

Annex 1. Interviews script

Considering the case of Coimbra:

1. What factors contribute to the high housing prices?
2. Despite declining population, why do housing prices continue to rise?
3. To what extent the master plan influences housing prices?
4. Who or what bears responsibility for high housing prices?
5. What are the implications of these high prices for different societal groups?
6. How would you propose addressing the problems identified?

Note: The questions were tailored based on the background and expertise of respondents, ensuring relevance to their areas of knowledge. While these questions provided a framework for the interviews, additional topics that emerged during discussions were explored following the semi-structured interview approach. Excluding interview 4, all interviews were conducted in Portuguese.

Annex 2: List of interviewees

Nr.	Date	Occupation	Gender
1	March/2023	Senior architect, manager of a large national architecture firm operating also in Coimbra	M
2	April/2023	Owner and manager of housing development for tourists in Coimbra	M
3	April/2023	Senior architect, manager of architecture firm based in Coimbra	F
4	May/2023	International chamber of commerce representative	M
5	June/2023	Senior real estate agent and manager of real estate firm in Coimbra	M
6	July/2023	Manager of homelessness NGO based in Coimbra	F
7	September/2023	Senior economist based in Coimbra	M
8	November/2023	Transport sector expert based in Coimbra	M

Annex 3: Documents analysed

- Coimbra Viva SRU (2012) Coimbra rio: Programa Estratégico de Reabilitação Urbana. Retrived from: www.cm-coimbra.pt/wp-content/uploads/2013/03/coimbra.old_joomlatools-files_docman-files_A_Estrategia-de-Reabilitacao-Urbana_1.pdf
- Local Authority of Coimbra (2016) Strategic Plan of Urban Development (PEDU). Retrieved from www.cm-coimbra.pt/areas/viver/urbanismo/plano-estrategico-de-desenvolvimento-urbano-pedu
- Local Authority of Coimbra (2020) Local Housing Strategy 2020–2030. Retrieved from www.cm-coimbra.pt/areas/viver/habitacao/estrategia-local-de-habitacao
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- Local Authority of Coimbra (2023) Local Housing Strategy 2020–2030. First Revision. Retrieved from www.cm-coimbra.pt/areas/viver/habitacao/estrategia-local-de-habitacao

- Presidency of the Council of Ministers (2024) The SIMPLEX. Decree-Law No. 10/2024, January 8th. Retrieved from <https://diariodarepublica.pt/dr/detalhe/decreto-lei/10-2024-836222484>