

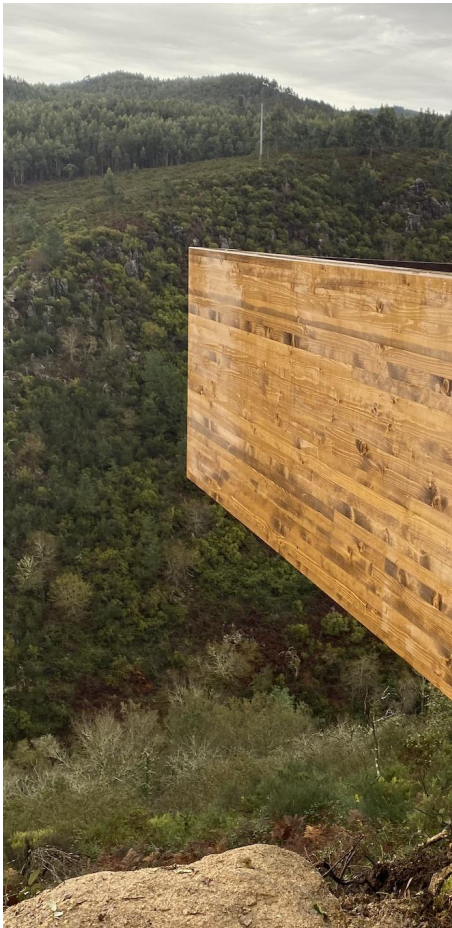
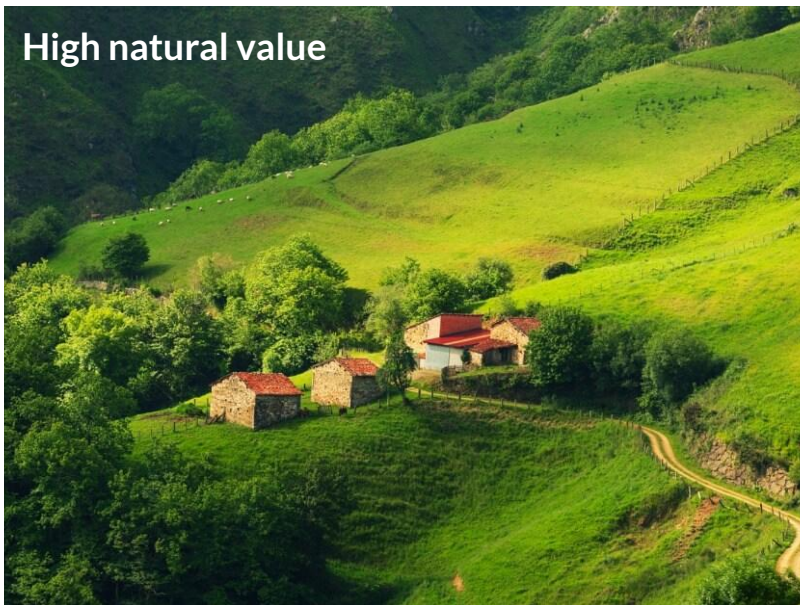
Proposal GRIPA

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 km²

Population density: 91 inhab/km²

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.

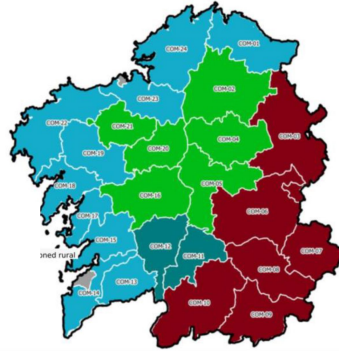
Typology of the rural areas

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 km² 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