American Biennale (2019)

Awards: Prémio Nacional de Arquitetura Forma 2022, RIBA shortlist (2018)



Thank you!

Challenges, successes, and recent Developments

Alda Botelho Azevedo, ICS-Ulisboa

alda.azevedo@ics.ulisboa.pt

