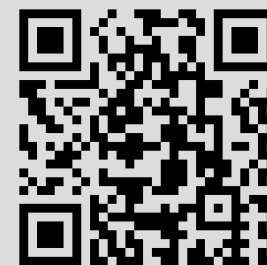




Sustainability Strategy
in Public Housing Promotion *by*



LISBOA
CÂMARA MUNICIPAL



Promoting the Constitutional Right to a Home

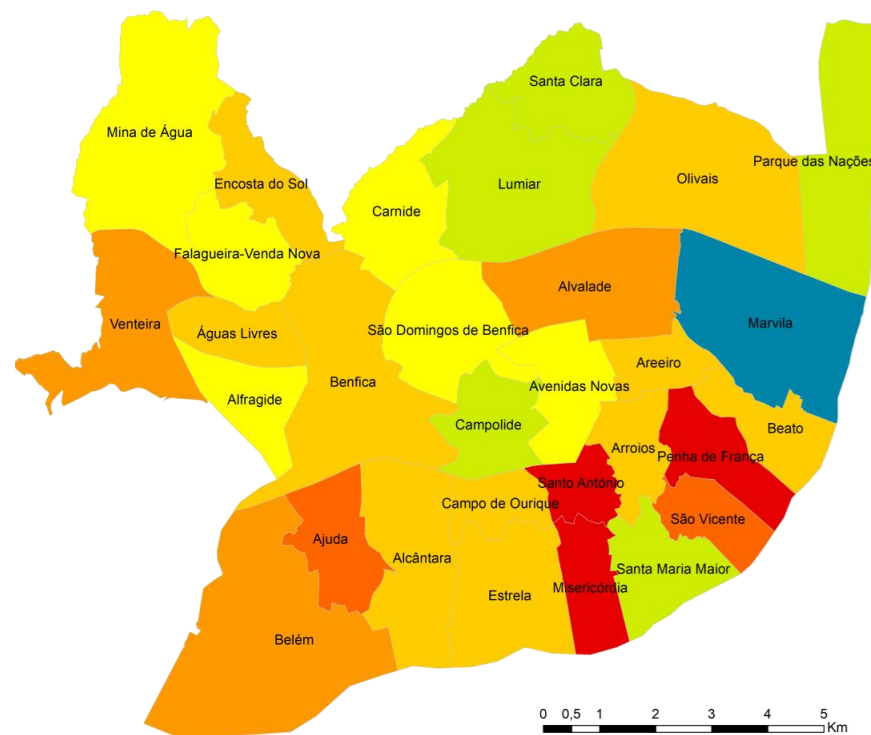
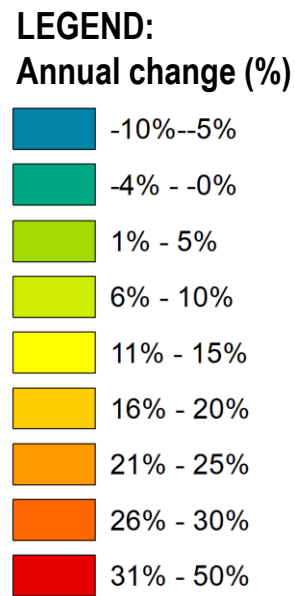
Vibrant economy with side effects on housing market dysfunctions

Lisbon housing market is overheated. Housing market prices are increasing by up to 50% per annum in some areas while household income increases 2.5% annually.

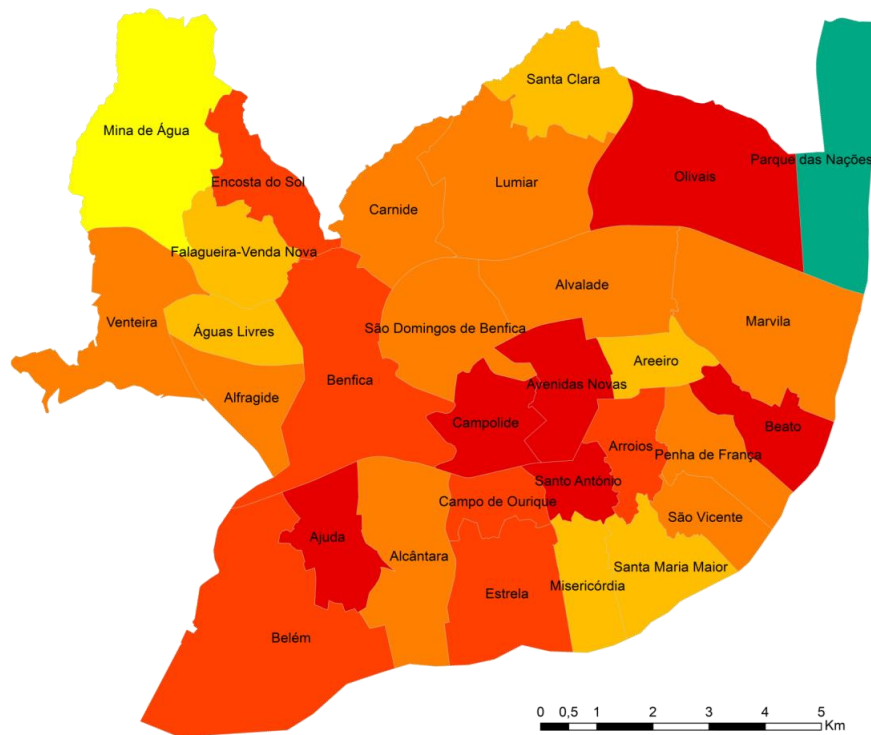
Low to middle-income households cannot access the housing market.

Lisbon: House prices increasing by up to 50% per year

2016-2017

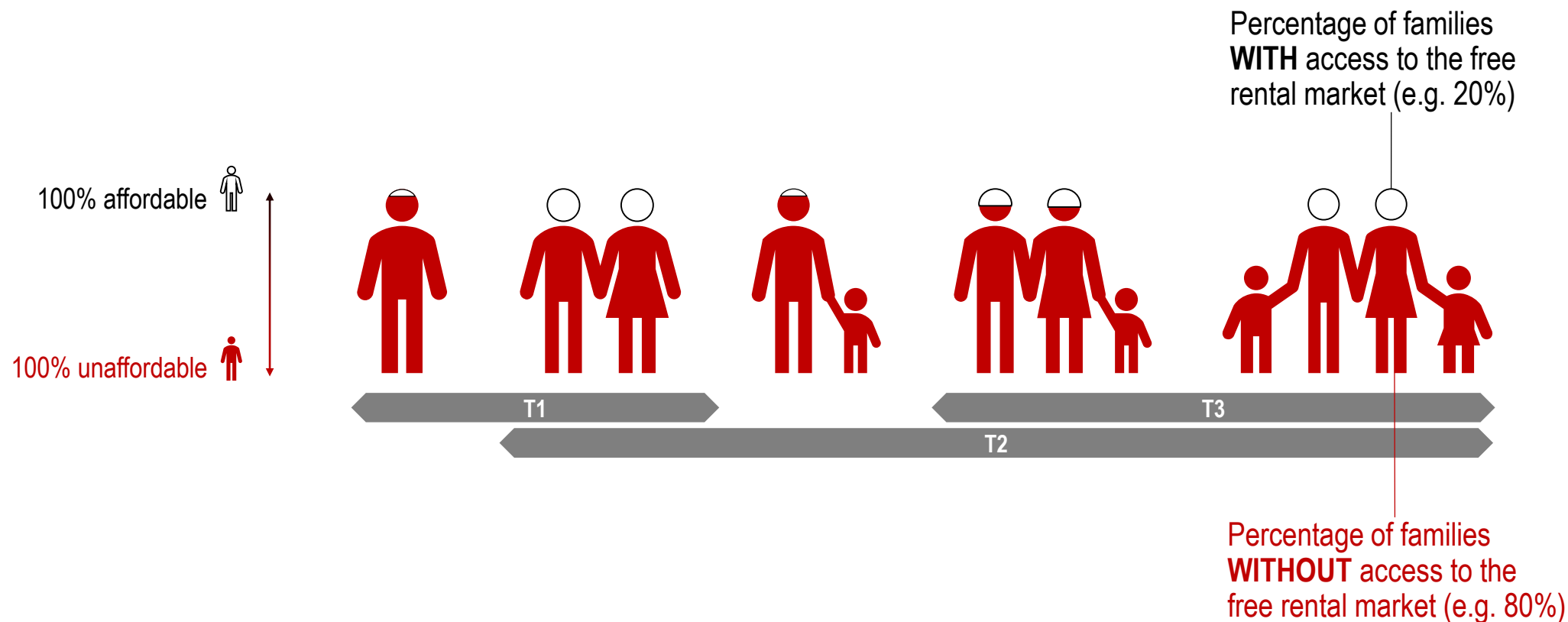


2017-2018



Lisbon: The rental affordability gap in the free rental market

Lisbon faces a severe market dysfunction preventing more than 80% of the families ⁽¹⁾ to access the free rental market ⁽²⁾

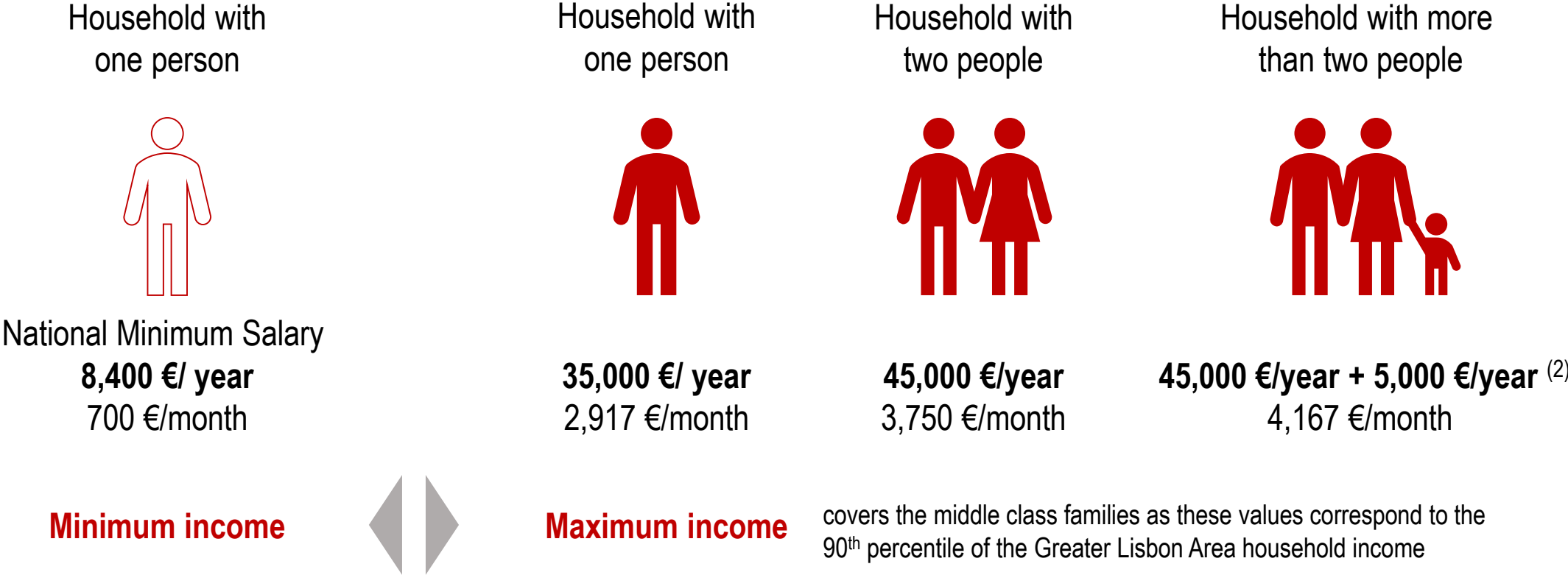


(1) Families are a group of people living in the same house, even when composed of a single person.

(2) A market rent is considered unaffordable, for each housing typology (source: Median of the rental contracts, INE 2S 2018), when it is higher than 30% of the disposable income of each family type (source: INE ICOR 2018).

Targeted beneficiaries for the Affordable Rent Program


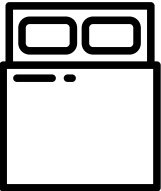


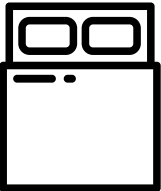
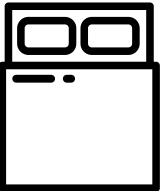


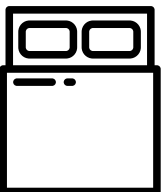
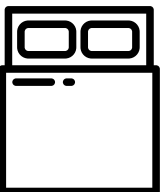
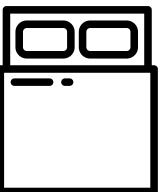

The targeted beneficiaries are middle-income households who live or want to live in Lisbon but cannot afford housing market prices



(1) These maximum incomes match the eligibility limits set in the Government's Affordable Lease Program, pursuant to the Annex referred to in article 2 of Ordinance 175/2019 of 6 June.
(2) + 5 000 €/year for each additional family member

Targeted beneficiaries for the Affordable Rent Program

The targeted beneficiaries will pay rents according to the household income

Household size	Housing typology	Affordable Rent (€/month)	Market rents (median, Lisbon 2018, INE)
min. 1 max. 2 	studio / 1 bedroom 	150 <  < 400/500	558 / 725
min. 2 max. 4 	2 bedrooms  	150 <  < 600	949
min. 3 max. 5+ 	3 bedrooms   	200 <  < 800	1,172

Solidarity Applications will be possible when two households have a proven caregiver/cared relationship. If selected during the random electronic draw, families with such applications will be given priority to ensure that both families are housed within the same operation.

Build-to-rent 6,000 new affordable housing units for middle-income households, in the short-term, requires a considerable production and financial capabilities which are not available in the Municipality.

The private sector is therefore called upon to contribute to deliver affordable homes through a public works concession model, selected through international public calls for tenders.

The Municipality provides land in prime locations in Lisbon, while the private sector finances, designs, builds and operates affordable housing units over the duration of the concession.

Business Model: Who does what? Who gets what?

Lisbon Municipality awards concessions of public works to the private sector to finance, design, build, and operate affordable housing units to be let to middle-income households

Lisbon Municipality

- Promotes international public calls for tenders
- Provides municipal land on a leasehold basis for construction and/or retrofitting (new/renovated buildings become municipal property at the end of the concession)
- Establishes quality standards and service levels for designs, works, and services
- Audits and controls Concessionaire activities: designs, works, services, funding, financing
- Selects beneficiaries through random draws

Concessionaire

- Design buildings, infrastructures and local amenities according to the Municipality standards
- Builds and/or retrofits buildings, infrastructures and local amenities according to the Municipality approved designs
- Finances all activities
- Operates as landlords (contracts with tenants and collects the rents)
- Manages the property, including maintenance and conservation works

Targeted Beneficiaries

Comply with the rental contracts signed with the Concessionaire;
Use the house and facilities according to law and regulations;
Participate in the Concessionaire performance assessments

Sustainable habitats, communities and homes



Affordable Rent Program: Key figures



Locations

15 prime locations in Lisbon

Operation scale



from building scale



to urban scale



Initial investment:

from 10 M€ to 300 M€



Construction area

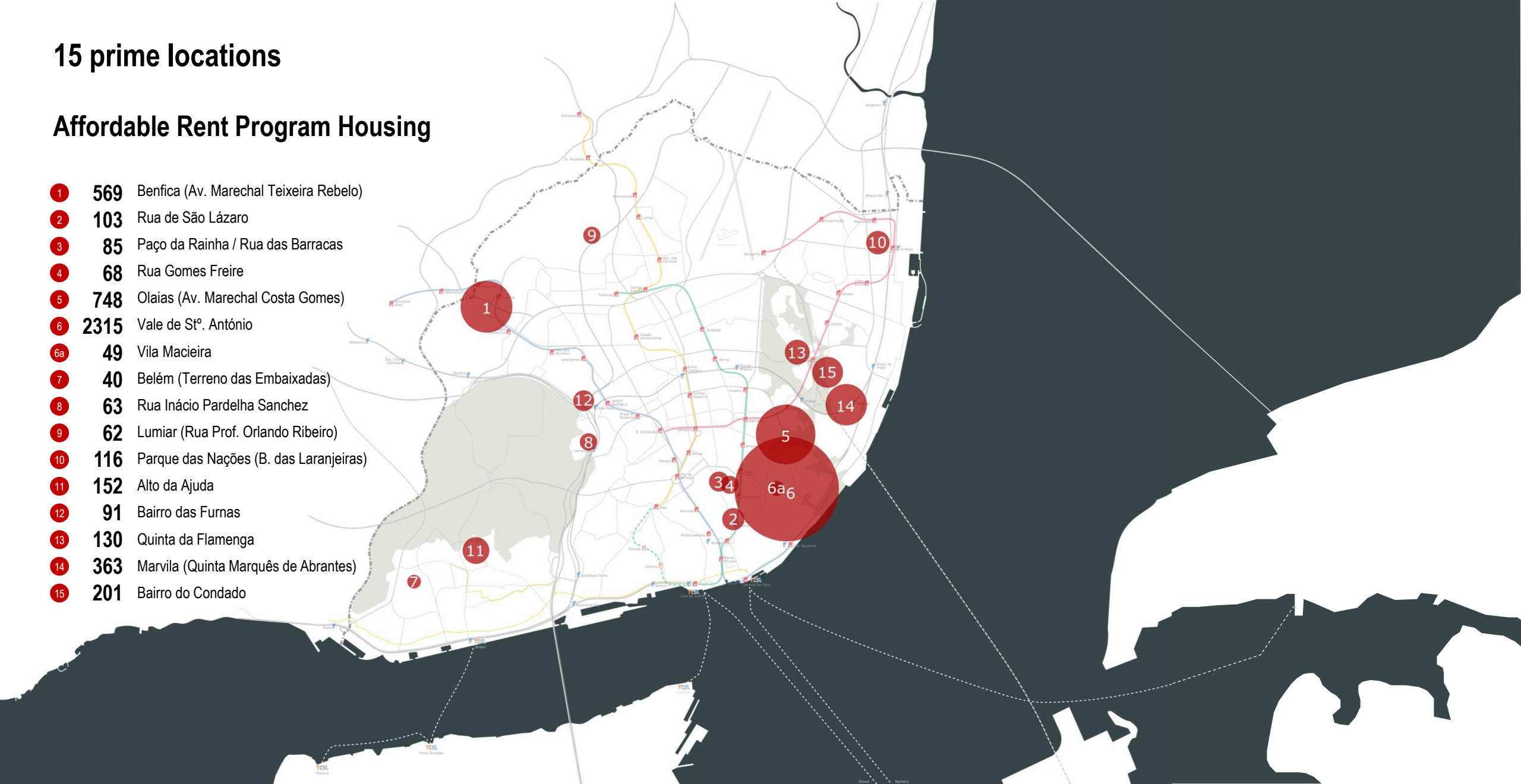
from 4,000 m² to 500,000 m²



15 prime locations

Affordable Rent Program Housing

- 1 569 Benfica (Av. Marechal Teixeira Rebelo)
- 2 103 Rua de São Lázaro
- 3 85 Paço da Rainha / Rua das Barracas
- 4 68 Rua Gomes Freire
- 5 748 Olaias (Av. Marechal Costa Gomes)
- 6 2315 Vale de Stº. António
- 6a 49 Vila Macieira
- 7 40 Belém (Terreno das Embaixadas)
- 8 63 Rua Inácio Pardelha Sanchez
- 9 62 Lumiar (Rua Prof. Orlando Ribeiro)
- 10 116 Parque das Nações (B. das Laranjeiras)
- 11 152 Alto da Ajuda
- 12 91 Bairro das Furnas
- 13 130 Quinta da Flamengo
- 14 363 Marvila (Quinta Marquês de Abrantes)
- 15 201 Bairro do Condado





Vila Macieira



Lumiar



Marvila



Benfica



Gomes Freire



São Lázaro



Restelo



Parque das Nações



Olaías

A stimulant daily life

A key goal of the Affordable Rent Program is to provide **access to everyday activities within a 10-minute walk from home**. This reduces the pressure on transport and has measurable benefits to the environment and to residents' health and quality of life

- Access to shared facilities and services
(kinder garden, co-working, shared parking)
- Designed with the needs of families in mind
(near shops, services and social facilities that simplify life)
- Green spaces
(little gardens, squares or parks forming part of the ecological corridors)
- Mobility solutions with a high social awareness





A community to be happy

Neighbourhood and community are the main factors when looking for a new house to live.

People are not just looking for a home.

People want to be part of a community where they live and work, learn and have fun, grow up and grow old.

People seek a community where they can be happy

- This requires a different take on spaces by combining private life with shared spaces and services, both at building and street level
- These spaces can function as an extension of the house, allowing people to identify with the place, integrating cohesive and vibrant communities



Reception and accessways

The identity of the building reflects the identity of the community. The reception and the accessways to the dwellings are transitional spaces that make the bridge between the outer space (public) and the dwellings (private)

- A space for all – the continuation of the community at large (co-working, multi-purpose space)
- Natural lighting and direct connection to the outside enhances space comfort and quality
- Step-free access to all buildings' private and common areas, including from the street
- Clear and intuitive signage considers the blind and partially sighted





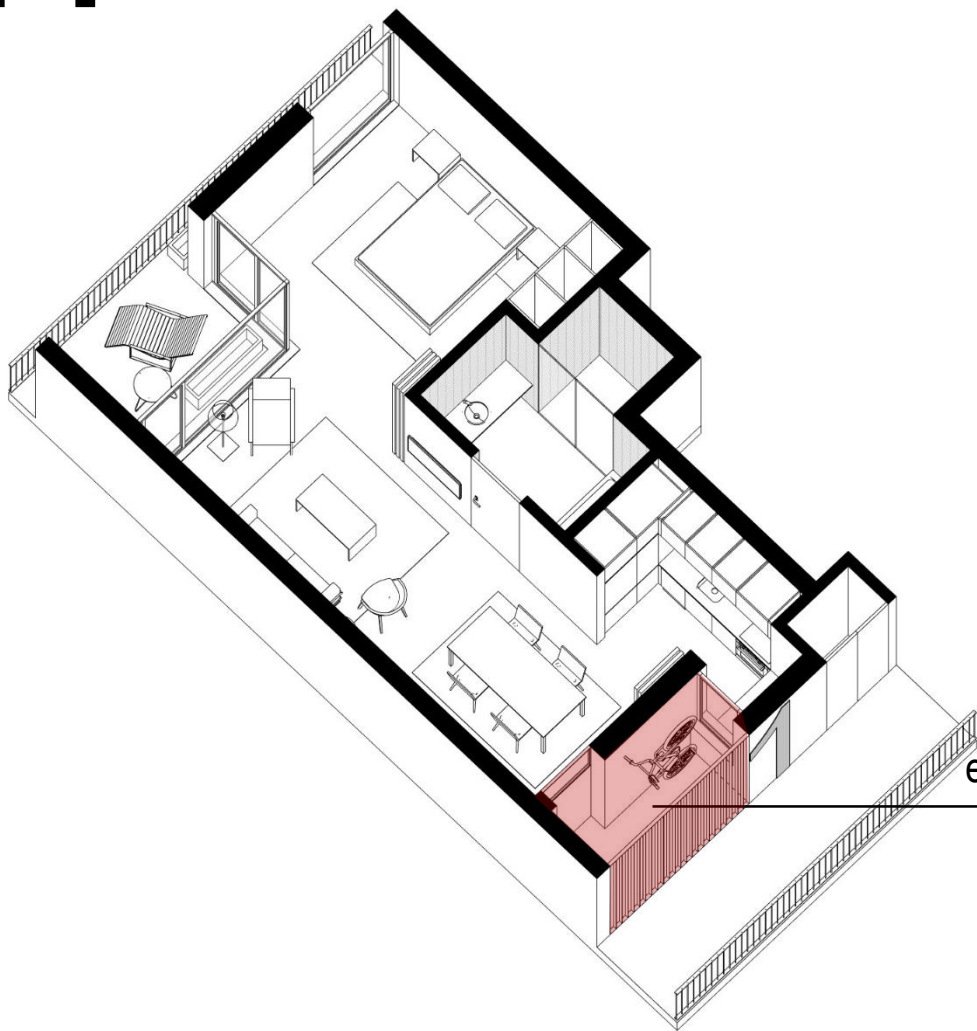
Home

The home is a space for private and family life. To cater for the different family sizes, as well as to adapt to their ever changing needs an innovative approach was used.

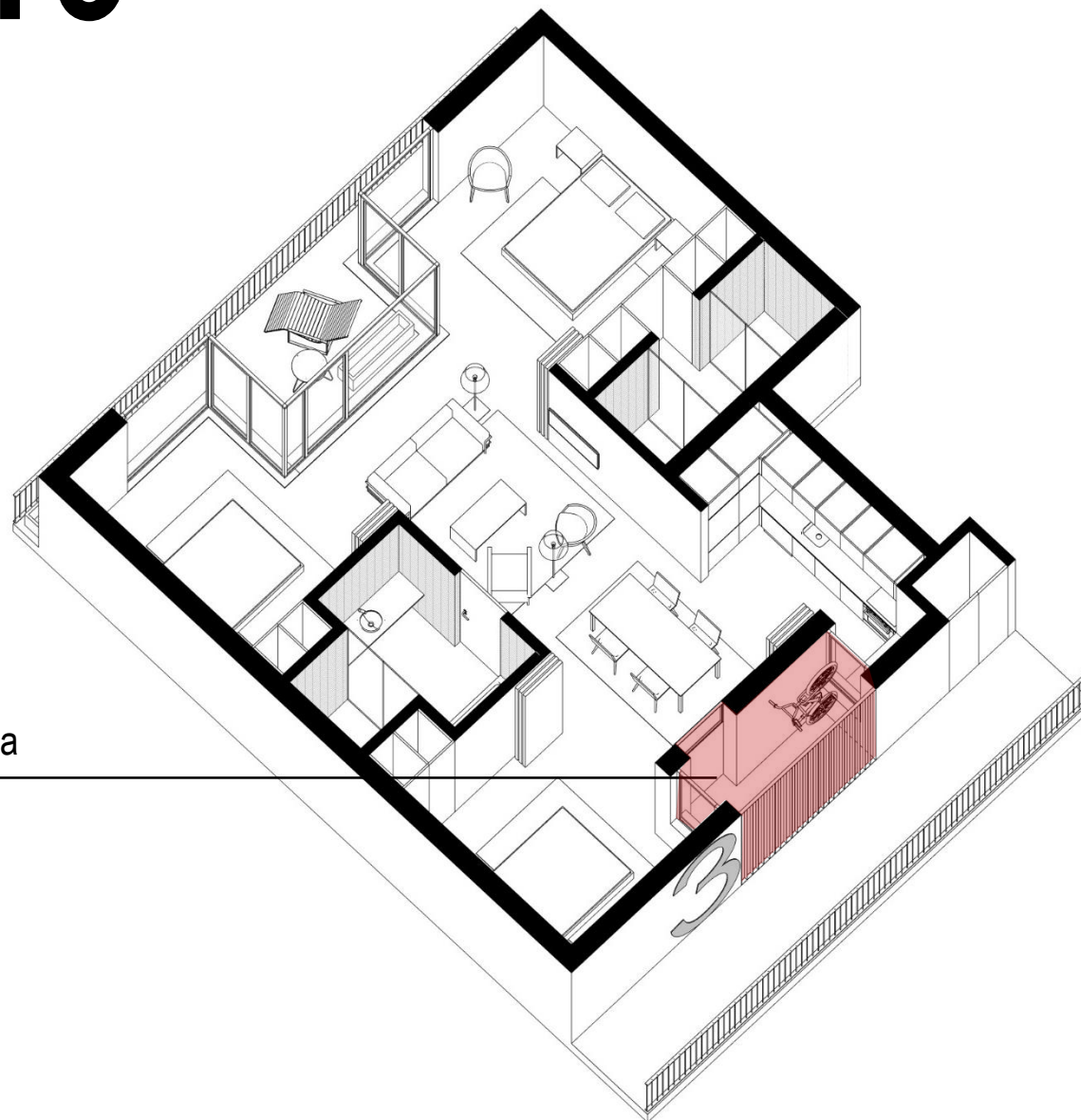
- **a modular approach** offers from studio to 5 bedrooms apartments allowing for prefabrication
- **“open space”** design increases layout flexibility and adaptation
- The social area is the backbone of the house acting as an extension of the surrounding areas, and ensuring cross ventilation and daylight deep into the rooms
- The kitchen and shower rooms are clustered to share technical shafts, reduce construction and maintenance costs



T1

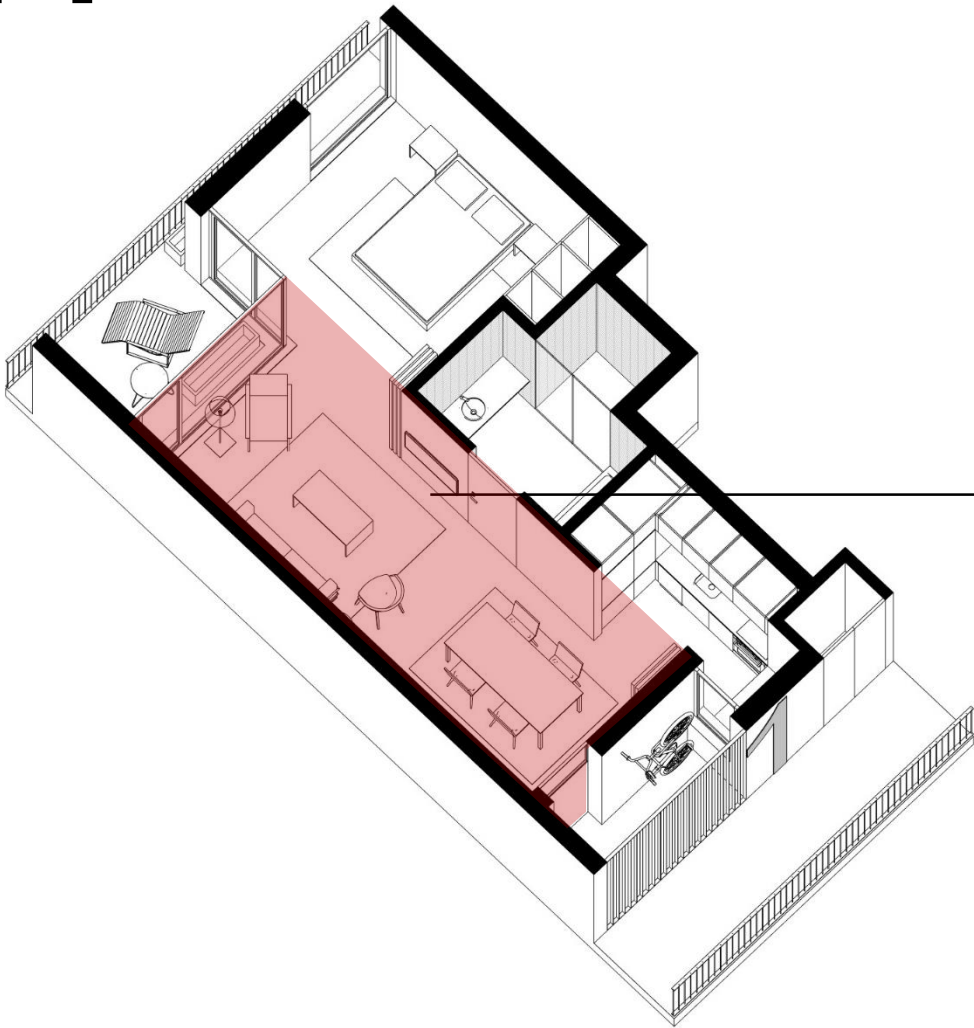


T3

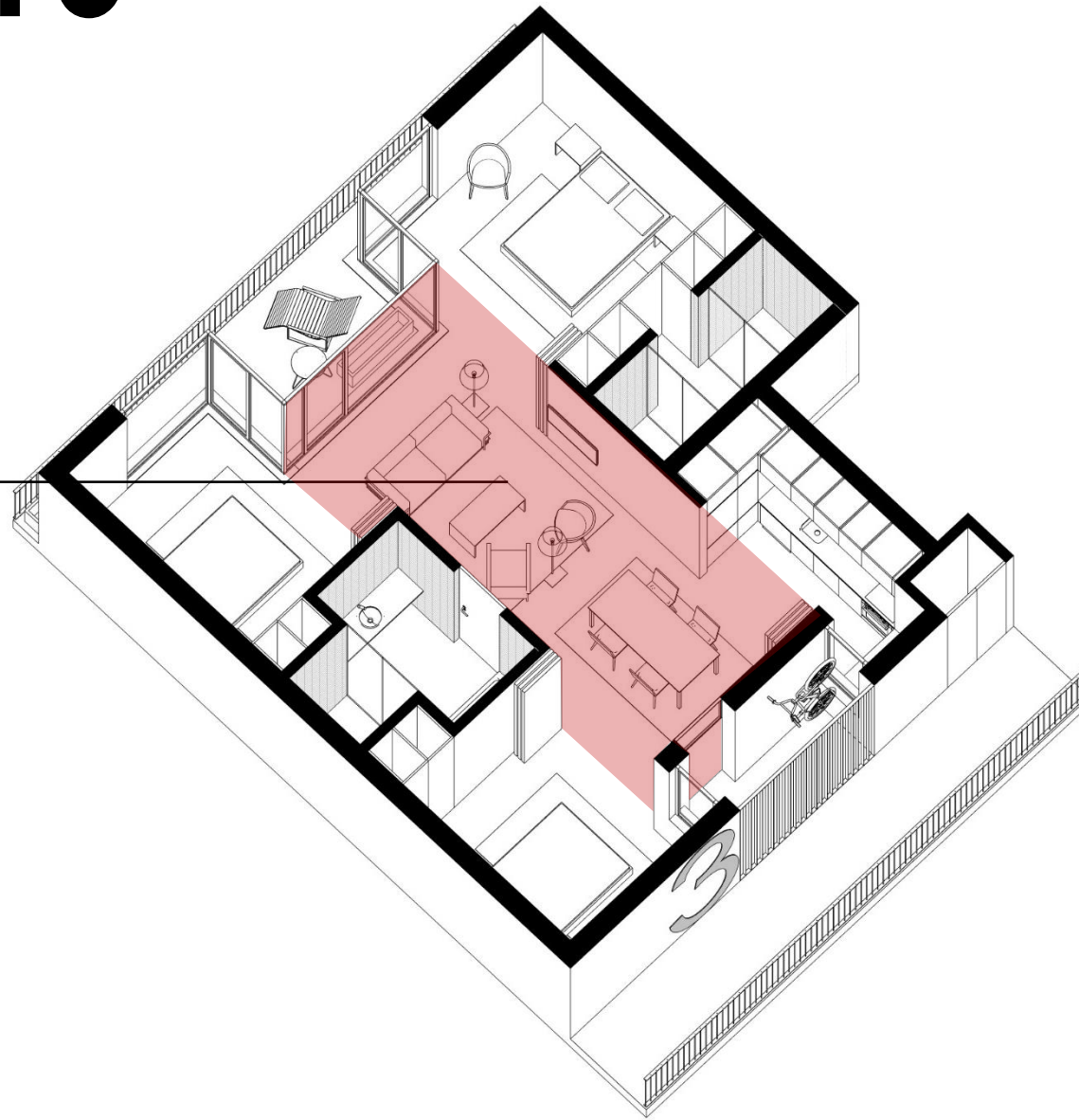


entrance area

T1

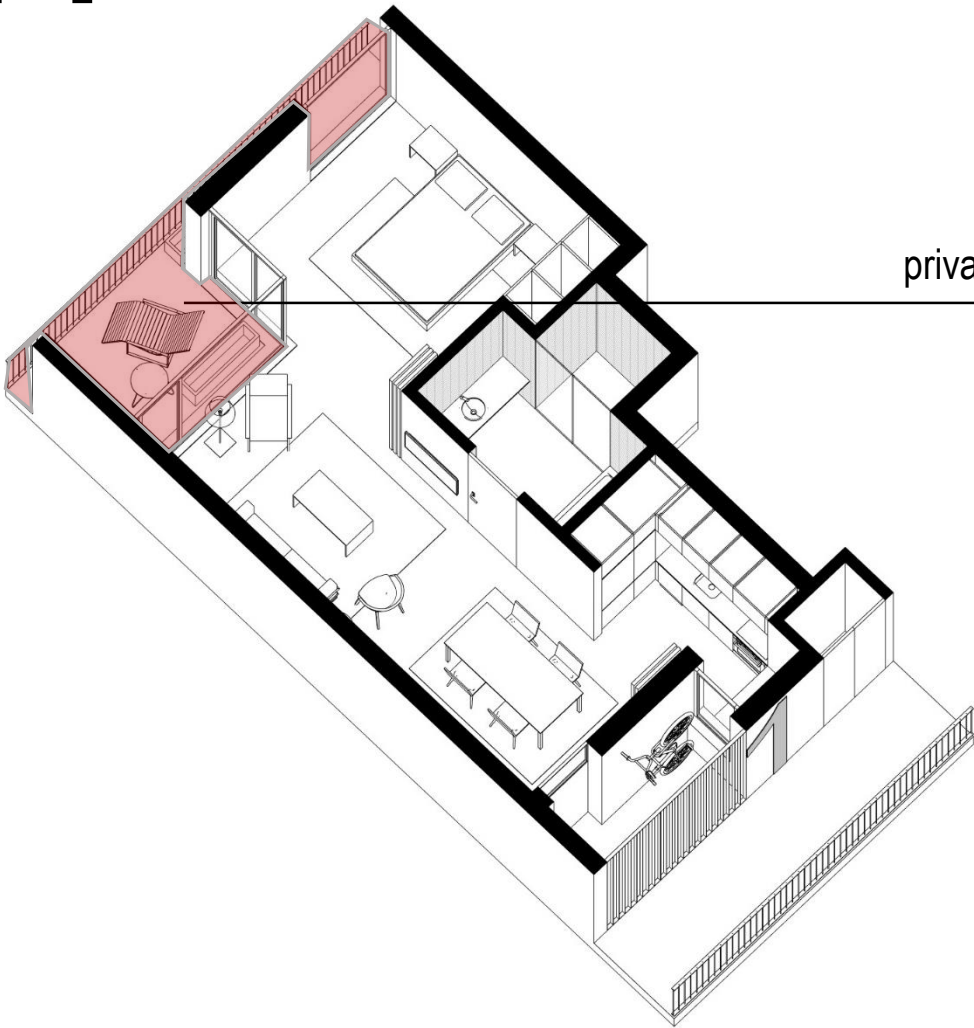


T3

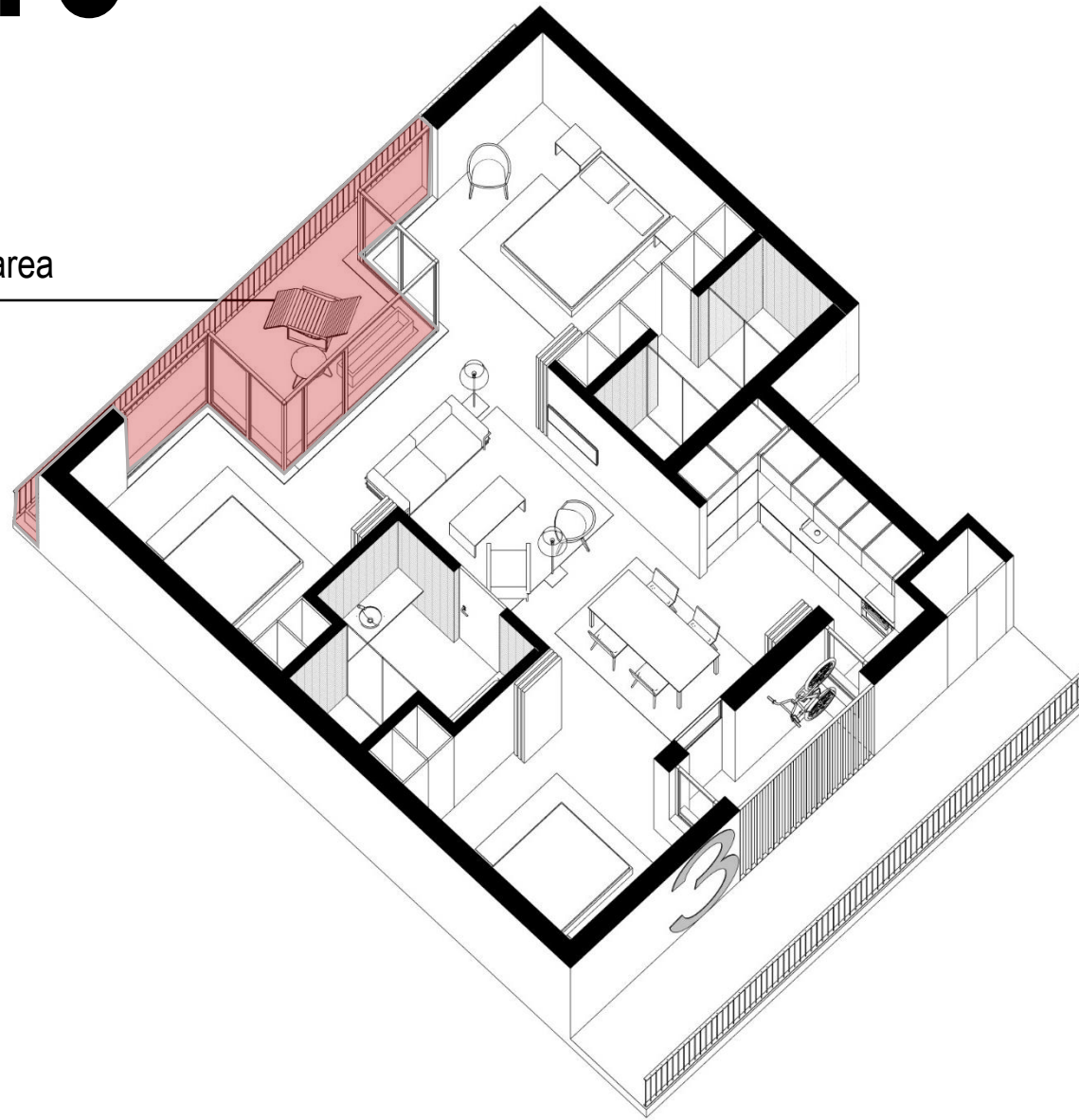


living area

T1

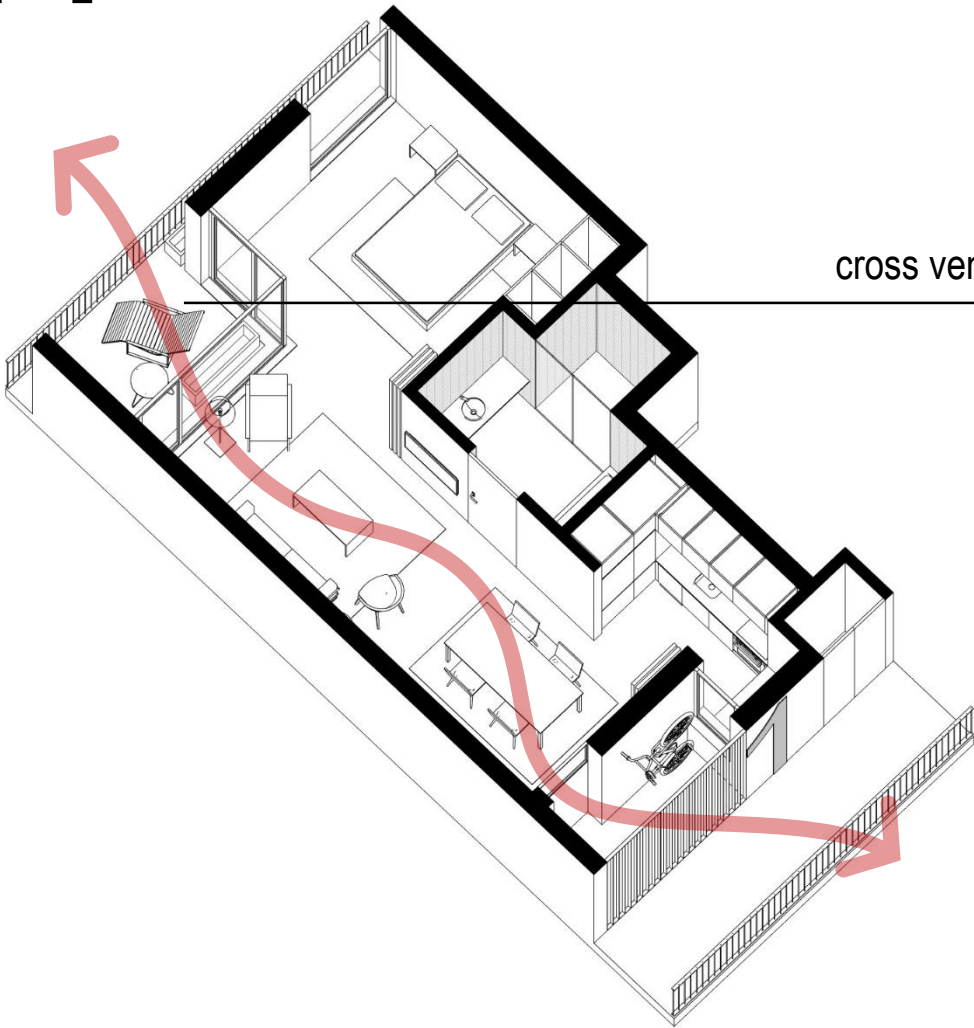


T3

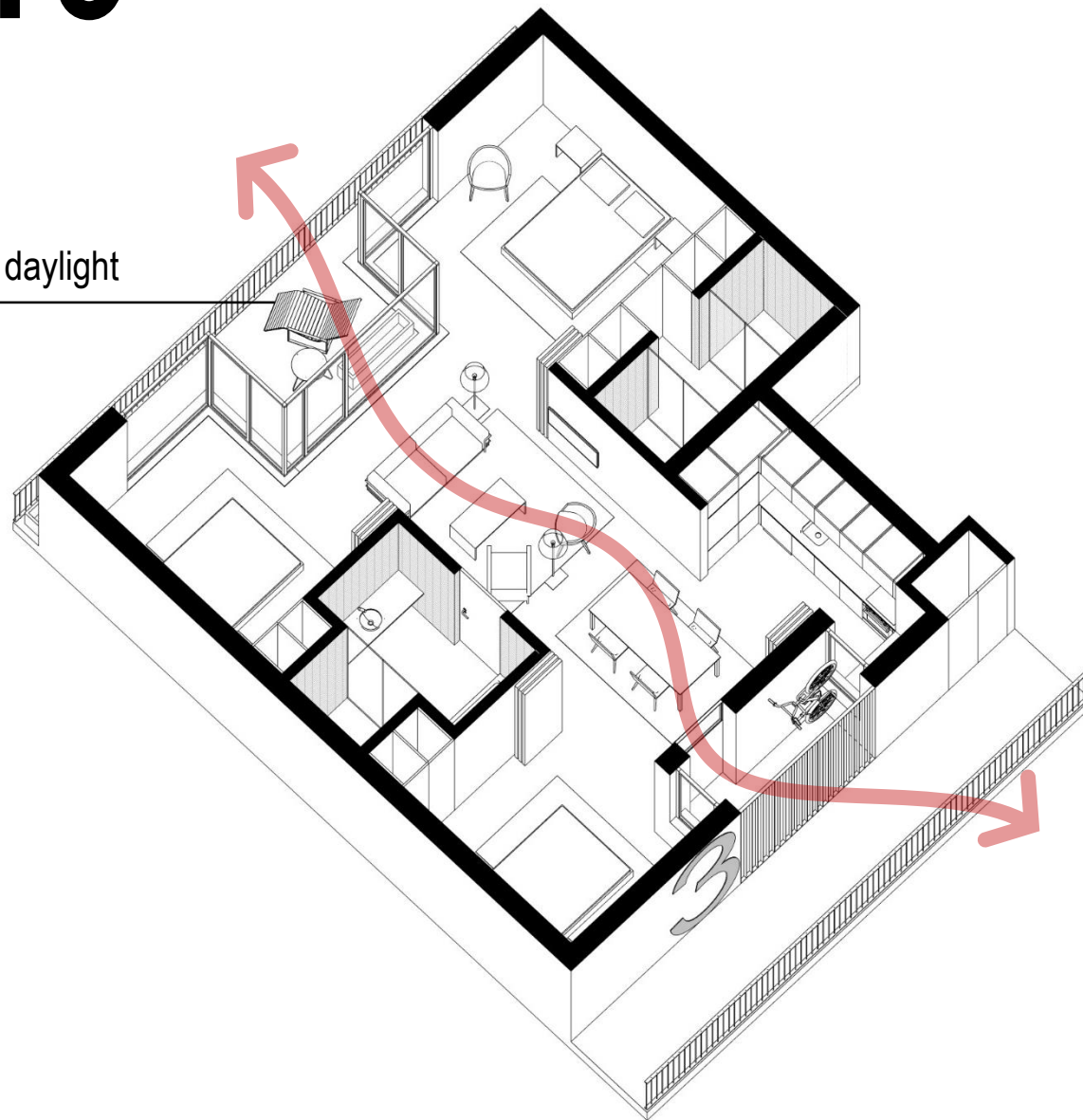


private outdoor area

T1

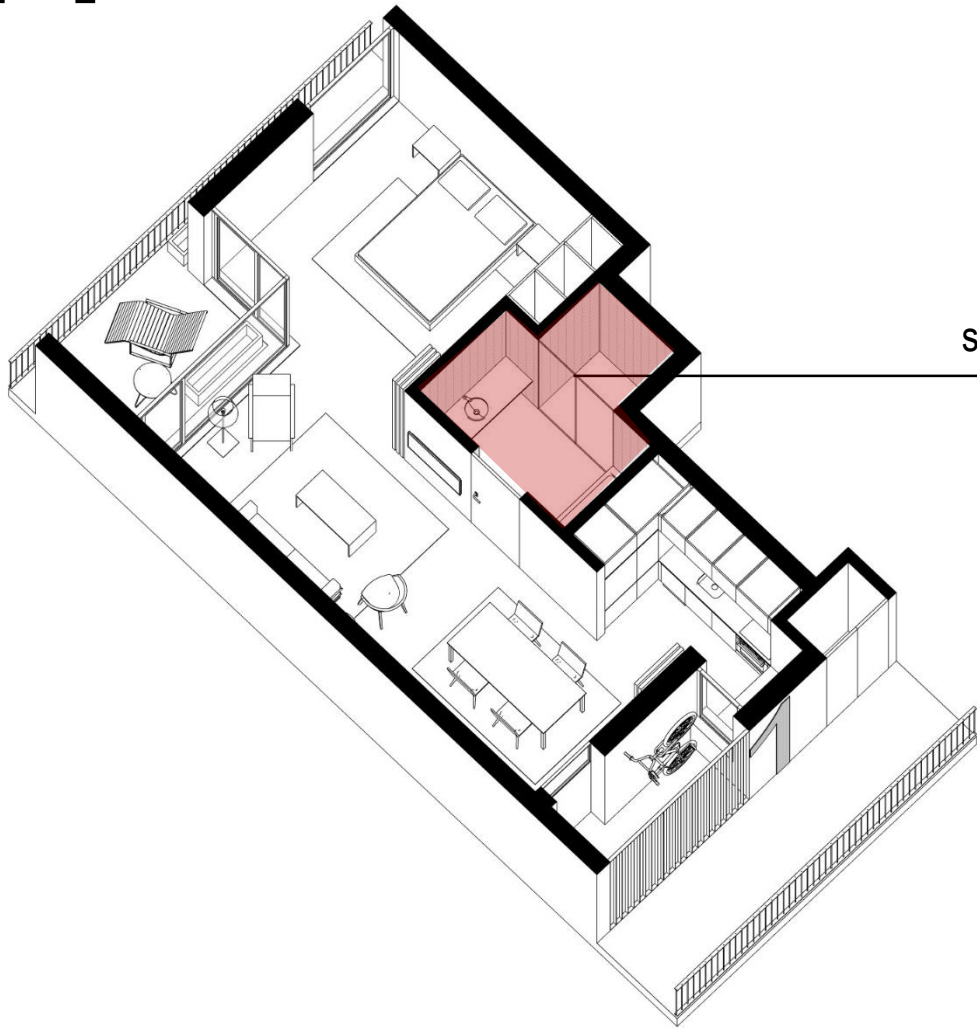


T3

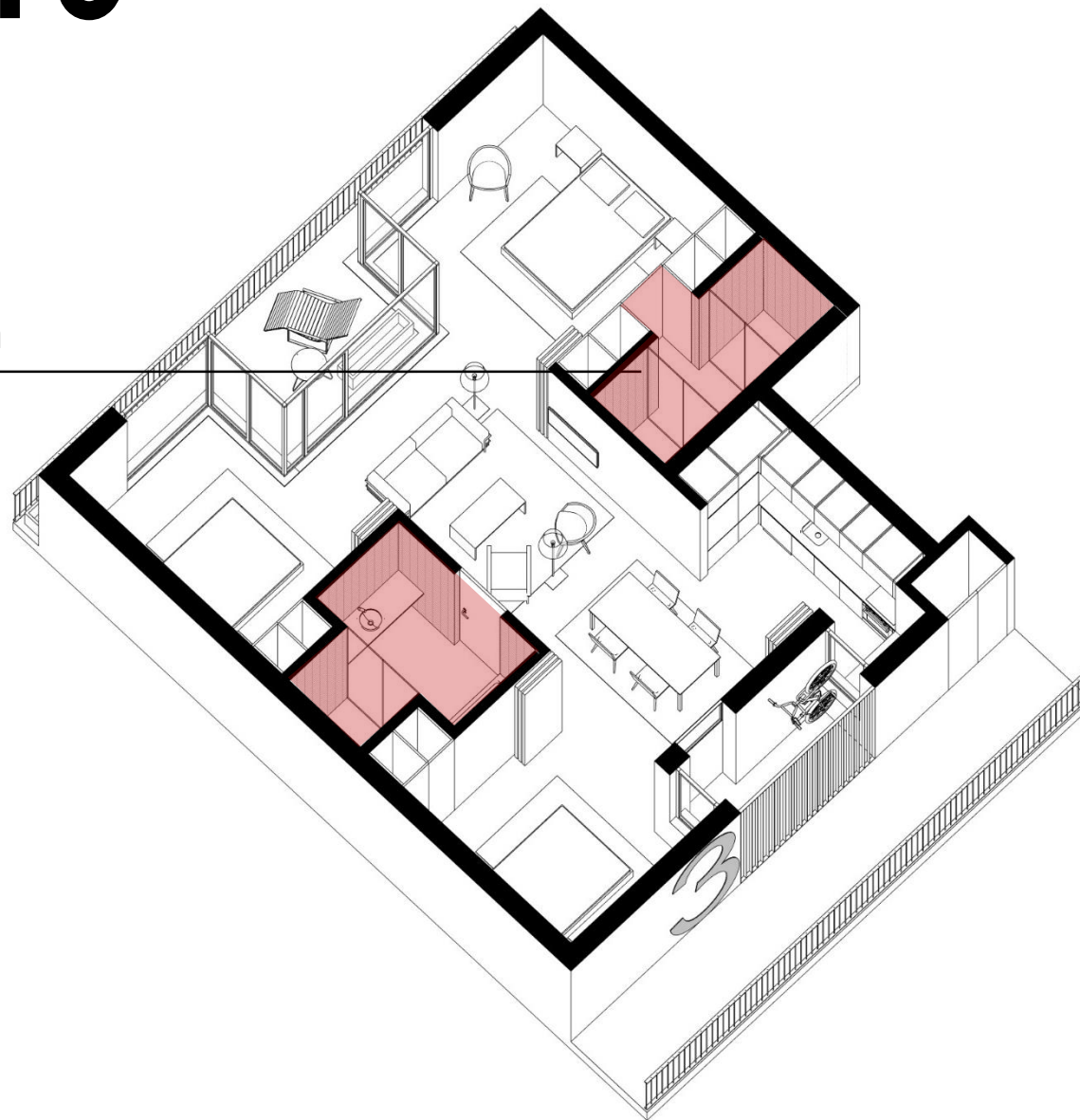


cross ventilation and daylight

T1

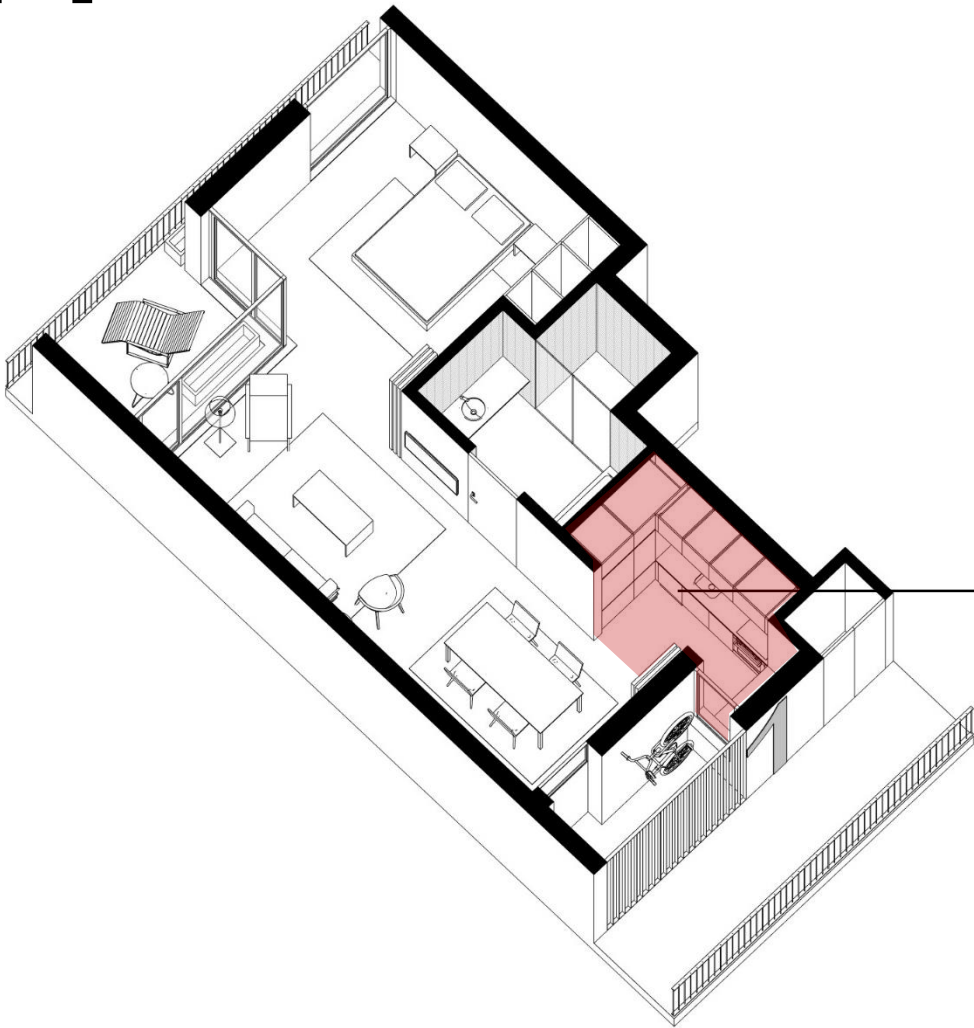


T3

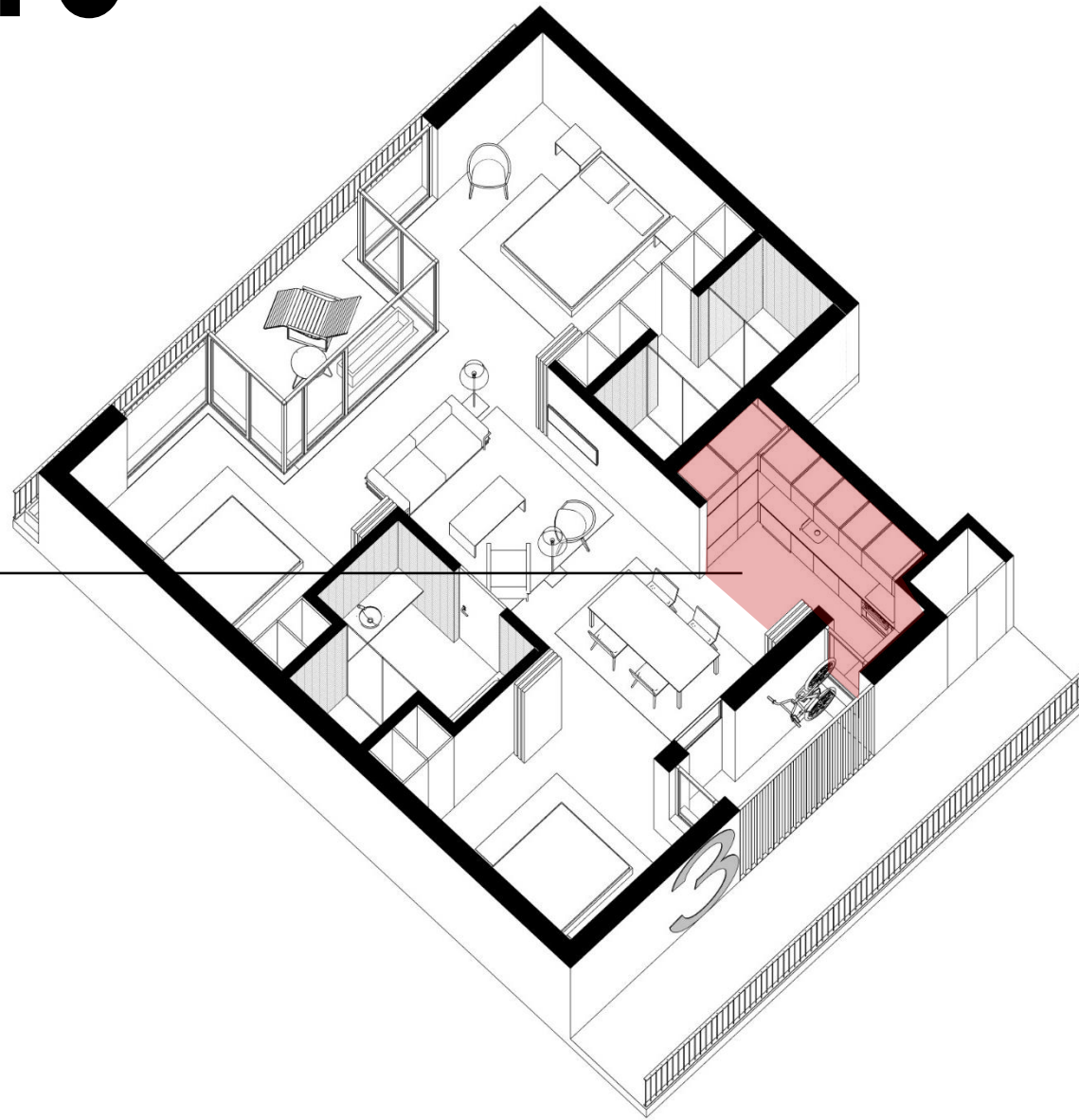


shower room

T1

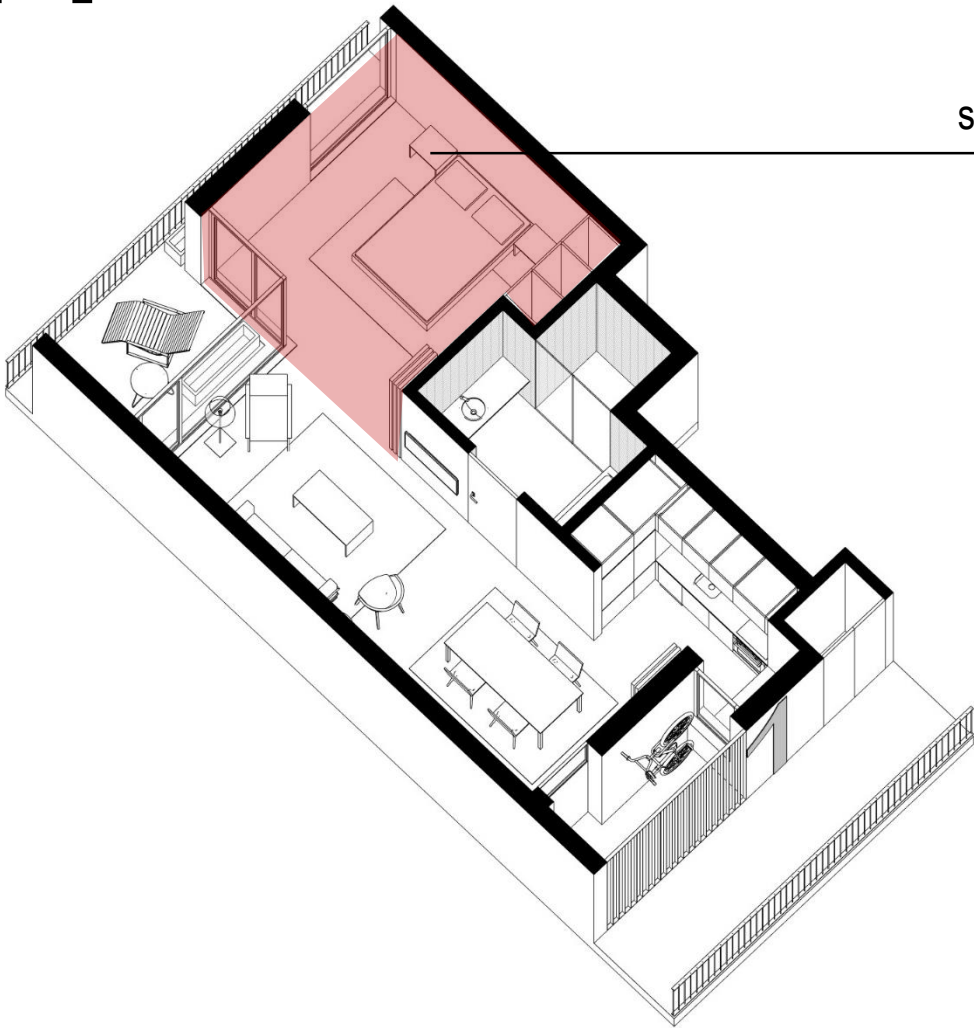


T3

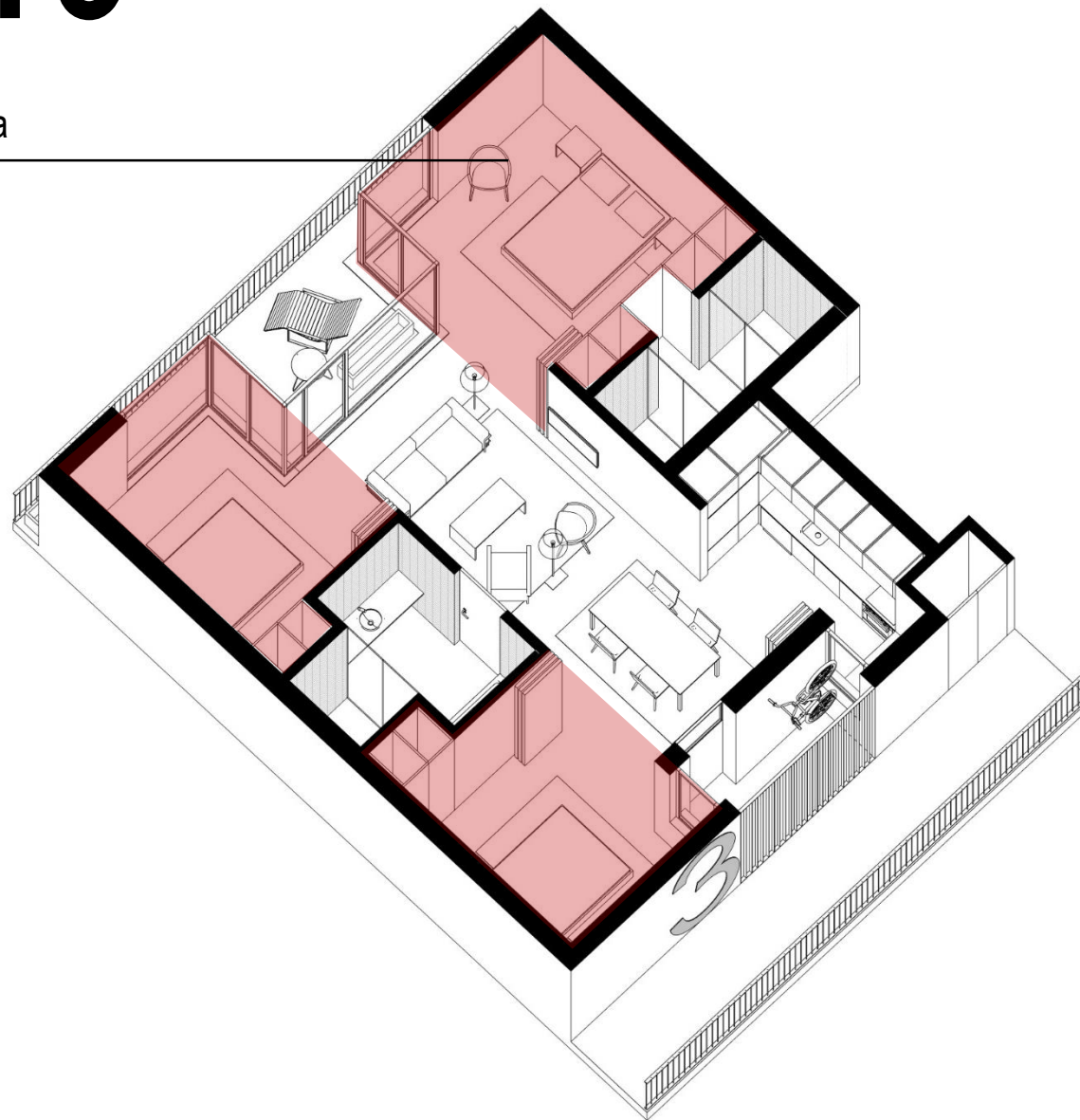


kitchen

T1



T3



sleeping area



T1



T3



Building environmental design as a standard

The design embraces the Municipal Strategy for Climate Changes Adaptation at both urban and building levels.

To achieve such goals a rigorous design review process will be in place to anticipate and prevent construction, maintenance problems and promote the building longevity.

Key action areas are:

- Smart mobility
- Water conservation
- Building and public space energy production and efficiency
- Materials selection

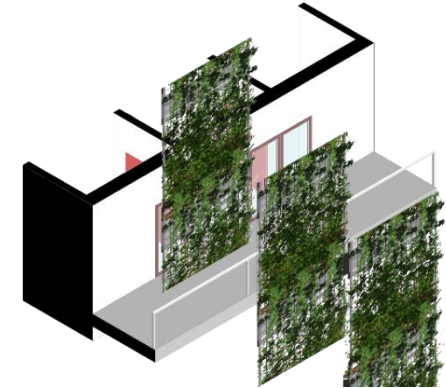
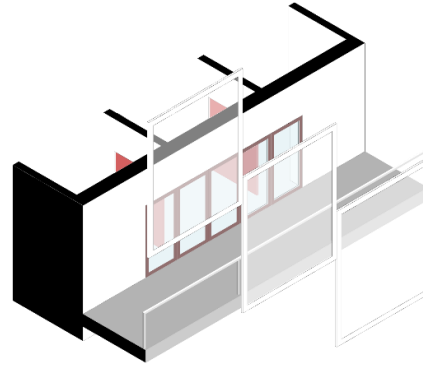




The balcony

The balcony is a key feature in the design of all the Affordable Rent buildings. This private outdoor space works as an extension of the house to the outside and a protection from the outdoors conditions.

- Visual connection with the outside
- The combination of overhangs (gallery and balcony) and vertical shading elements allows to manage the contribution of passive solar gains inside the houses
- Using these elements ensures a uniform architectural language throughout the building when applied to all facades





Design and construction optimisation

These buildings are designed to be durable, easy and economical to build and maintain without compromising their environmental, spatial and aesthetic quality.

To achieve these goals the following is encouraged throughout the design, planning, construction and operation stages to use:

- BIM to minimize risks and disruptions to meeting deadlines and quality requirements
- Modular solutions and on or off-site prefabrication
- Selection of locally sourced materials, replicable and standardized construction solutions that reduce waste of raw and processed materials to reduce the project's carbon footprint and costs.



Building environmental design and energy efficiency

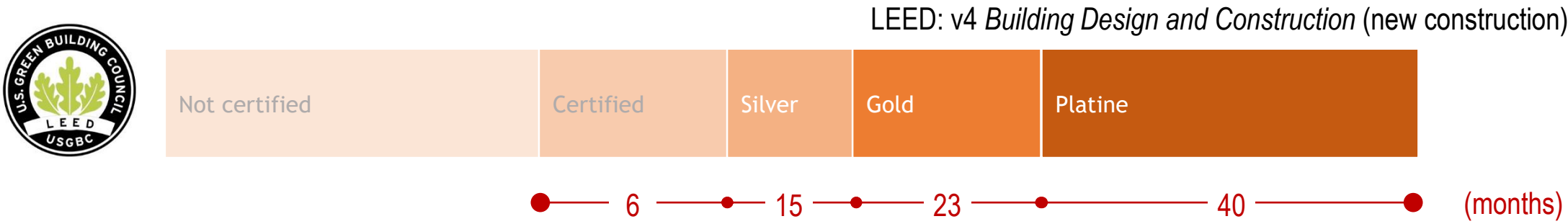
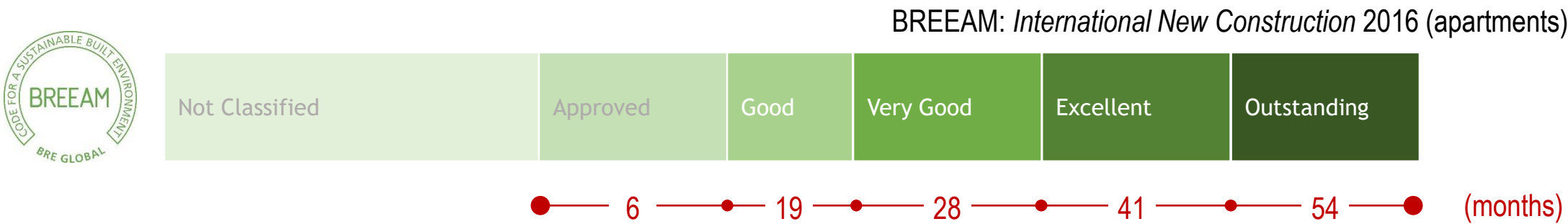
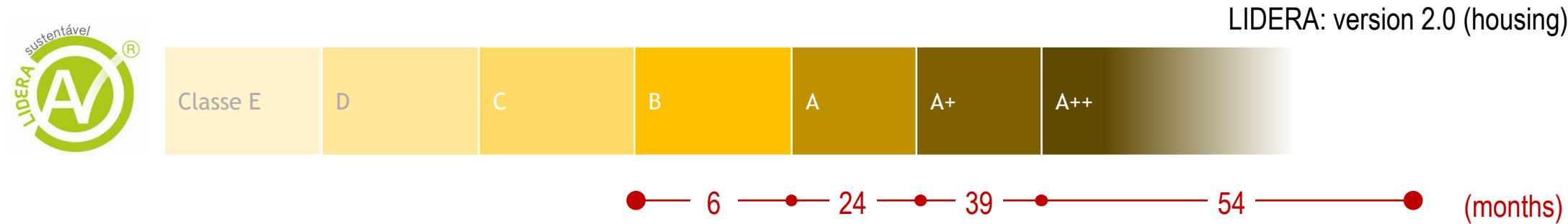
The energy efficiency measures aim to increase the passive resilience of buildings through bioclimatic design, to ensure the comfort of families at low energy cost.

- Near Zero Energy Buildings (NZEB): these buildings generate more than 50% of primary energy from renewable energy integrated into the building and public space
- Saving measures in drinking water consumption are complemented by the reuse of greywater and rainwater for non-potable uses
- Energy and water consumption monitoring (smart meters) with rewards for tenants



Building Sustainability Certification

Certified buildings can entitle the Concessionaire with an extension to the Concession



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