



Portugal

Semana de Reabilitação Urbana do Porto

O exemplo Europeu e o futuro das cooperativas de habitação em Portugal

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SOBRE A ULI PORTUGAL

A Urban Land Institute é uma associação global de educação e pesquisa sem fins lucrativos apoiada pelos seus membros. A sua missão é a de liderar no uso responsável do solo urbano e na criação de comunidades prósperas e sustentáveis em todo o mundo.

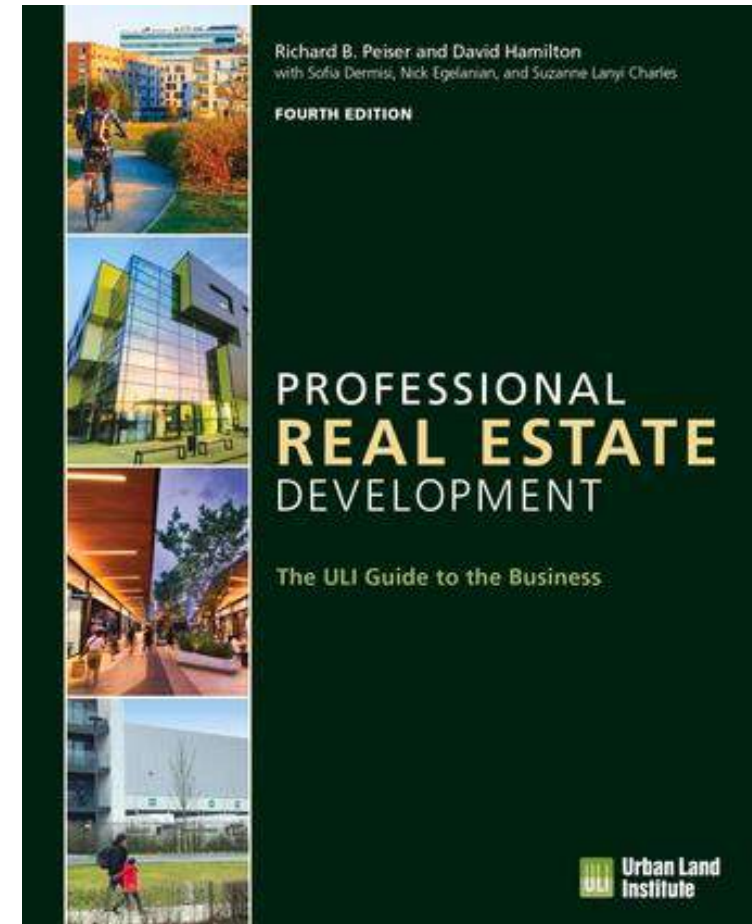
Fundada em 1936, a ULI é a maior e mais antiga rede mundial de especialistas interdisciplinares do setor imobiliário com mais de 45.000 membros, representando todos os aspetos do uso do solo urbano e das diferentes disciplinas de desenvolvimento imobiliário.

A ULI está ativa na Europa desde o início dos anos 90 e hoje somos mais de 5.000 membros europeus. A ULI Europe tem uma presença particularmente forte nos principais mercados imobiliários europeus do Reino Unido, Alemanha, França e Holanda, num total de 15 países e regiões. A ULI Portugal reúne mais de 80 profissionais imobiliários líderes dos setores público e privado, representando todas as disciplinas do mercado imobiliário comercial e residencial português.

www.Portugal.uli.org

Urban Land Institute - A pensar o imobiliário por dentro desde 1936

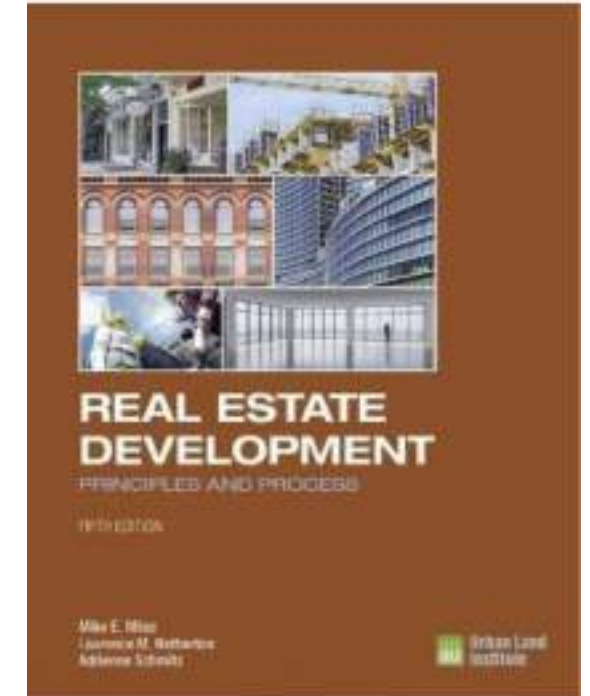
- A liderança pelo exemplo e pela partilha
- Uma organização de profissionais que assume o uso responsável do espaço urbano
- A procura sistemática das tendências emergentes
- A produção de conhecimento coletivo
- A consolidação das boas práticas profissionais



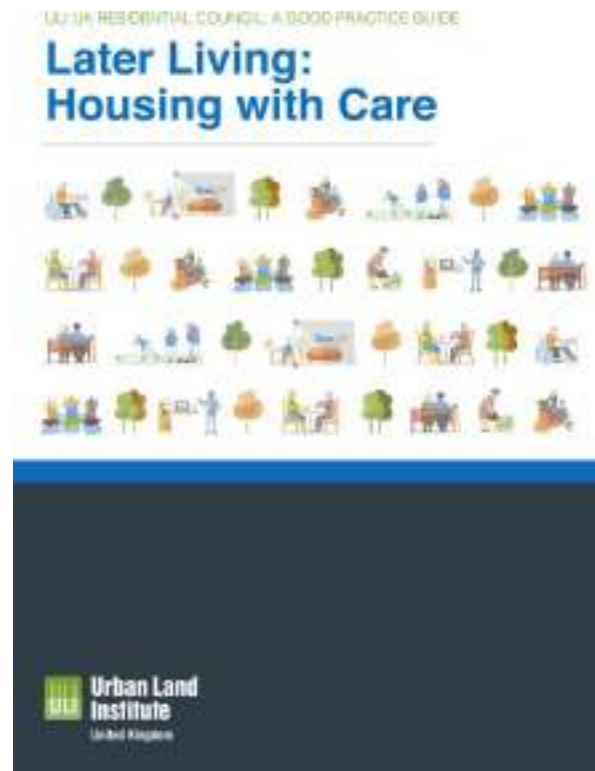
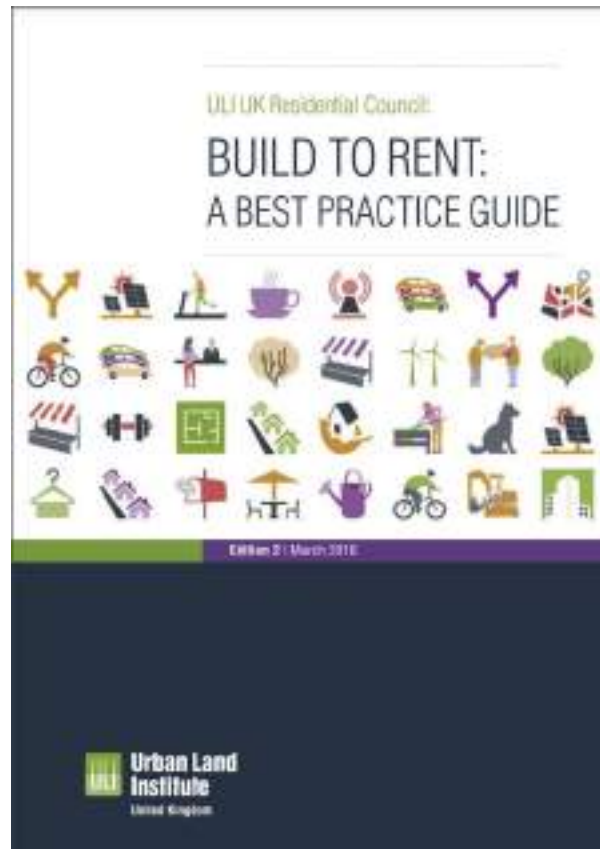
Os relatórios publicados recentemente



A pesquisa e desenvolvimento



Os guias para os novos conceitos residenciais



A large, stylized 'C' logo composed of many concentric, slightly offset lines, creating a sense of depth and movement. It is positioned on the left side of the image, partially overlapping the main text area.

Mobilising the real estate industry to decarbonise.

C Change Summit 2023

Wednesday 11 October

Copenhagen

CChange

SOBRE O AFFORDABLE LIVING COUNCIL

A missão do Affordable Living Council é partilhar as melhores práticas, lições aprendidas e soluções inovadoras de um grupo diversificado apaixonado pela criação, expansão e retenção de habitação sustentável e de alta qualidade que seja acessível para aqueles que precisam e se adapte às suas necessidades de vida nas nossas cidades europeias como um fator chave de sucesso para vibrante, dinâmico, cidades inclusivas e economicamente bem-sucedidas.

Capta os pontos de vista dos membros da ULI e dos especialistas na área sobre todos os tipos de imóveis residenciais a preços acessíveis em toda a Europa e procura partilhar ideias e experiências de todo o mundo para ajudar a fornecer informações sobre as melhores práticas em matéria de "habitar bem"

The Challenge

The dual crises of housing affordability and climate change demand urgent, bold, and systematic action.

While some decarbonisation efforts are underway, the housing market lacks a unified approach to integrate social and climate goals. Current methods risk deepening inequities by favouring higher-value assets and locations, leaving lower-income communities behind.

Therefore, an actionable pathway is required to ensure that adequate and affordable housing is delivered in a way that supports the net zero transition in a just and inclusive way.





Our Objectives

Designed to tackle these interconnected challenges in Europe, C Change for Housing will bring together industry experts to:

- Identify systemic barriers preventing progress in achieving net-zero, affordable housing.
- Develop practical, scalable solutions to overcome these obstacles, with a focus on investors, developers and managers of real estate.
- Educate and build the capacity of the industry through awareness raising and providing tools and guidance.
- Showcase best practice across the housing sector to drive action.

Our Approach

C Change for Housing provides a unique platform for effective, sector-wide collaboration. The programme adopts a top-down and bottom-up approach to identify and address systemic barriers—critical leverage points within the housing industry that can drive transformative change.

The top-down approach brings together public and private sector practitioners and leaders to identify the most significant barriers to progress, incubate ideas, and co-create practical solutions. These solutions will then be shared widely to drive sector-wide adoption.

While a bottom-up approach will ensure a just and inclusive transition process, enabling community engagement and building the ability to accelerate and scale-up solutions that will transform the housing industry.





Promoting housing affordability

Best practices to deliver intermediate housing at scale

February 2020

Executive summary

Increasing numbers of people are struggling to find affordable housing in cities across the developed world. This situation has consequences for the individuals by lowering their quality of life and more widely affects city competitiveness and social cohesion. In particular, households that earn too much to be eligible for social housing and not enough to buy a home are increasingly squeezed in the rental market. This report highlights best practices for increasing housing supply aimed specifically at this group. Such homes are referred to in this report as 'intermediate housing'. The report focuses on lessons for building new intermediate housing rather than making better use of existing stock.

Demonstrating on a place-by-place basis how barriers to intermediate housing related to land availability and pricing, stakeholder trust and engagement, and financing could be overcome, this report looks at lessons for transferring such best practices into different locations to enable intermediate housing to be built at scale.

The availability and especially the pricing of land are key barriers to more intermediate homes being built. Because land value is most often calculated as a residual – the difference between the value of what can be built on a site and the costs of producing the housing – identifying suitable land at a price that will enable development of intermediate housing to be commercially viable is difficult.

Even if a developer can identify savings in the construction phase, these savings may not be passed on to eventual residents but will instead be captured by the landowner. Other important barriers relate to a lack of alignment between the public and private sectors and a lack of suitable planning regulations. This report is structured based on the value chain of delivering housing, as set out in figure 1.

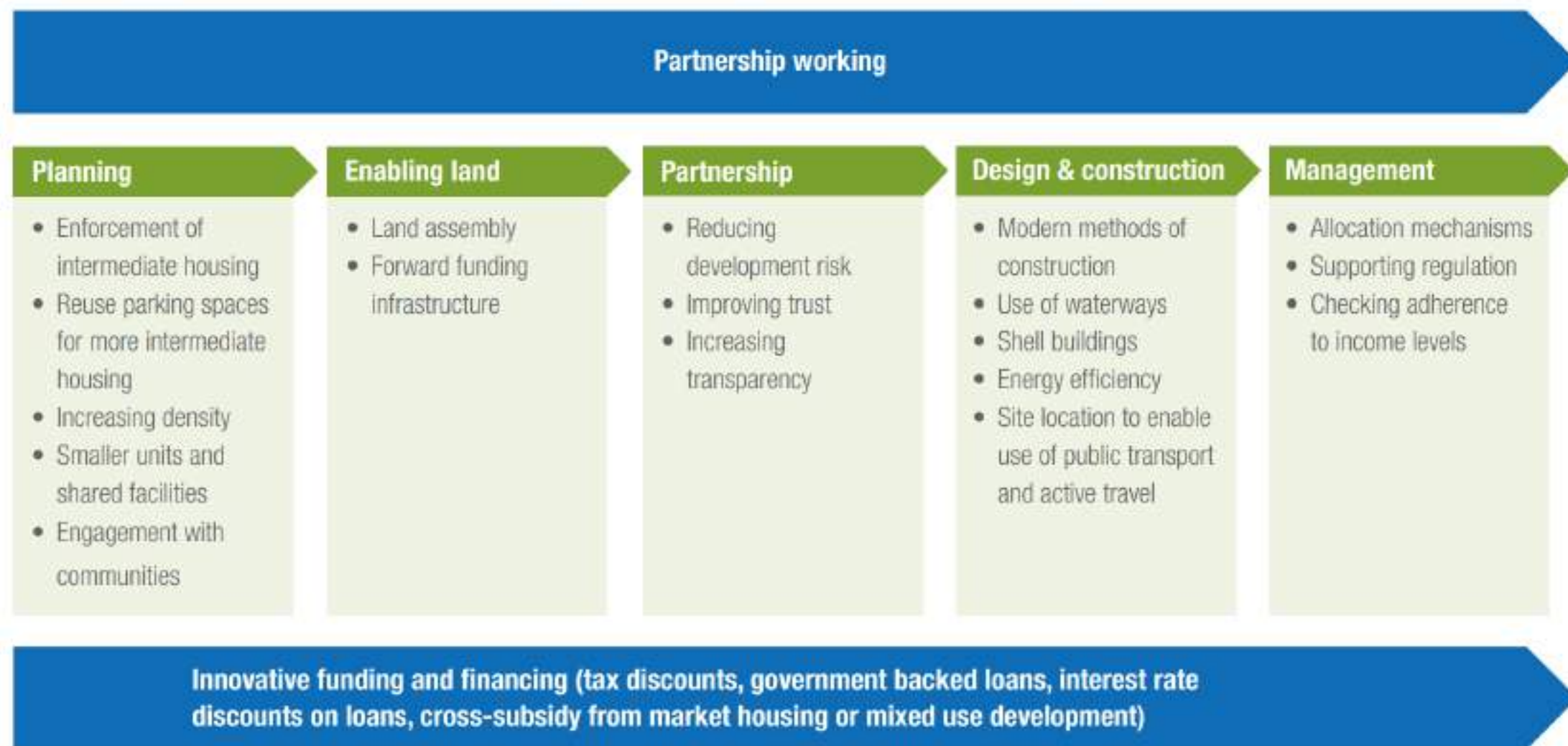
The public sector plays a key role in enforcing the delivery of intermediate housing by providing the long-term vision with clear

alignment in policies at the national, regional, and local government levels. Planning certainty can be improved, for example through the use of inclusionary zoning.

Cities require a clear framework to identify the balance and tradeoffs between different land uses and the effects of regulation on the ability to deliver intermediate housing. Stricter regulations, which we see in some cities, can reduce the number of homes being produced. There is a need to align stakeholders to enable long term production of housing.

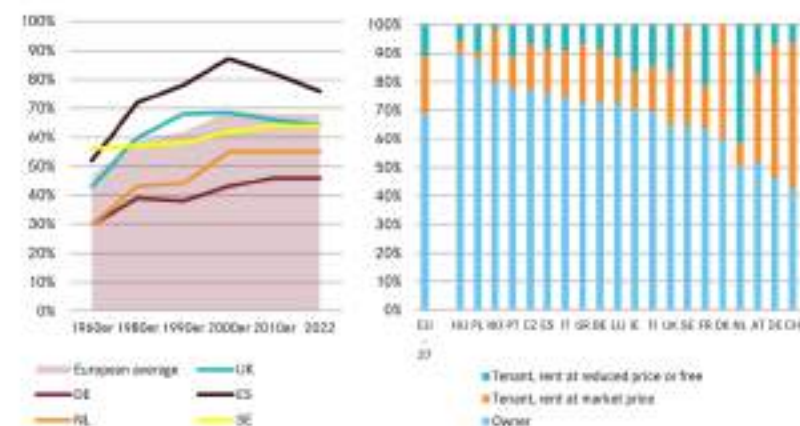
Providing sub-market housing requires some source of government funding to enable the price to be set at an intermediate level. This support can include cash, in-kind funding, or guarantees but can also come from allowing increased smart density or cross-subsidisation from other market-priced housing, in pure residential development, or from other types of commercial activities in a mixed-use development.

Figure 1: Opportunities in the value chain to support the development of intermediate housing



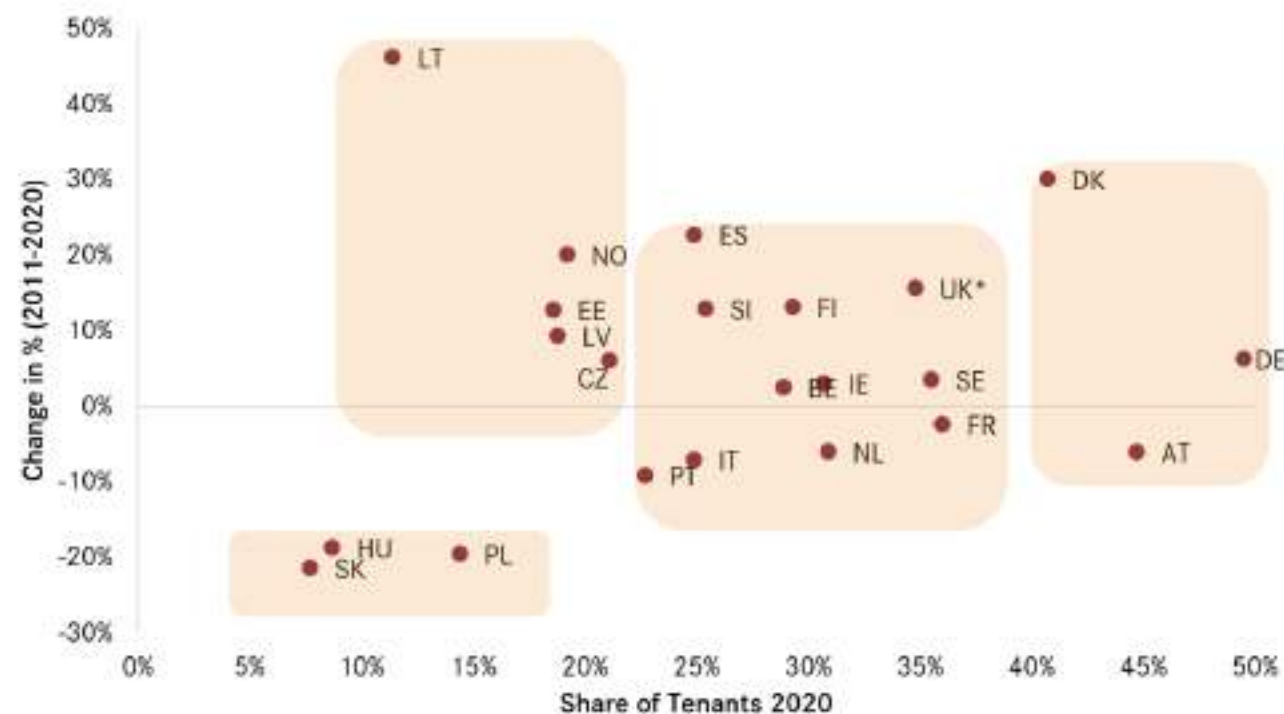
Source: Urban Land Institute.

Development of owner-occupancy rates and housing tenure in Europe



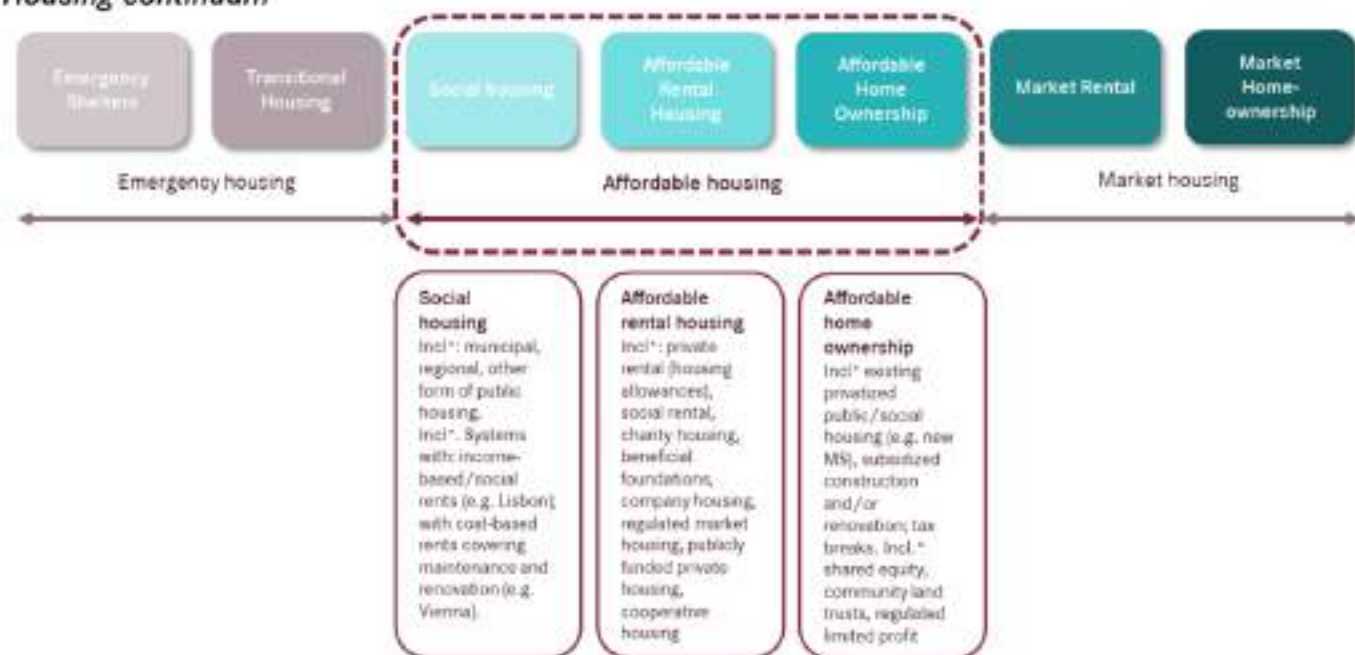
Source: PATRIZIA, Eurostat, statistical agencies

Share of tenants 2020 and change last 10 years



Source: PATRIZIA, Eurostat.

Housing continuum



"5" relevant housing options along the income distribution



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