



HABITAR LISBOA.PT

THE MUNICIPAL HOUSING CHARTER 2022-2032

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Councilwoman Housing and Public Works

March 10th 2023



INTERNATIONAL URBAN
DEVELOPMENT ASSOCIATION



PRIORITIES

INCREASE AND IMPROVE HOUSING SUPPLY:
MUNICIPAL, IN PARTNERSHIP AND PRIVATE

REDUCE ASYMMETRIES IN ACCESS TO HOUSING

REGENERATE THE FORGOTTEN CITY



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

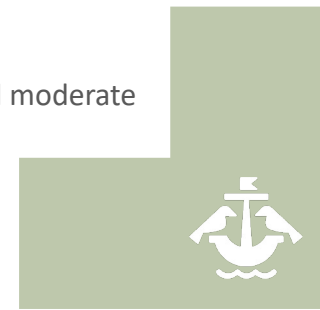
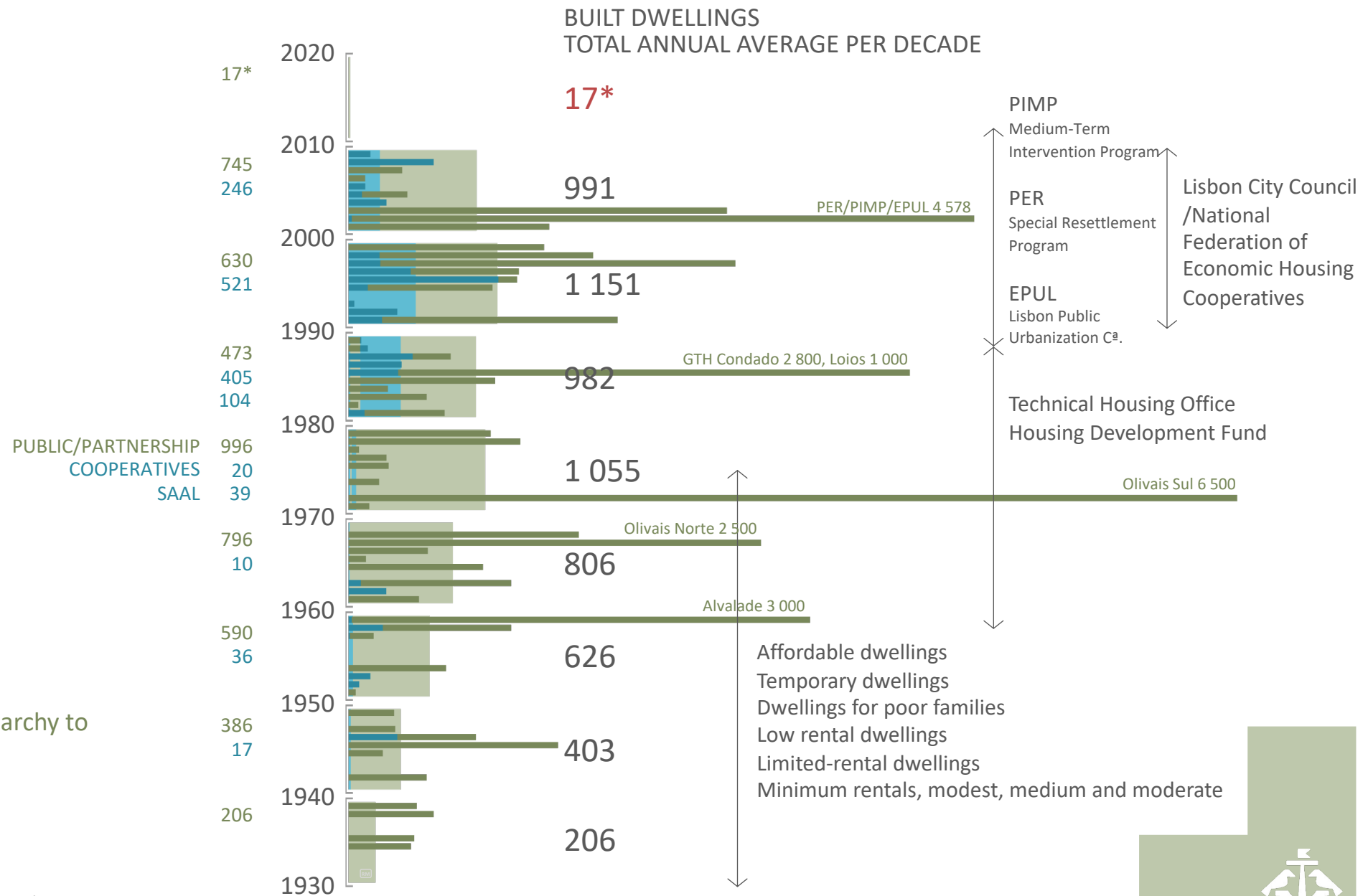


A CENTURY OF HOUSING POLICIES IN LISBON 1930-2020

EXHIBITION
 Housing Policies in Lisbon, from Monarchy to Democracy
 03 feb. 2023 — 30 apr. 2023
 Museu de Lisboa

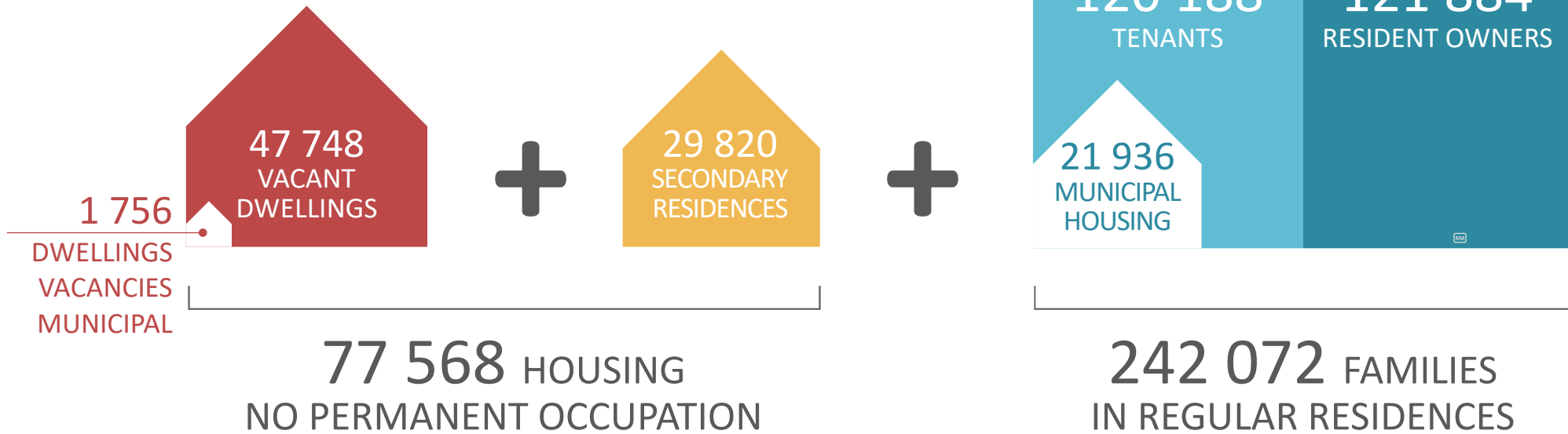
SOURCE: Until 2010: Gonalo Antunes (FCSH-UNL, 2017)

* 2011 to 2021: Classic family accommodation of habitual residence in Lisbon by time of construction of buildings (2011-2021) (Central government, public company, public institute or other non-profit institution, local authorities), INE- Census 2021



THE CURRENT HOUSING PARK IN LISBON 2021

319 640 dwellings

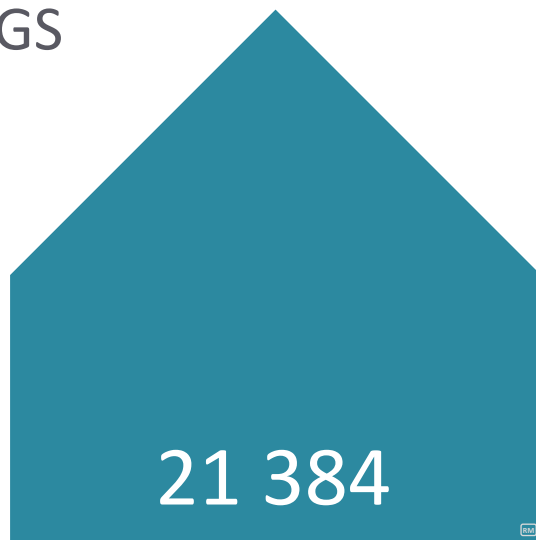


RESOURCES: MUNICIPAL PROPERTY

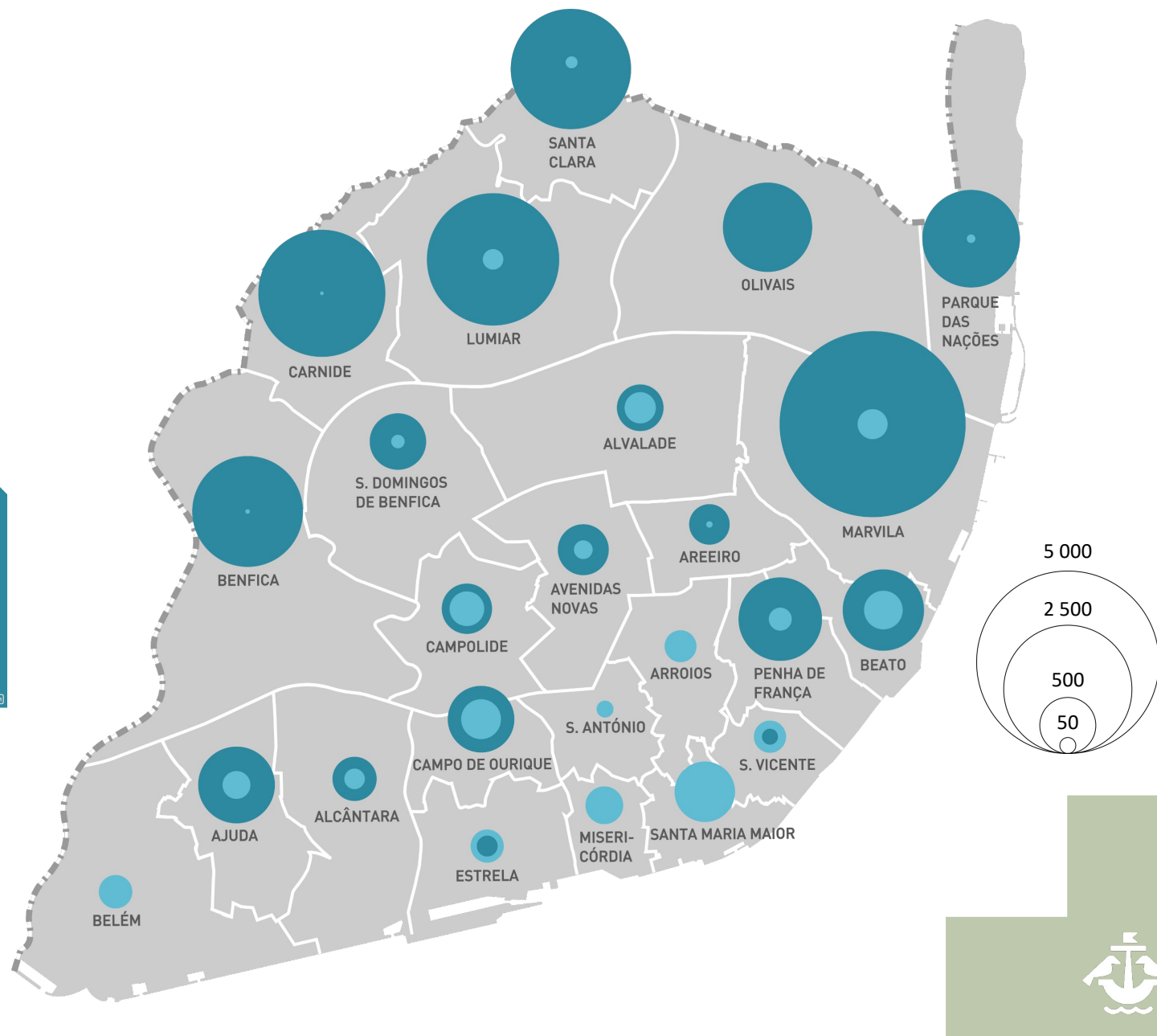
23 692 DWELLINGS



HOUSING IN SCATTERED
PROPERTY



DWELLINGS IN
MUNICIPAL DISTRICTS

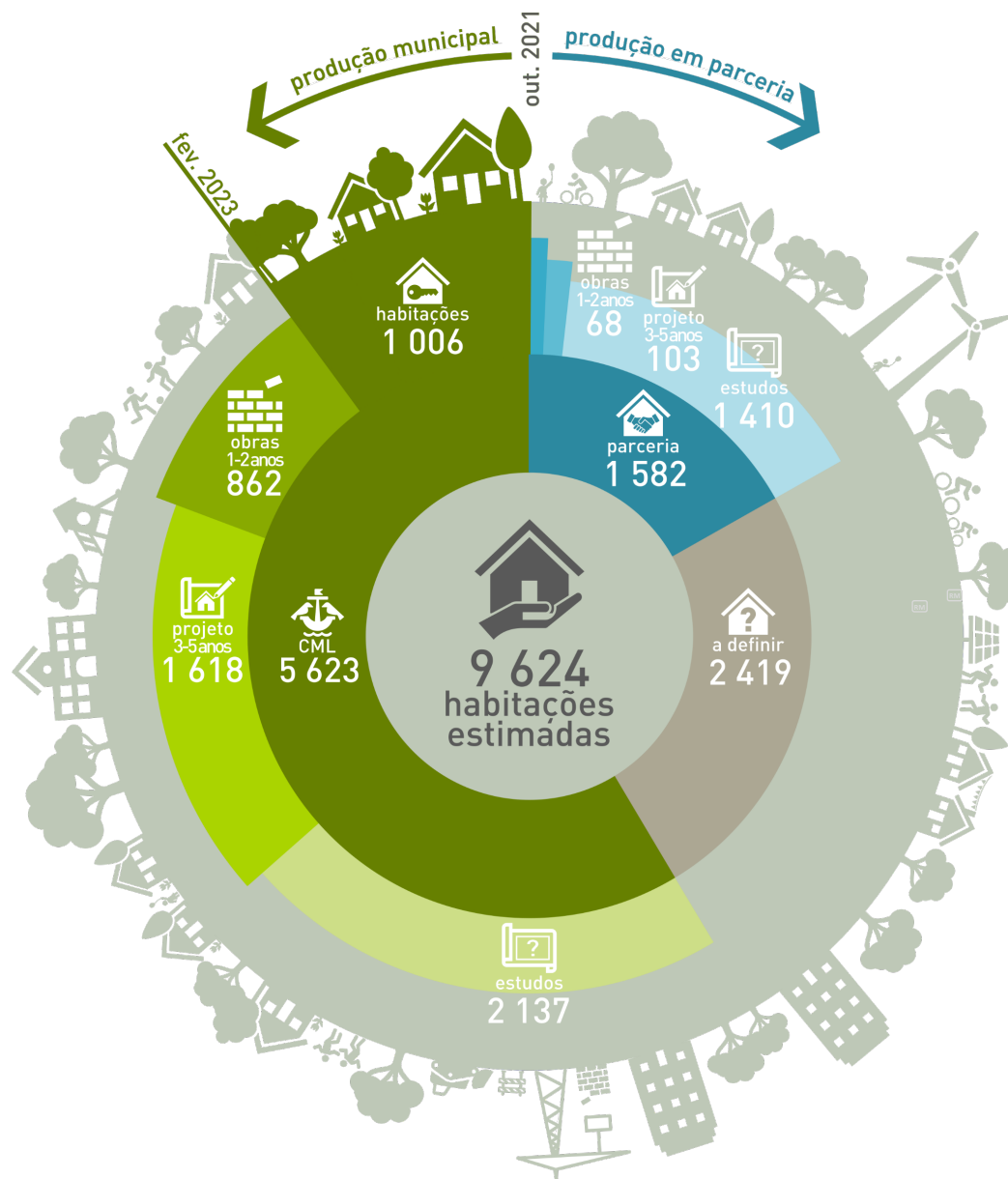


SOURCE: Municipal Directorate of Housing and Local Development /Lisbon Municipality

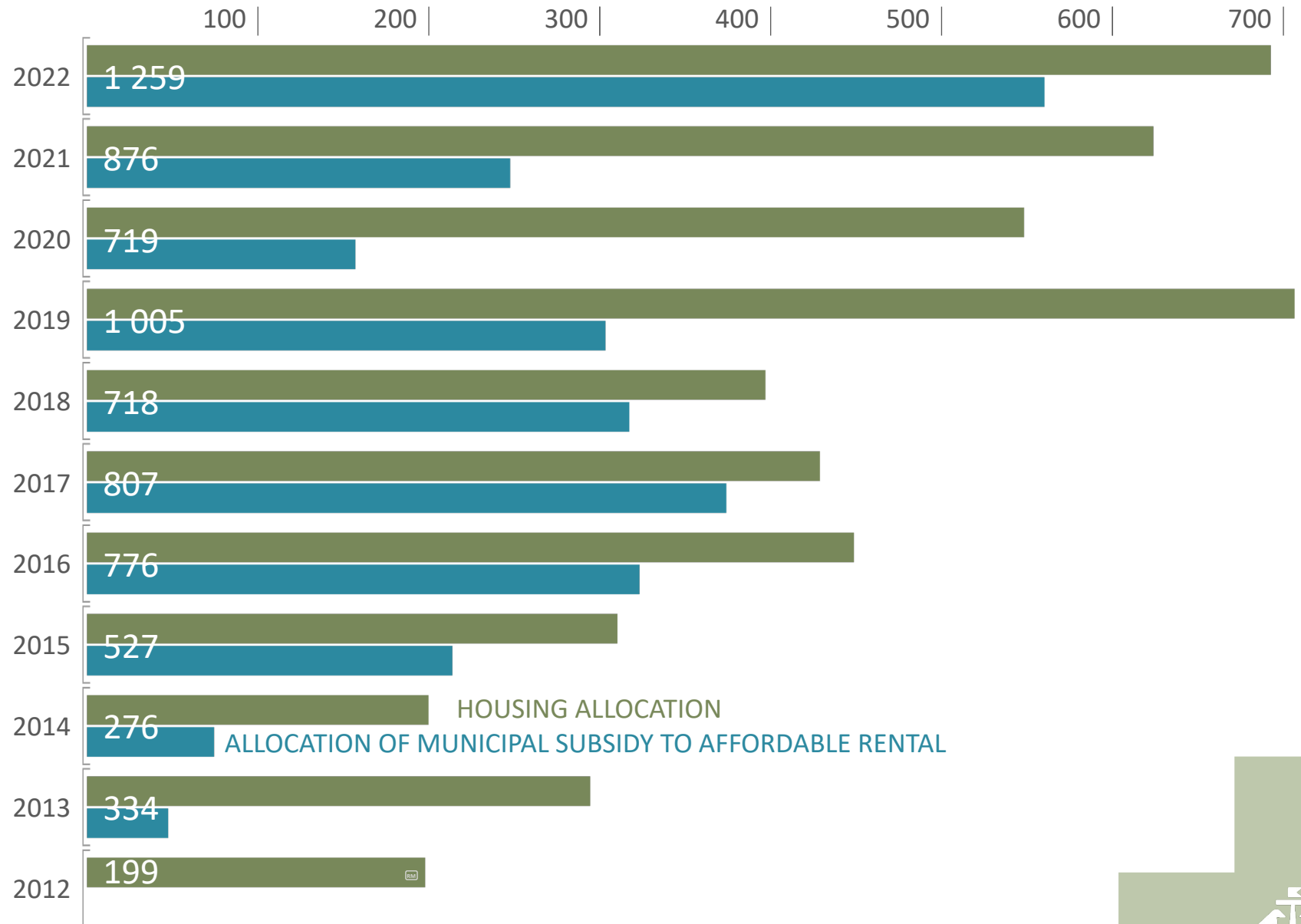


HOUSING WATCH: MUNICIPAL POTENTIAL AND PARTNERSHIPS

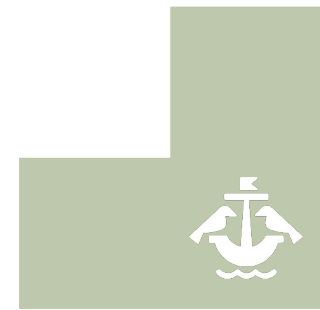
CONSTRUCTION	7 322
REHABILITATION	2 302
TOTAL	9 624



SINTHESIS OF THE MUNICIPAL HOUSING REPORT: BALANCE



SOURCE: Municipal Directorate of Housing and Local Development / Municipality of Lisbon



MUNICIPAL HOUSING SYSTEM: EVERYONE WINS

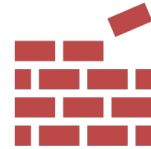
PARTNERSHIP
PUBLIC PROPERTY
PRIVATE CONSTRUCTION
TAX INCENTIVES



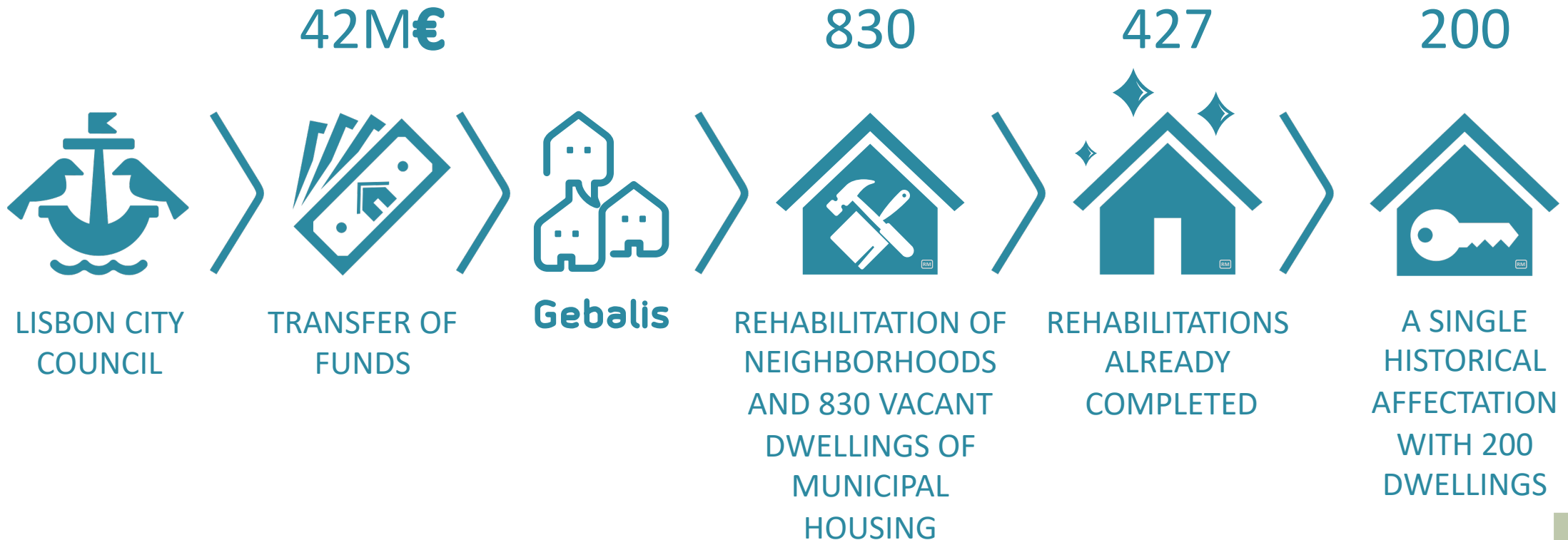
PUBLIC
PUBLIC PROPERTY
PUBLIC CONSTRUCTION
PURCHASE OF VACANT
PRIVATE PROPERTIES



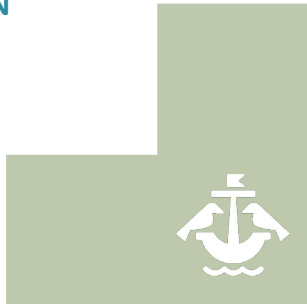
PRIVATE
SUPPORT TO RENTAL
TAX INCENTIVES
REGULATORY INSTRUMENTS



GEBALIS MUNICIPAL COMPANY: OUTPUT 2022

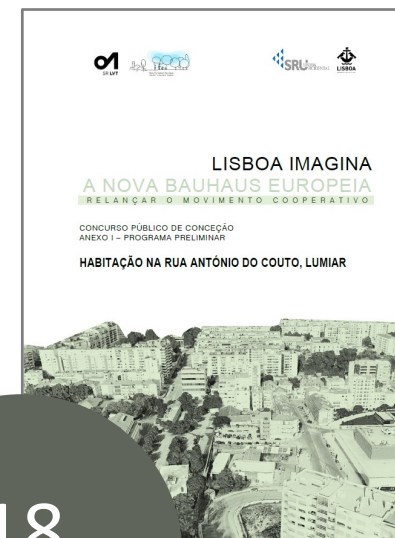
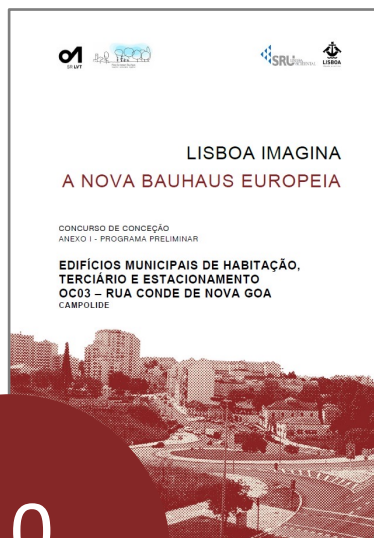


SOURCE: LISBON MUNICIPALITY, GEBALIS



PUBLIC DESIGN COMPETITIONS LISBOA IMAGINE THE NEW EUROPEAN BAUHAUS

COOPERATIVES



31

dwellings

105

dwellings

40

dwellings

18

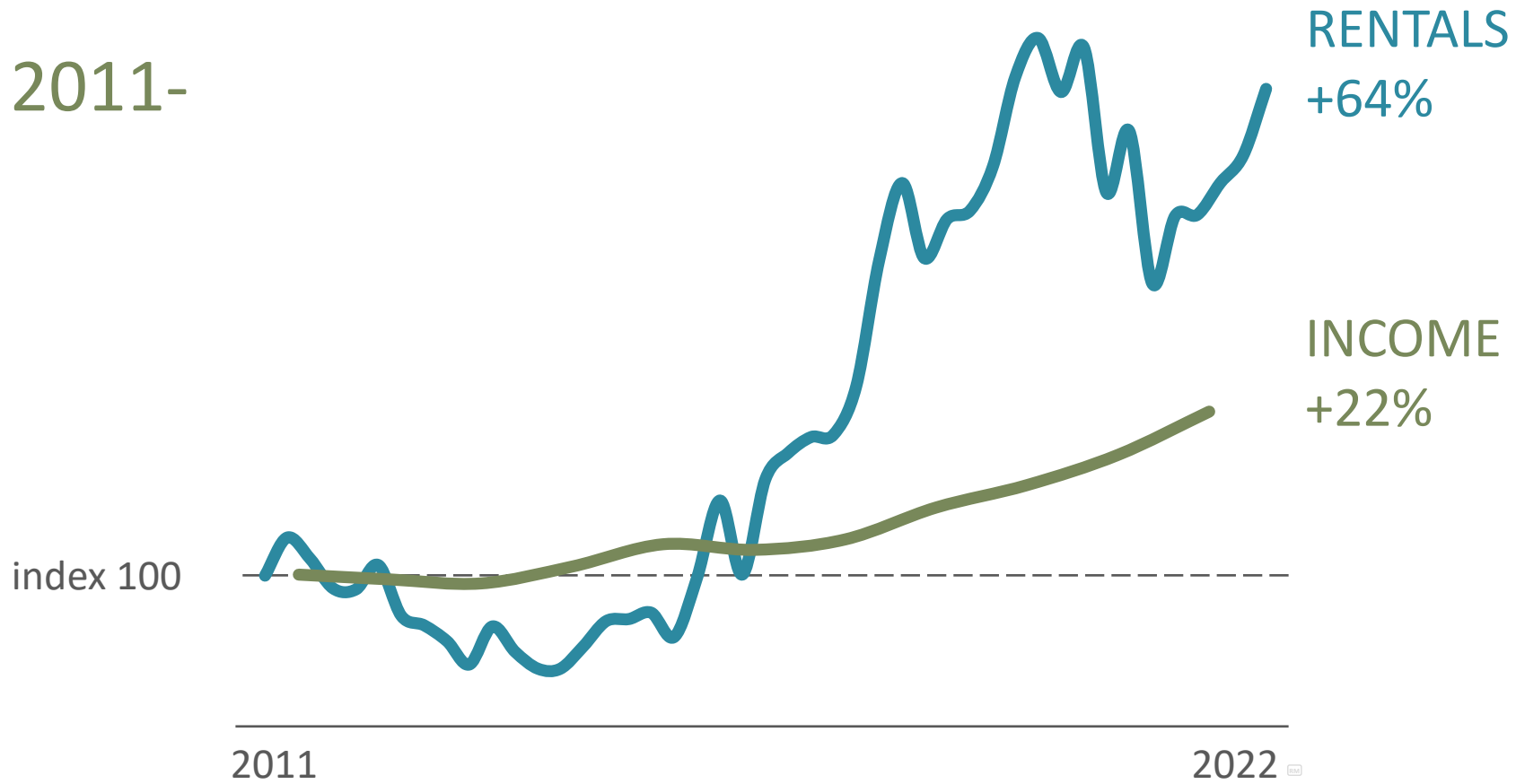
dwellings



2. REDUCE ASYMMETRIES IN ACCESS TO HOUSING



RENTS VS INCOME IN LISBON 2011- 2021



SOURCE: Series of monthly average net income of the employed population in the Lisbon Metropolitan Area, National Statistical Institute - Employment survey, Confidencial Imobiliário



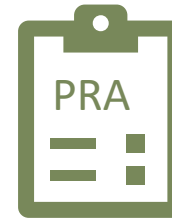
SHORTCOMINGS: CURRENT SEARCH FOR MUNICIPAL HOUSING

SUPPORTED RENTAL
PROGRAM



6 500
APPLICATIONS

AFFORDABLE RENTAL
PROGRAM



3 200
APPLICATIONS

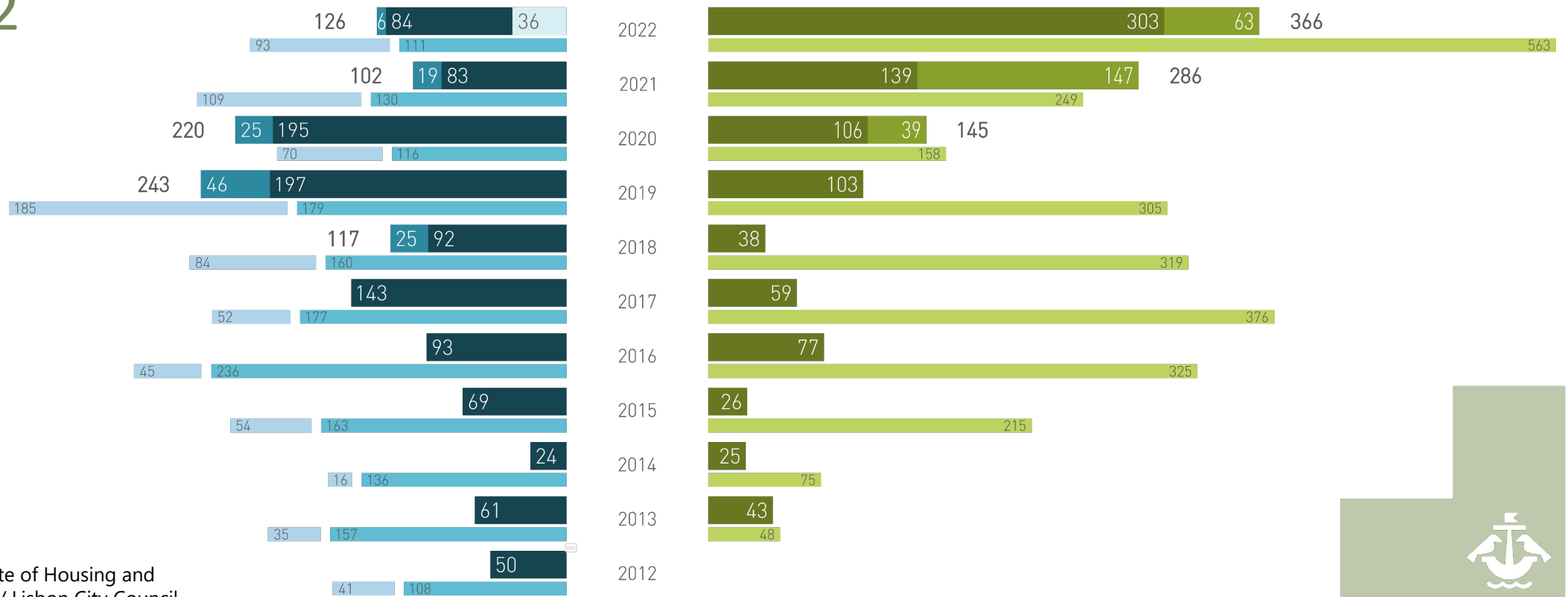


ALLOCATION OF MUNICIPAL SUPPORT TO HOUSING 2012-2022

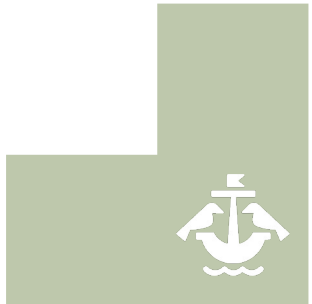
extraordinary contest PRA (2022) ■
 Inhabit the City Historic Center ■ Supported Rental ■
 resettlement ■ social management ■

RENDIMENTOS INFERIORES < **SALARIO MÍNIMO NACIONAL** > **RENDIMENTOS SUPERIORES**

■ Affordable Rental ■ Secure Rental
■ Municipal Subsidy to Affordable Rent



SOURCE: Municipal Directorate of Housing and Local Development / Lisbon City Council



NEW POLICIES FOR SPECIFIC GROUPS

FAMILIES WITH LOWER INCOME



2 CONTEST AFFORDABLE RENTS EXTRAORDINARY



LOW YIELDS (FROM 500€ TO 760€)



90 HOUSES

YOUNG PEOPLE



EXEMPTION from Municipal Real Estate Tax IMI & IMT IN THE PURCHASE OF THE



1st HOUSE UP TO 250 000€

SUPPORT TO RENTAL



PROFESSIONALS AND YOUNG PEOPLE



EXTENDED TO DISPLACED PROFESSIONALS

STUDENTS



320 BEDS (CONCL. 2023)

900 IN PROJECT



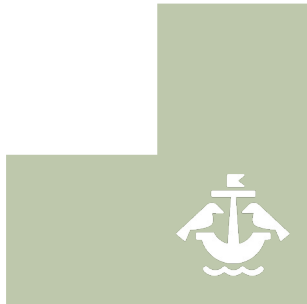
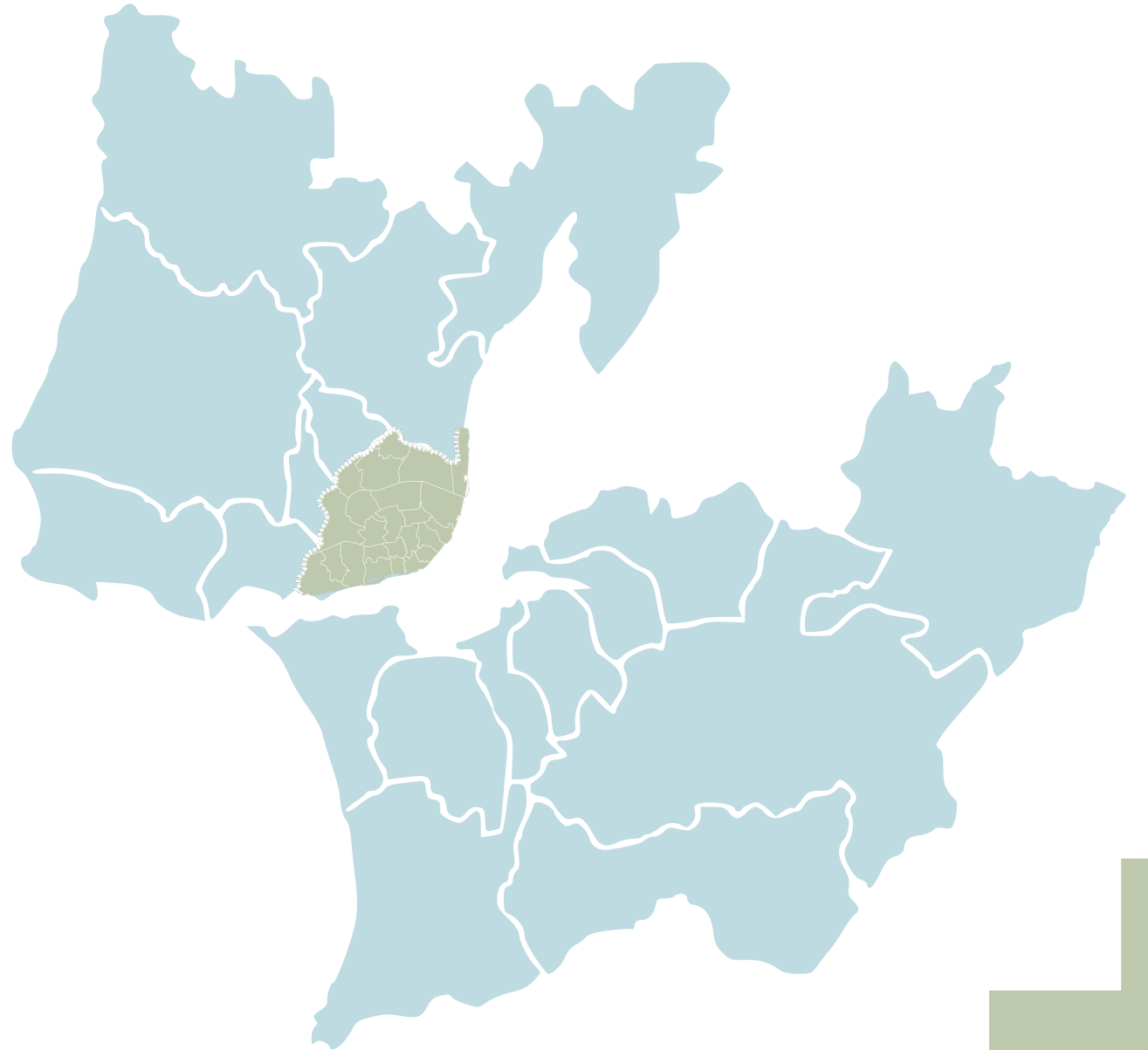
PARTNERSHIP WITH Universidade Nova de Lisboa, UNL MATCHING PLATFORM BETWEEN LANDLORDS AND STUDENTS

APPLICATIONS 29 DEC 2022 TO 28 FEB 2023 LISBON CITY COUNCIL PAYS 1/3 OF THE RENT

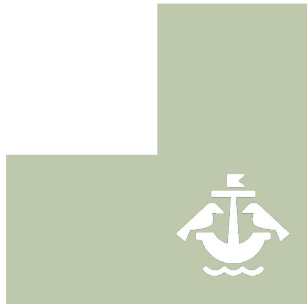


DISTRICT
GOVERNANCE ON
THE METROPOLITAN
SCALE

CREATION OF A PRIORITY
INTERVENTION NEIGHBOURHOOD
SUPPORT OFFICE PER DISTRICT



3. REGENERATE THE FORGOTTEN CITY

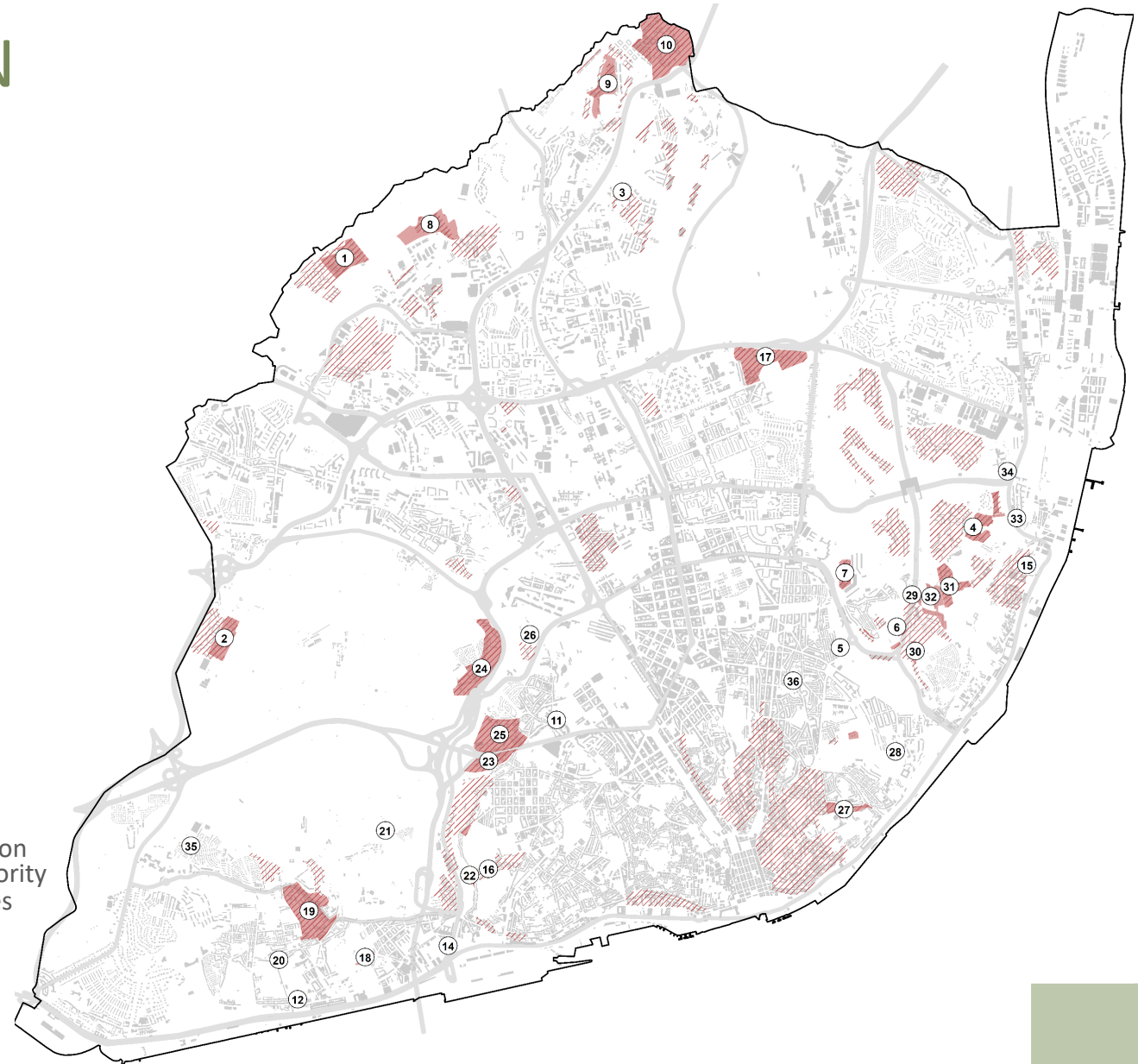


PRIORITY REQUALIFICATION HABITATS IN LISBON 2021



36+ HABITATS
PRIORITY REQUALIFICATION

+ BIP/ZIP
Priority Intervention
Neighborhoods/ Priority
Intervention Zones



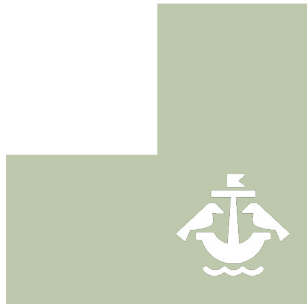
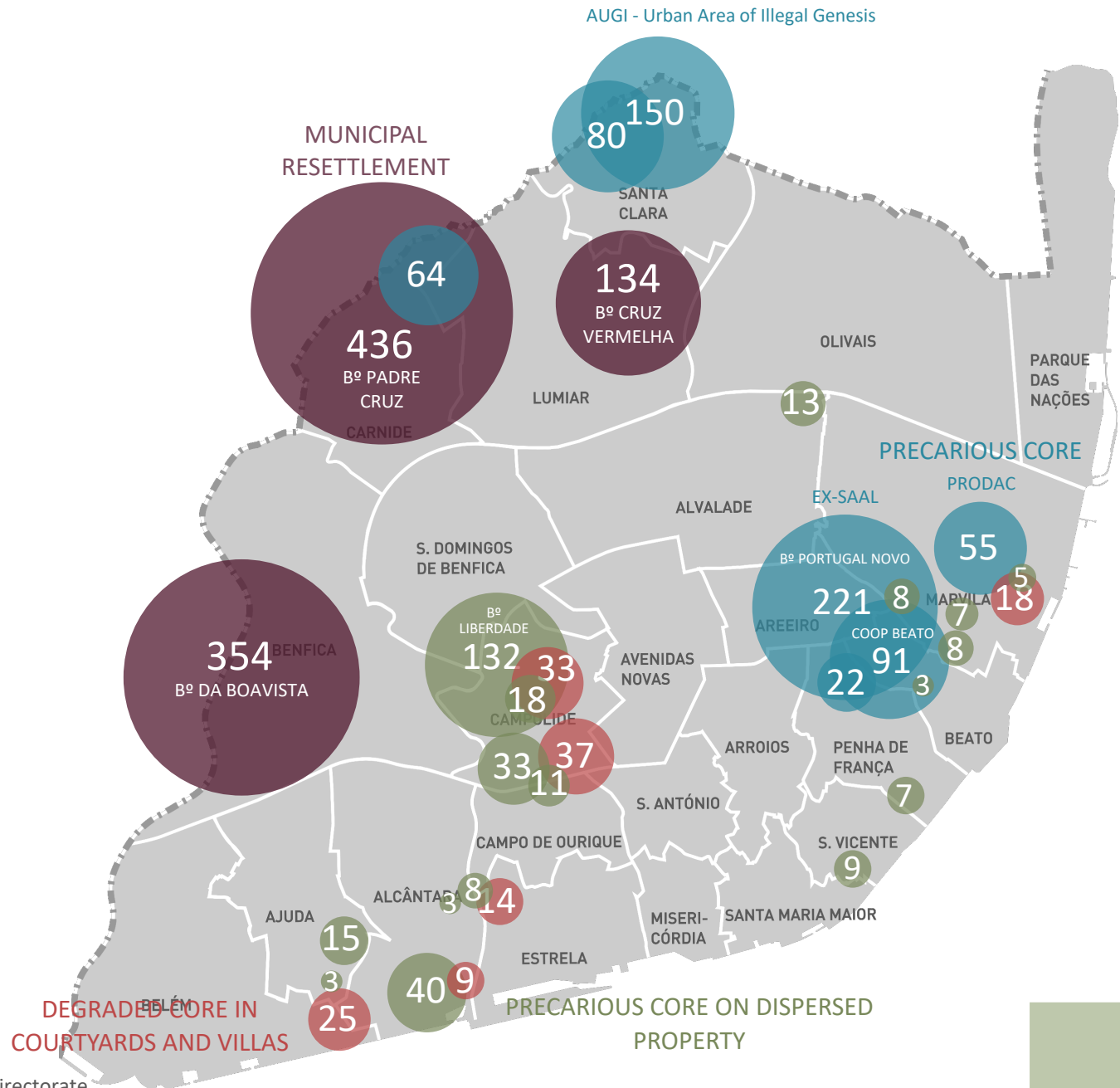
SOURCE: Municipal Directorate of Housing and Local Development and Municipal Directorate of Maintenance and Conservation / Lisbon City Council, Urban Rehabilitation Society-SRU and GEBALIS



UNWORTHY HOUSING CONDITIONS IN LISBON 2019



2 000+ FAMILIES
IN UNWORTHY HOUSING
CONDITIONS



GOALS



ERADICATE POVERTY



SETTLING FAMILIES IN LISBON



A MORE SUSTAINABLE LISBON



MUNICIPAL HOUSING CHARTER

PLANT INDEX

PRESENTED AT THE LAST MEETING OF THE CITY COUNCIL HOUSING

MHC Resources

- 1.1 Lisbon housing park
- 1.2 Public heritage
- 1.3 Density of vacant dwellings
- 1.4 Buildings with defray fractions
- 1.5 Devolution buildings with poor and poor condition
- 1.8 Support equipment for Homeless people (PSSA)
- 1.9 Expectant territory with housing construction potential

MHC Deficiencies

- 2.1 Priority Neighborhoods and Intervention Zones
- 2.2 Tented Building
- 2.3 Priority Requalification Habitats
- 2.4 Areas of Attraction - Economic Activities
- 2.5 Number of Homeless persons per parish

MHC Operations

- 3.1 Production of housing in state heritage
- 3.2 Production of housing in municipal heritage
- 3.3 Territorial management tools





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THANK YOU!

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