

MUNICIPAL PLANNING STRATEGIES IN RESPONSE TO HOUSING CHALLENGES: THE CASE OF BRAGA

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OVERVIEW



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BRAGA

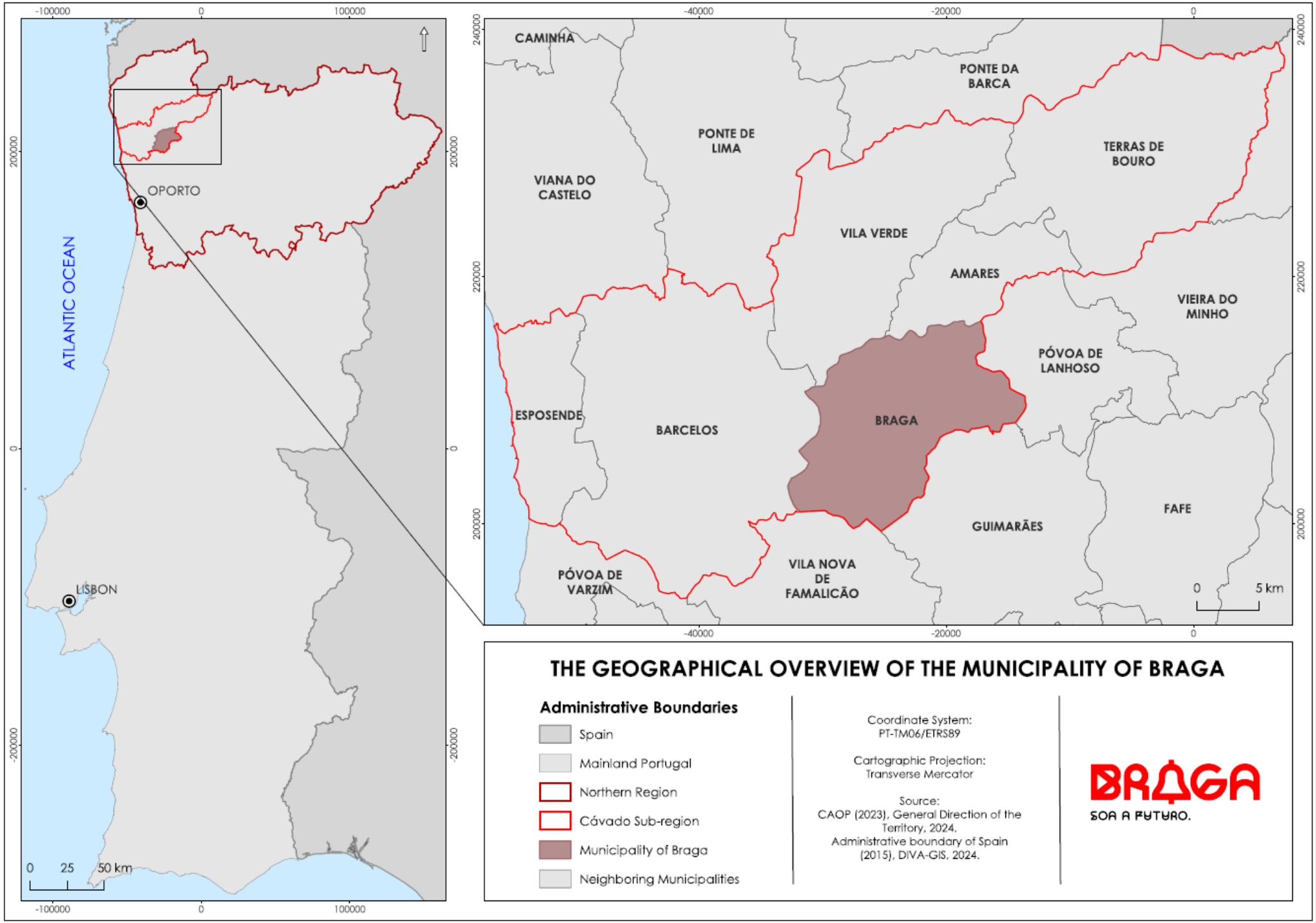











ATLANTIC OCEAN
OPORTO
LISBON
0 25 50 km
CAMINHA
PONTE DA BARCA
PONTE DE LIMA
VIANA DO CASTELO
TERRAS DE BOURO
VILA VERDE
AMARES
VIEIRA DO MINHO
PÓVOA DE LANHOSO
ESPOSENDE
BARCELOS
BRAGA
GUIMARÃES
FAFE
PÓVOA DE VARZIM
VILA NOVA DE FAMALICÃO
0 5 km
THE GEOGRAPHICAL OVERVIEW OF THE MUNICIPALITY OF BRAGA
Administrative Boundaries
Spain
Mainland Portugal
Northern Region
Cávado Sub-region
Municipality of Braga
Neighboring Municipalities
Coordinate System:
PT-TM06/ETRS89
Cartographic Projection:
Transverse Mercator
Source:
CAOP (2023), General Direction of the Territory, 2024.
Administrative boundary of Spain (2015), DIVA-GIS, 2024.
BRAGA
SOA A FUTURO.

Braga is growing ...

A medium-sized european city facing demographic, territorial and housing pressures.

212.635

Inhabitants in 2025

Area: 183,4 km^2

15,3%

Population growth 2015-2025

Above the sub-regional and national average

High

Immigration flows

Essential for population growth

Responding to these challenges involves reconciling urban development with the provision of adequate housing, against a context of increasing pressure on land, housing supply and accessibility.

Source: PORDATA

Social housing represents a residual value within the housing stock

Braga has a rate lower than the national average.

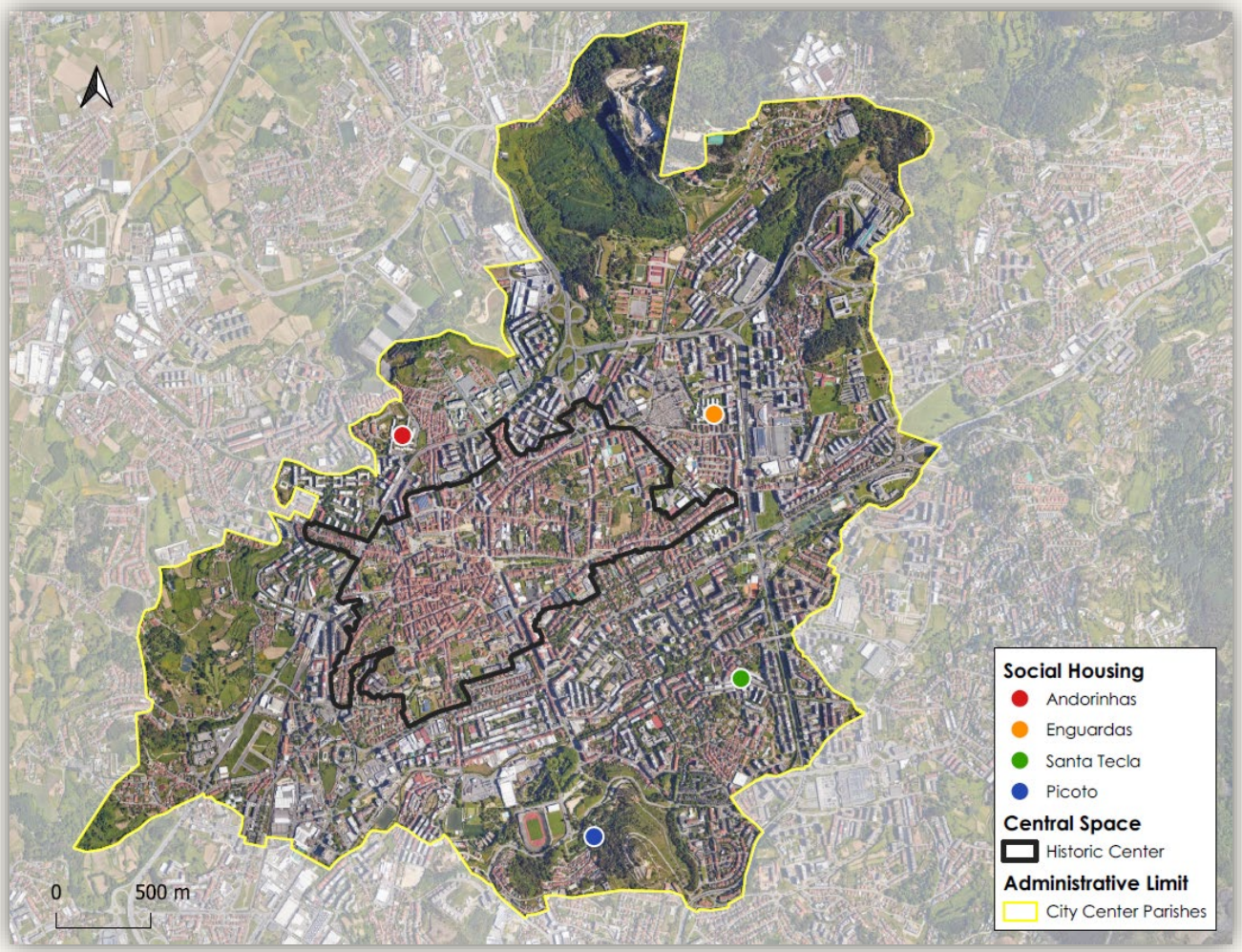
CLASSIC FAMILY DWELLINGS



PUBLIC HOUSING

1,4% → **1,2%**

2011 2021



Source: INE.

... and the challenges in accessing housing become more prominent.

The problem involves the market, the availability of supply and the demand for affordable housing.

> 700 €

Average rent for a T2 flat



Pressure on the housing market

It makes it difficult for people on low and middle incomes to access housing in central areas.

DEMAND FOR SOCIAL HOUSING

81 → **383** **+373%**

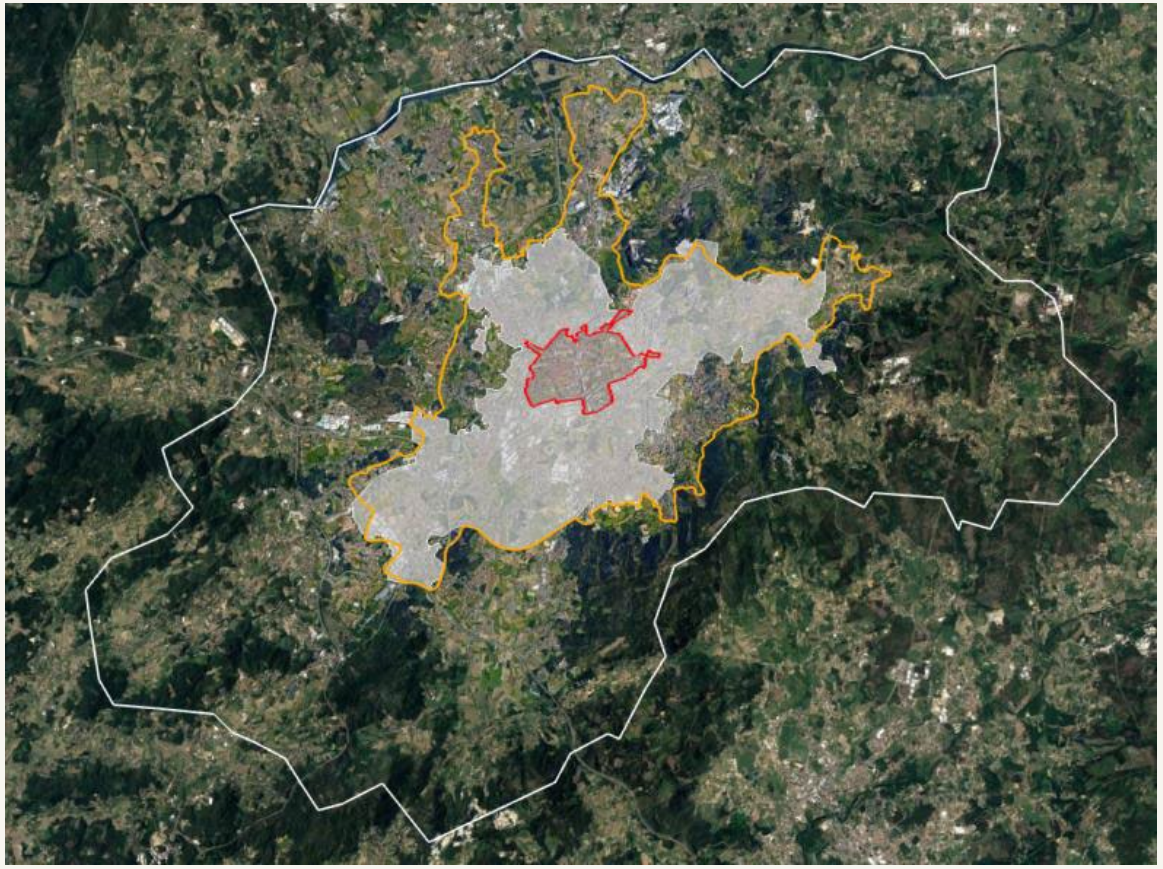
2021 2023 applications



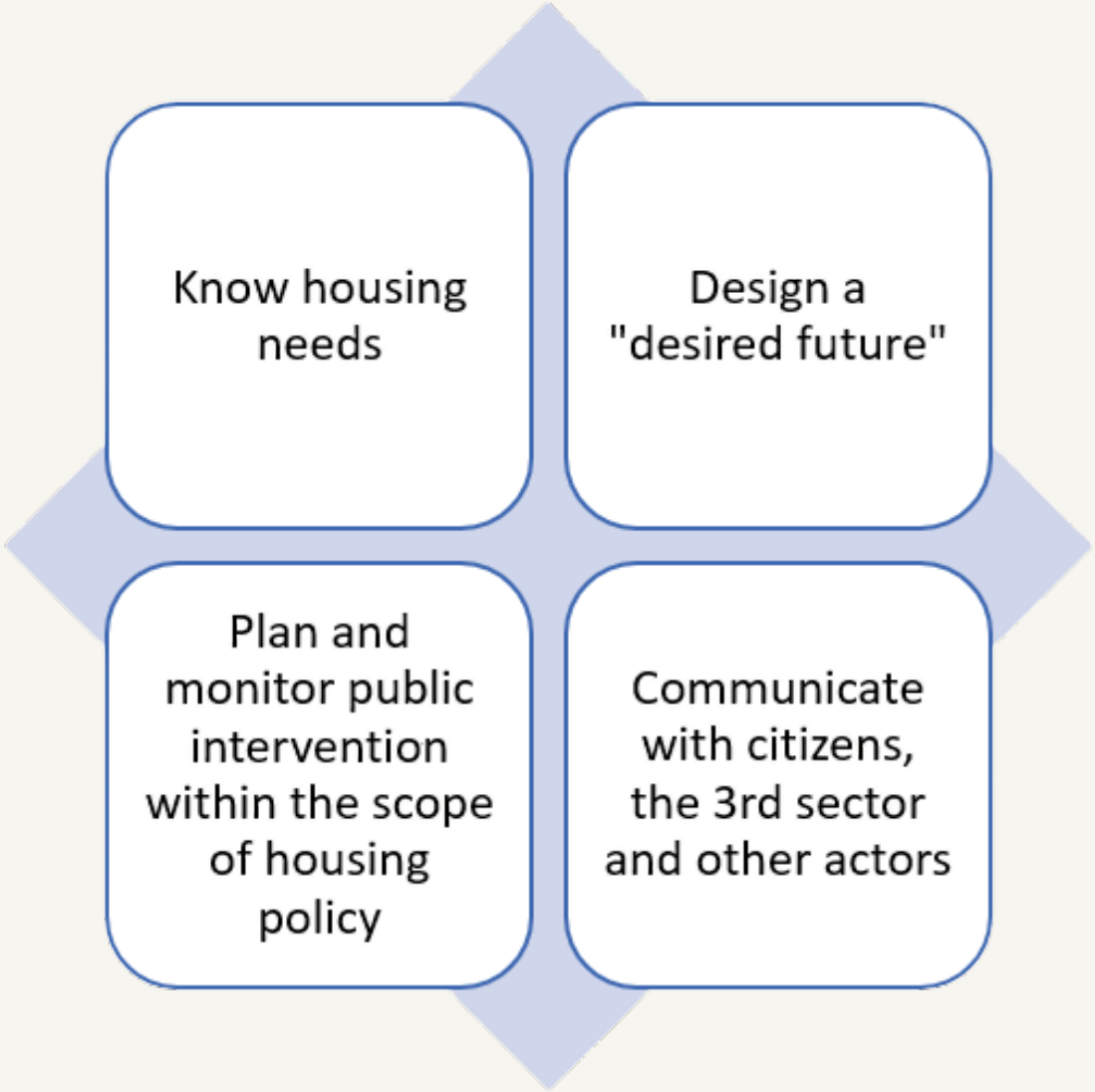
The exponential growth in demand has highlighted the gap between existing housing needs and the available supply.

Local Housing Strategy

- Defines the Municipality's intervention strategy in terms of housing policy;
- It’s based on an updated global diagnosis of existing deficiencies in relation to access to housing, resources and the dynamics of transformation of the areas to which they refer;
- Define the goals and objectives to be achieved during the period of its validity, specify the housing solutions to be developed and their prioritization.



Purposes of the Local Housing Strategy



3ª REVISÃO

PDM

BRAGA

REASONS FOR THE REVISION OF THE ZONING PLAN

Evolution



GREATER FLEXIBILITY

MACRO AREAS

CONSOLIDATION OF SPACE



Previous

Current

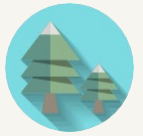
STRATEGIC OBJECTIVES



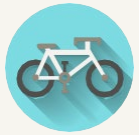
+ HOUSING



+ ACCESSIBILITY



+ GREEN SPACES



+ ACTIVE MOBILITY

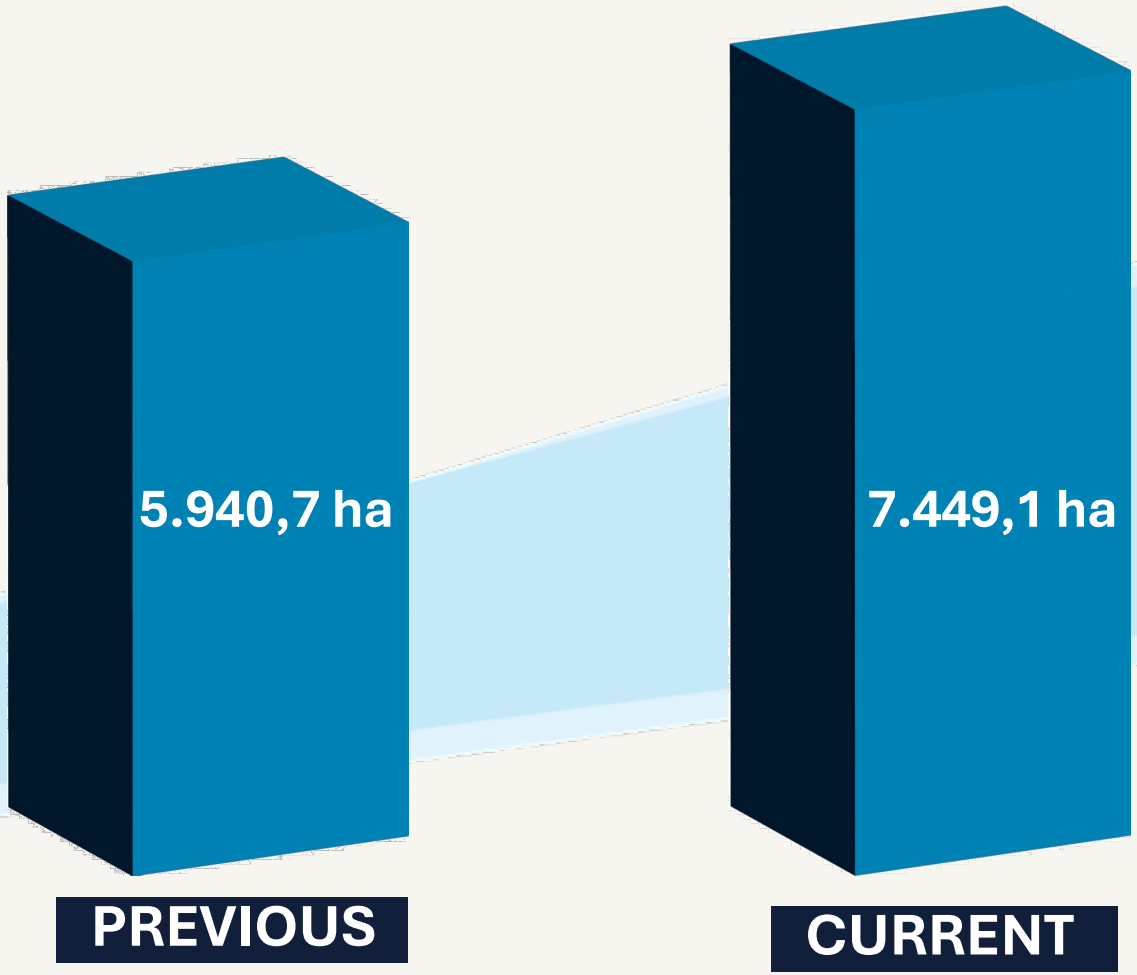


+ ECONOMIC REVITALISATION



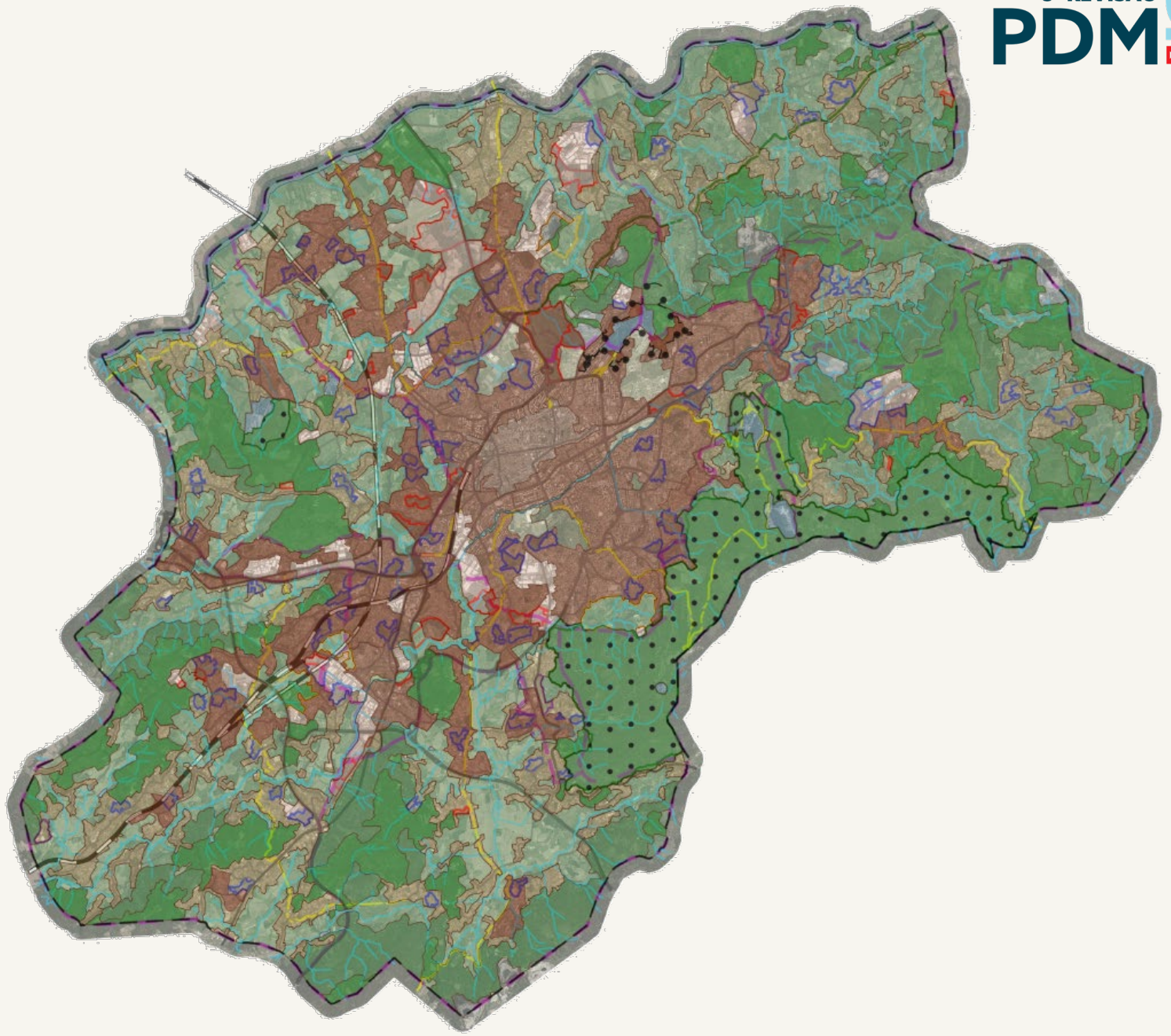
+ ENVIRONMENTAL RESILIENCE

URBAN AREA



25,4%

ZONING MAP



SOLO RÚSTICO

- A - Espaço Agrícola
- F1 - Espaço Florestal de Proteção
- F2 - Espaço Florestal de Produção
- FRVP - Espaço Florestal de Recreio e Valorização da Paisagem
- NP - Espaço Natural e Paisagístico
- C - Espaço Cultural
- EI1 - Espaço Destinado a Equipamento
- EG - Espaços de Exploração de Recursos Energéticos e Geológicos

SOLO URBANO

- EC1 - Espaço Central do Tipo 1 (Centro Histórico)
- EC2 - Espaço Central do Tipo 2
- EC3 - Espaço Central do Tipo 3
- EC4 - Espaço Central do Tipo 4
- BD - Espaço Urbano de Baixa Densidade
- AE - Atividades Económicas
- EV - Espaço Verde Urbano
- EVE - Espaço Verde de Enquadramento
- UEE - Equipamento Estruturante

UNIDADES TERRITORIAIS

- Unidades Territoriais

INSTRUMENTOS DE GESTÃO TERRITORIAL EM VIGOR

- Plano de Urbanização das Sete Fontes

MORE AND BETTER HOUSING



Uses

All uses are permitted on urban land, with the exception of those considered incompatible.

General Building Regulations

Reference to the morphotypological characteristics of the urban frontage in which it is situated, taking into account the following elements:

Setbacks | Alignments | Frontage height | Volumetry | Metrics

In the absence of morphotypological references, the indices for the new housing developments shall apply.

Central Areas 1
Corresponds to the historic center of the city of Braga
Morphological rules only

Central Areas 2 e 3
Morphological rules in built-up areas
Land Subdivision and Land Adjustment
CA2: Maximum Floor Area Ratio of 1,20
CA3: Maximum Floor Area Ratio of 1,00
Maximum percentage of sealed surface area: 70%

Low-Density Areas
Maximum Floor Area Ratio of 0,60
Maximum percentage of sealed surface area: 60%

MORE AND BETTER HOUSING



Highlights

QUALITY
An additional 10% is added to the floor area ratio for balconies in multi-family residential buildings.

DEDICATED CAR PARKING
The basement area isn't taken into account for the maximum floor area ratio when it is designated for car parking.

INCENTIVE FOR AFFORDABLE HOUSING
The floor area ratio may be increased by up to 0,20 when promoting affordable housing.

INTEGRATION WITH THE LOCAL HOUSING STRATEGY
The Zoning Plan includes areas to be planned for the integration of projects outlined in the Local Housing Strategy.

MORE AND BETTER HOUSING

Development (with a deadline)

Areas to be Structured (31)

› Involve a specific programme

› Terms of reference have been drawn up

› Constitute a project of municipal interest

› Facilitate administrative enforcement

Areas to be Consolidated (101)

› Correspond to inner blocks

› Preferably driven by private initiative

Areas to be Planned (5)

› Correspond to large areas requiring a specific planning instrument



The Zoning Plan as a tool for responding to the housing challenge

Article1.º

The Zoning Plan "*(...) sets out the territorial development strategy and the municipal policy on spatial planning and urban development, integrates and coordinates the guidelines established by territorial management instruments at a supra-municipal level, and establishes the model for the spatial organisation of the municipal territory.*"



The Zoning Plan brings together the territorial strategy, land-use regulation and implementation mechanisms.

Source: Regulations of the 3rd Zoning Plan of Braga, published by Notice n.º 8551/2026/2.

Affordable housing integrated into urban development

Through mandatory land dedication, new areas designated for housing and facilities for collective use can be guaranteed.

0,50

m^2/m^2

Overall value of mandatory land dedication per permitted building area

Land dedication may include plots designated for:



Green Spaces



Collective Facilities



Affordable Housing



Main distribution roads

Source: Regulations of the 3rd Zoning Plan of Braga, published by Notice n.º 8551/2026/2.

From strategy to implementation: the role of the development areas (with deadline)



The Zoning Plan regulations set out the terms of reference for each of these areas, including the respective implementation arrangements, urban planning parameters and objectives.

Source: Regulations of the 3rd Zoning Plan of Braga, published by Notice n.º 8551/2026/2.

Cangostas: LHS reflected in territorial planning

The UOPG 1.12 explicitly relates urban development to the Local Housing Strategy.

UOPG 1.12

Cangostas

Area to be Structured
Union of parishes Merelim (S. Pedro) and Frossos

Execution: cooperation or administrative imposition
Deadline: 4 years to start + 4 years to complete
Consequence of non-execution: Reversion to Agricultural Land

What the UOPG sets out:

1 · Implementing the LHS
Increase the supply of affordable housing in the form of co-ownership.

2 · Interconnection with the High-Speed Rail Network
Integrate the urban design with the future high-speed rail line and consolidate the urban network.

3 · Accessibility
Create a road crossing within the block, thereby furthering urban consolidation.

Source: Regulations of the 3rd Zoning Plan of Braga, published by Notice n.º 8551/2026/2.

CANGOSTAS





The Zoning Plan is presented as an integrated strategy ...

01

Increase the offer

Construction and diversification of housing solutions.

02

Rehabilitate

improve the existing park and the areas undergoing urban regeneration.

03

Regulate and encourage

Combining zoning, land readjustment and incentives to guide development.

04

Create partnerships

Engage the municipality, landowners, developers and other stakeholders.

Urban planning is not a substitute for housing policy — it creates the spatial conditions necessary for its implementation.

BRAGA

SOA A FUTURO.

Thank you !



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