EVIDENCE-BASED POLICIES FOR SUSTAINABLE HOUSING AND URBAN DEVELOPMENT

Cascais Council, Portugal
The Municipality has 4 parishes

- S. Domingos de Rana
- Alcabideche
- Cascais/Estoril
- Carcavelos/Parede

210,361 inhabitants

97.4 km² - area
210,361 population
20% expats
123 nationalities
32 km of coast line
97.4 km² territory
PUBLIC HOUSING IN CASCAIS: CHALLENGES

Housing Situation
Public Housing Strategy
INHERITANCE FROM THE PAST

HOUSING CHALLENGES

• Erratic development policies

• Only 2% public investment

• Emphasis on social dimension of housing
CASCAIS: RECENT PHENOMENA

HOUSING CHALLENGES

- Gentrification
- Touristification
- Studentisation
- Lagging effects of economic crisis


**CURRENT HOUSING SITUATION**

**HOUSING CHALLENGES**

*Average sale value of houses in Cascais (€/m²)*

- Alcabideche
- São Domingos de Rana
- União das freguesias de Carcavelos e Parede
- União das freguesias de Cascais e Estoril

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<td>1,000 €</td>
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INE, Housing price statistics at local level
**RENTS VS. INCOME**

**HOUSING CHALLENGES**

**Average value of housing rent has increased by 20%**

**Average income value has increased by 3%**
PUBLIC HOUSING IN CASCAIS: NEXT STEPS FOR PUBLIC HOUSING

Housing Situation
Public Housing Strategy
TARGET

NEXT STEPS FOR PUBLIC HOUSING

Social housing ... social function of housing

2% (2,576 dwellings)
PUBLIC HOUSING

5%
PUBLIC HOUSING TO ACHIEVED
ENGINES

NEXT STEPS FOR PUBLIC HOUSING

• Investment
• Regulation
• Framework
PUBLIC HOUSING IN CASCAIS: DATA

Housing Situation
Public Housing Strategy
PROS

DATA

• Social diagnosis

• Potentially powerful GIS

• Reports on State of Land Planning
CONS

DATA

• Lack of updated data from central statistics agency (CENSO 2011)
• Dependency on government data
• Dependency on protocols with private entities
• Lack of preemptive capacity
REBAIRRAR: MARECHAL CARMONA NEIGHBOURHOOD

Regeneration Program

First green certified neighbourhood in Portugal
MARECHAL CARMONA NEIGHBOURHOOD

URBAN FRAMEWORK
MARECHAL CARMONA NEIGHBOURHOOD

NEIGHBOURHOOD FRAMEWORK

- Extremely aged population
- Low-quality and obsolete construction
- Households with a maximum of 2 floors
MARECHAL CARMONA NEIGHBOURHOOD

PROGRAM

312 New dwellings

9,138 sqm Green areas

55,640 sqm Intervention area

Affordable rents

First LEED neighbourhood in Portugal

Create garden spaces in the ground floor and rooftop

Building multi-generational facilities

Youth housing

190 Rehousing

Student residences, coliving, coworking, and so forth

55,640 sqm Intervention area

312 New dwellings

9,138 sqm Green areas

Youth housing

190 Rehousing