

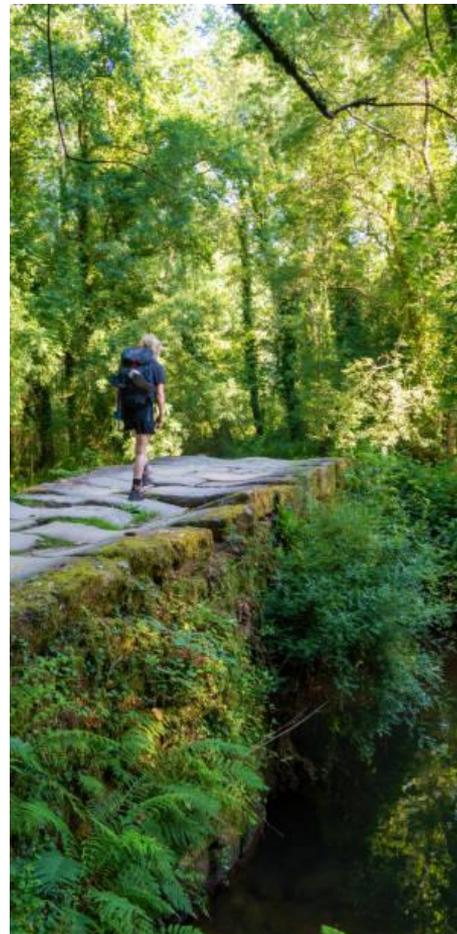
# Proposal GRIPA

## Rural Housing

Exploring and improving access to housing in rural areas and developing the houses and villages of the future



# PILOT in Galicia



# 48% of Spanish settlements

Population: 2.691.557 inhab.

Area: 29,574 km<sup>2</sup>

Population density: 91 inhab/km<sup>2</sup>

Gross Domestic Product per capita: 21.903€  
(Spain: 25.500€)

≈ 30.000 population settlements

48% of spanish settlements

80% <50 inhab



Smart Rural 27 Project. Smart Small Villages of Galicia (NW Spain).  
2024. INÉS SANTÉ RIVEIRA. Director of the AGENCY OF RURAL  
DEVELOPMENT OF GALICIA. Regional Ministry of Rural  
Environment.



# Land tenure complexity

11.000.000 rural land plots  
(28% of Spanish rural plots)

1.600.000 owners (2/3 of  
Galician inhabitants)

> 500.000 ha abandoned or  
underexploited farmland

Smart Rural 27 Project. Smart Small Villages of Galicia (NW Spain). 2024. INÉS SANTÉ RIVEIRA, Director of the AGENCY OF RURAL DEVELOPMENT OF GALICIA. Regional Ministry of Rural Environment.

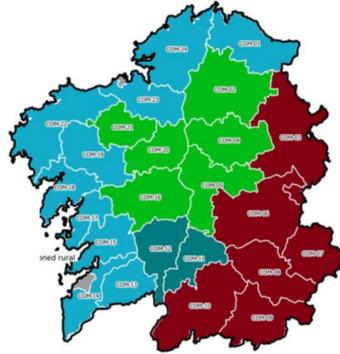
# Typology of the rural areas

**Abandoned rural areas**

**Active rural areas**

**Urban-forested rural**

**Urbanised and forested rural areas**



Ferreira Golpe, M. et al. (2021) MAP  
Position Paper (Spain, Galicia).  
Alternative Rural Futures (Foresight).  
DOI: 10.5281/zenodo.5920915.





# Strong aging of the population

- extreme spatial dispersion
- accelerated de-agrarianisation
- growing volume of daily mobility flows  
(commuting)

Ferreira Golpe, M. et al. (2022) MAP Position Paper (Spain, Galicia). Social dimension of rural areas. DOI 10.5281/zenodo.7249540



# Social dimension of rural areas

- risk of poverty or social exclusion
- deficiencies in access to basic services for the population and companies
- satisfaction with the quality of life
- regular contact with neighbours

Ferreira Golpe, M. et al. (2022) MAP Position Paper (Spain, Galicia). Social dimension of rural areas. DOI [10.5281/zenodo.7249540](https://doi.org/10.5281/zenodo.7249540)

Proposal



# Cerdedo-Cotobade

22 km East to Pontevedra

215,10 km<sup>2</sup> and 21 parish

merge of 2 municipalities in 2016

“terra de canteiros”

# Objective 1

Affordable housing for  
young people



# Objective 2

Quality housing for  
elderly people



including health care

# Co-living en Cotobade



## Intergenerational Building retrofitting

Moderate  
individual  
space

+

Large  
common  
spaces

1. Opposite age groups
2. Similar spatial needs
3. Increasing diversity