



LISBOA

CÂMARA MUNICIPAL

LISBON AFFORDABLE RENT PROGRAM

MIPIM 2024
13 March

Filipa Roseta
Lisbon Municipality

THREE PILLARS FOR AFFORDABLE HOUSING

23 577

**EXISTING
MUNICIPAL
HOUSING UNITS**

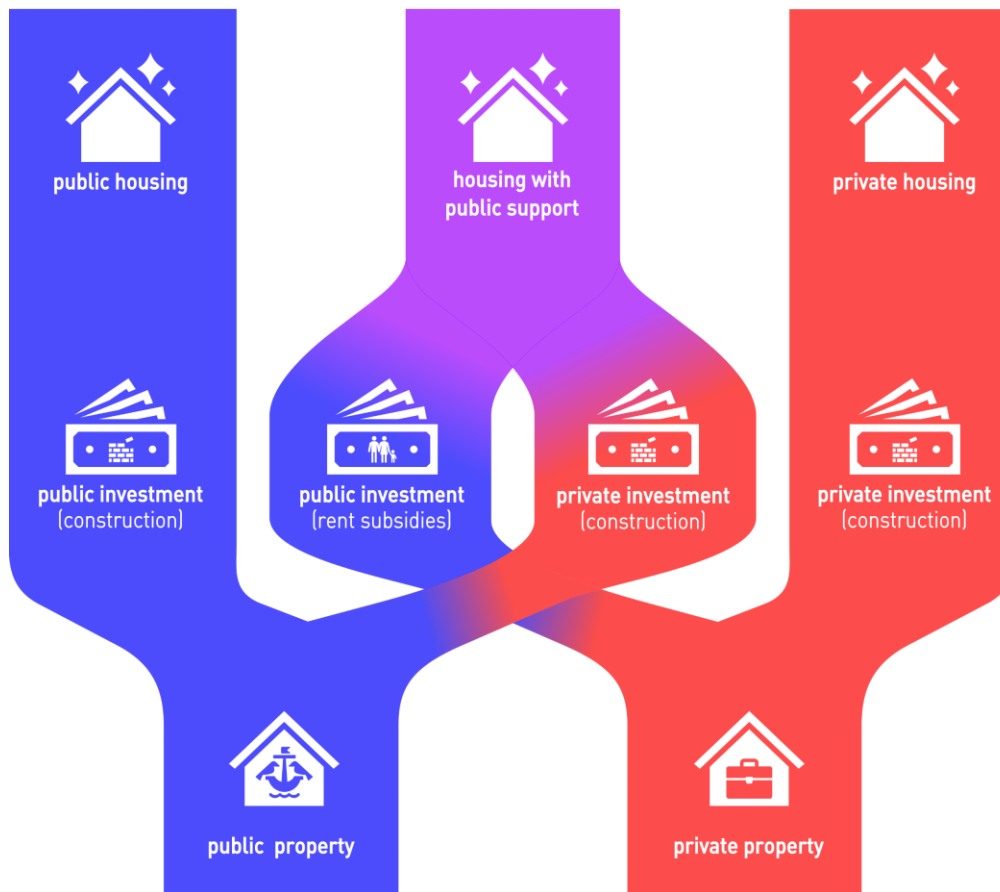
1 000

**EXISTING
MUNICIPAL
SUBSIDIES**

PUBLIC

PARTNERSHIP

PRIVATE



PRODUCT

=

INVESTMENT

+

PROPERTY

HOUSING POLICY: CREATE A MUNICIPAL HOUSING SYSTEM

NEW HOUSING POTENTIAL ON MUNICIPAL LAND

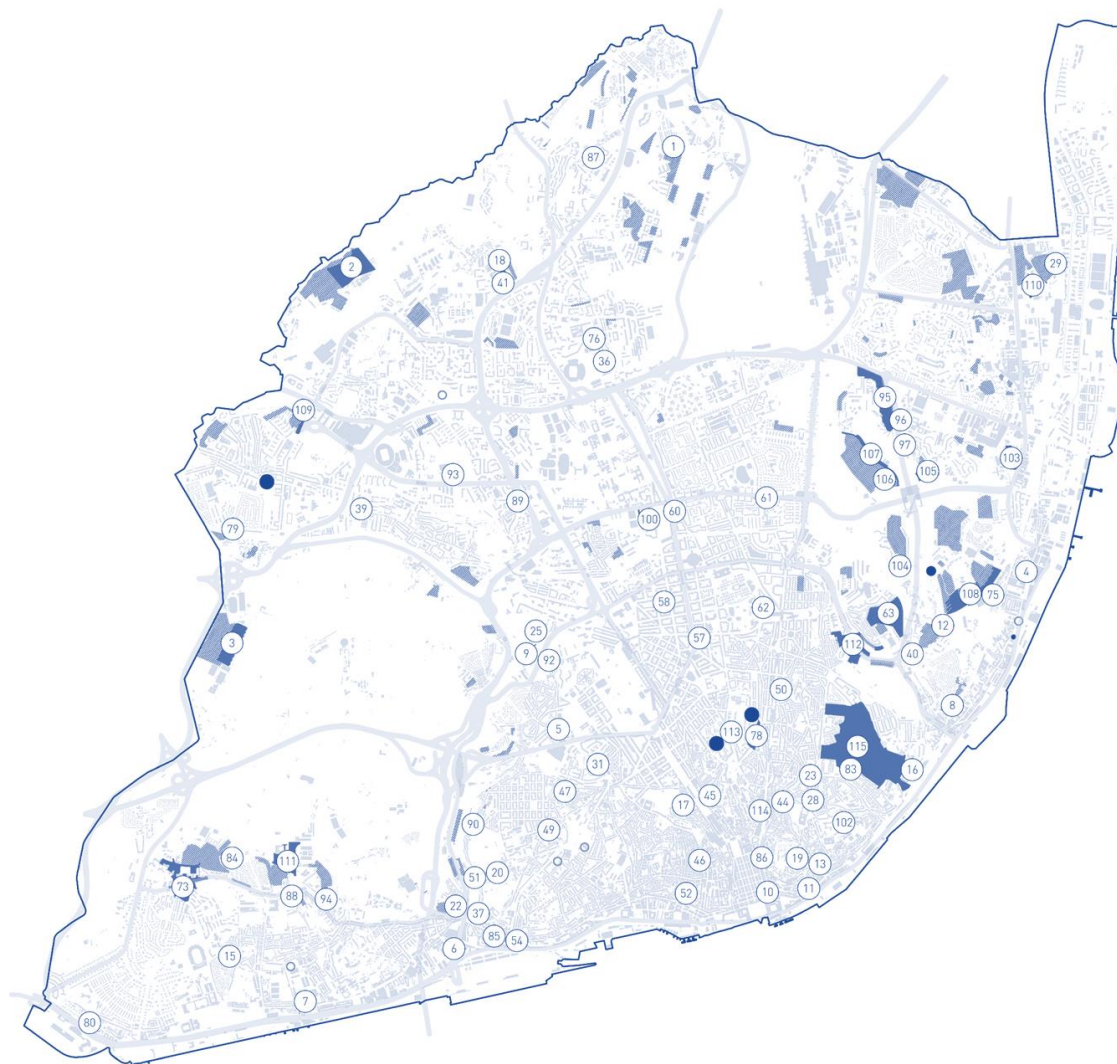
9000

**HOUSING UNITS
IDENTIFIED**

7000 NEW UNITS

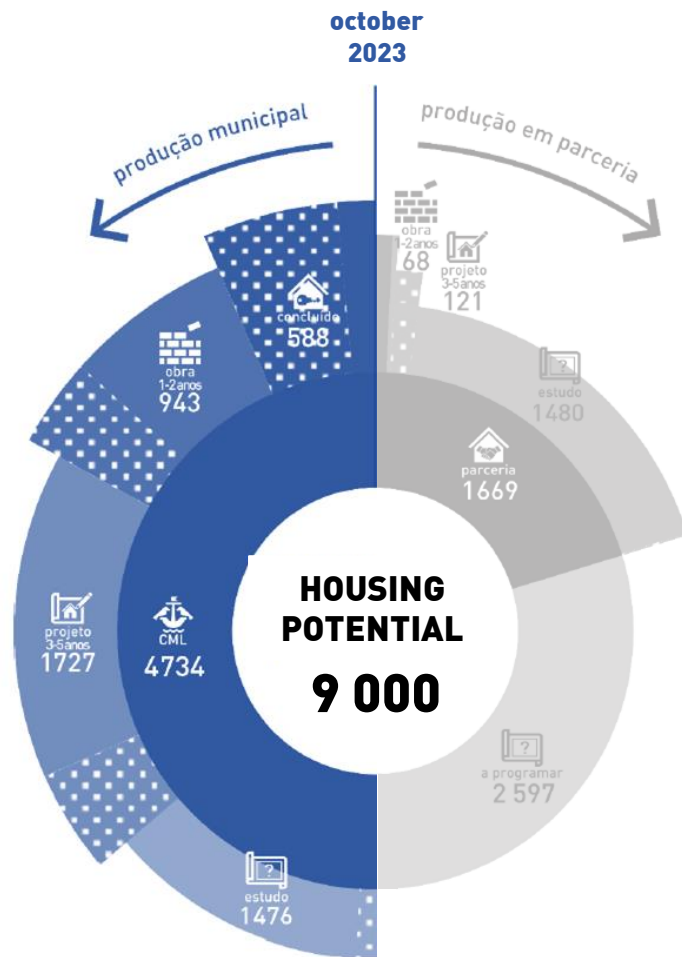
+

2000 REHABILITATION



NEW HOUSING POTENTIAL ON MUNICIPAL LAND

««« PUBLIC « « ACCELERATION STRATEGY » » PARTNERSHIP »»»



5000
HOUSING UNITS

3000 NEW UNITS

+

2000 REHABILITATION

4000
HOUSING UNITS

Cooperatives and Partnerships

4 191 dwellings



HOUSING COOPERATIVES

01	Rua António do Couto	18 dwellings
02	Rua da Venezuela	12 dwellings
03	Largo do Cabeço da Bola	15 dwellings
04	Rua de Santa Engrácia	21 dwellings
05	Rua Quinta das Lavadeiras	23 dwellings
		total 89 dwellings



HOUSING PARTNERSHIPS

06	Parque das Nações	235 dwellings
07	Benfica South	412 dwellings
08	Olaías	336 dwellings
09	Alto da Ajuda	47 dwellings
10	Restelo	389 dwellings
11	Benfica North	276 dwellings
12	Vale de Santo António	2.407 dwellings
		total 4,102 dwellings

MAIN ATTRIBUTES OF HOUSING PARTNERSHIPS [PROPOSAL]



Land ownership type

90 years lease with approved urban plan



Transaction

Transmission of leasehold admitted with no interference from the public partner



Contracted rent prices

All dwellings less than 80% of local market prices, the most generous rent discount will be selected



Other sources of revenue

Non-housing units can be exploited freely

MAIN ATTRIBUTES OF HOUSING PARTNERSHIPS [PROPOSAL]



Private partner responsibilities

Project design, financing, building, maintenance and operation



Families

Pay 30% of earnings in rent



Municipality responsibilities

If necessary, subsidises the difference between contracted rent and 30% of families' earnings

HOUSING PARTNERSHIP OPERATIONS

647 UNITS READY TO LAUNCH

Parque das Nações

235 dwellings
17 436 sqm floor area

Benfica South

412 dwellings (maximum masterplan)
45 151 sqm floor area

Parque das Nações Housing



235 dwellings



239 private underground parking spaces



initial investment* **34.0 M€** (+VAT 6%)

31.8 M€ (+VAT) housing and other uses

2.2 M€ (+VAT) urbanization works



Gross Construction Area: **27 271 sqm**

26 721 sqm housing

450 sqm social facilities

100 sqm business

Public Space Area: **20 844 sqm**

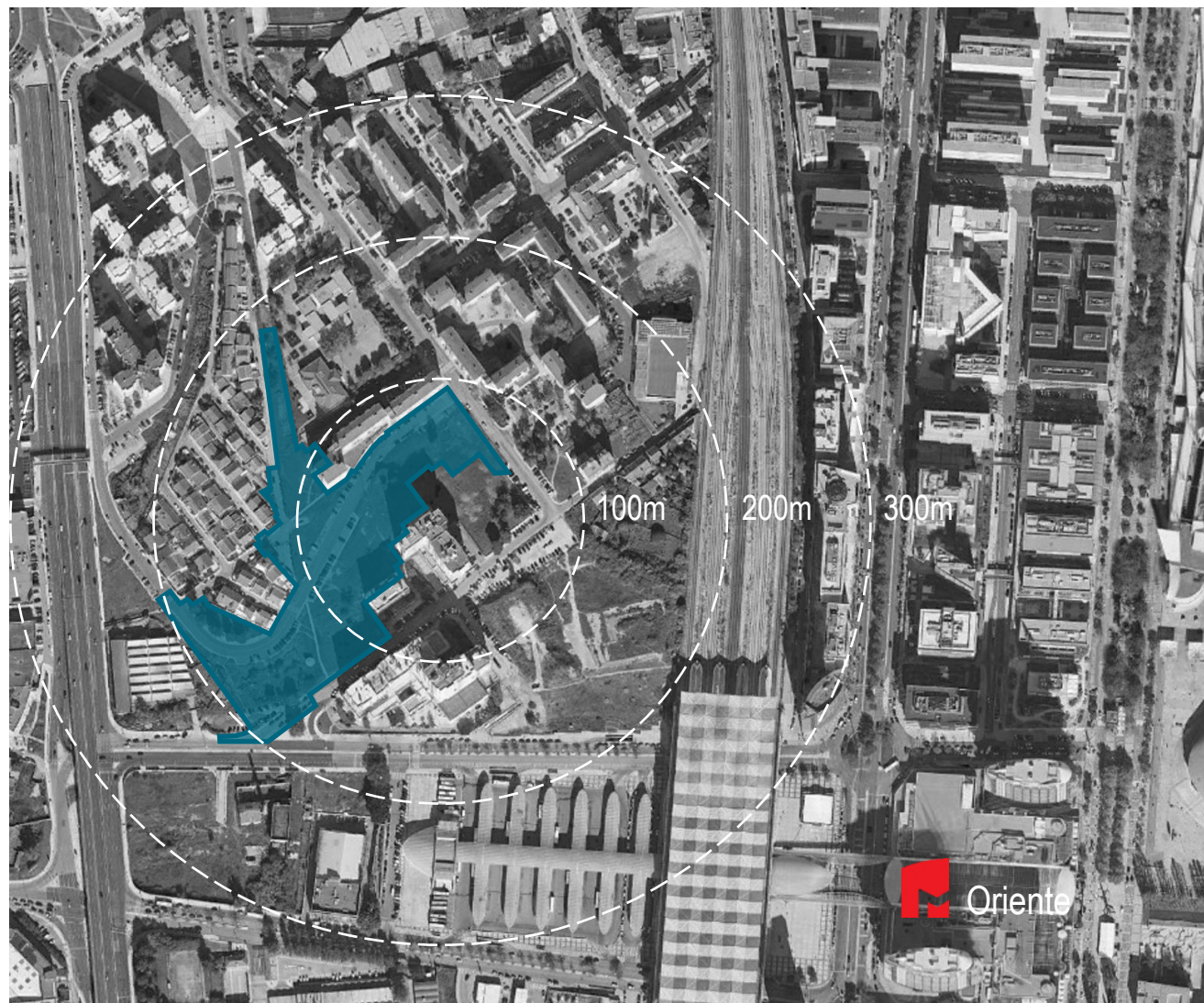


Typologies: **2** T0

119 T1





86 T2

28 T3



Benfica South

Mixed use

-  **412** dwellings (maximum allowed)
-  **636** private underground parking spaces
-  initial investment*: **77.8 M€** (+VAT 6%)
 - 61.9 M€** (+VAT) housing
 - 14.5 M€** (+VAT) business and offices
 - 1.4 M€** (+VAT) urbanization works
-  Gross Construction Area: **46 360 sqm**
 - 33 343 sqm** housing
 - 9 700 sqm** offices
 - 1 967 sqm** business
 - 1 350 sqm** social facilities
- Public Space Area **15 597 sqm**



THANK YOU.

FILIPA ROSETA

LISBON'S CITY COUNCILLOR FOR HOUSING AND PUBLIC WORKS

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