

Immigration and housing discrimination in Portugal

PROJECT REPORT

#MigraMyths - Demystifying Immigration
4th Edition

2023



#migramyths 

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PRE AM BLE

TransParadise



The etymology of the word "lordship" has its origins in the Latin term "senior", which means "older" and which also gave rise to the word "lord". Over time, the word "senior" took on not only the connotation of age, but also of authority and high social position and reflects a historical reality where possession and control over land and people were indicative of power and authority.

In the writing of this MygraMyths report, developed by Casa do Brasil de Lisboa, the Transparadise Association invokes the memory and vision of thinkers such as Gloria Anzaldúa, bell hooks and Paul B. Preciado to illuminate the contours of the housing crisis in Portugal. On entering the housing maze, migrants find themselves in a game of distorted mirrors - where xenophobia intertwines with the intersections of various types of marginalisation, making it impossible not only to access housing, but also to reflect their own identities.

While a roof over one's head is one of the pillars of personal security, the data in this report illustrates a scenario in which many people are denied this foundation. There are walls demolished before they are even built, invisible but insurmountable barriers made up of prejudice and silencing. Every phone call to a potential landlord is an echo of hope that crumbles when it comes into contact with reality. Skin and accent become markers of alienation, and trans identities, often marginalised, are even more vulnerable where race and class lines intersect. The housing crisis, therefore, is not just about homelessness, but also about the denial of existence.

The etymology of the word "lordship" has its origins in the Latin term "senior", which means "older" and which also gave rise to the word "lord". Over time, the word "senior" took on not only the connotation of age, but also of authority and high social position and reflects a historical reality where possession and control over land and people were indicative of power and authority. This reality has deep parallels with colonialism, which was also based on the appropriation of land and the subjugation of peoples.

During colonialism, European powers imposed their authority on distant territories, often calling themselves the "lords" of these lands, using force to dominate and extract resources. The term "lordship" can therefore be seen as symbolic of the feudal system that became a model for colonial practices. Both systems functioned on the basis of rigid hierarchies where the "lord" owned not only the land, but also exercised power over the lives of the people who inhabited that territory.

The term "landlord" in the context of the Portuguese Old Regime, as elucidated in the book *História do trabalho e das ocupações* (Madureira, 2002), encompassed different facets of power and possession. The "direct landlord"

referred to the figure who, after granting the use of a property through an emphyteusis contract, received an instalment such as rent. This type of lordship proliferated in the history of Portugal, encompassing a wide range of people and institutions, including noble houses and ecclesiastical entities, which often accumulated the role of direct lords and landlords.

Another meaning linked to "lordship" was that of the holder of royal rights granted by the Crown, including receiving rents from royal lands. The third meaning of "lordship" concerned "landlords with jurisdiction", who, by royal donation, exercised jurisdictional powers, culminating in significant political privileges and high prestige. Criticism of colonialism often addresses the way in which power structures are established and perpetuated through the possession of land and the domination of people. By considering the origin of the word and the social function of "landlordism", one can reflect on the historical continuity of power relations and how they manifest themselves in contemporary practices of ownership and authority, including in the housing context, where inequalities and

discrimination can be seen as remnants of a colonial past that still permeates social and economic structures.

Thus, as (Un)natural bridges, (un)safe spaces (Anzaldúa, 2002) guides us through the concept of "*nepantla*" the liminal space where different worlds collide, we see that the search for housing for migrants in the cradle of colonisation is a journey through the social *nepantla*. "The bridges span liminal spaces (thresholds) between worlds, spaces that I call *nepantla*, a Nahuatl word that means 'land in between'" (Anzaldúa, 2002, p.1-3).

"Transformations take place in this intermediate space, an unstable, unpredictable, precarious space, always in transition and without clear boundaries. *Nepantla* is an unknown "*tierra*"¹, and living in this liminal zone means being in a constant state of displacement - an uncomfortable and even alarming sensation. Most of us live in *Nepantla* most of the time, which has become a kind of home. Although this state connects us to other ideas, people and worlds, we feel threatened by these new connections and the change

¹ Tierra might be translated as "land"

they bring about" (Anzaldúa, 2002, p. 1,2,3).

Living spaces, often denied to these non-hegemonic identities, are the stage where culture, language, race and gender meet the forces of xenophobia and prejudice. Housing, for these individuals, is a place where identity is constantly negotiated, where they struggle to be seen and to see themselves, where the act of inhabiting goes beyond the physical, becoming a declaration of existence, a challenge to those who want (or dare) to erase their histories and their voices.

As Preciado (2022) teaches us, normativity is constructed in the details, in the small interactions - and it is there that the battle for housing is lost, often unseen, unrecorded, unheard. With the strength that springs from vulnerability, this document reflects the lives of migrants in housing that is less a shelter than a battlefield. Between the margins and the centre, between deprivation and resistance, the experiences of those Bell hooks contemplates with her acute gaze navigate. "To be on the margins is to be part of the whole, but outside the main body (...) We could turn up at that world, but not live in it" (hooks, 2019, p.15-17), she reminds us, illustrating the paradox experienced by many who, although

present, find themselves incessantly cut off from the fullness of social and civic life.

This marginality, however, is not a void where hopes and dreams are muzzled; on the contrary, it is the fertile soil from which the seeds of radical resistance sprout. As we move through the pages of time and the chapters of social struggle, we find in "Marginality as a site of resistance" (hooks, 1990, p.341-343) an expanded truth, the theorist urges us to see marginality not only as a place of deprivation. "It is also the site of radical resistance," she declares, challenging us to recognise that the margins can be a vibrant space of contestation and cultural creation. This resistance is not an abstract entity, but a lived practice - a way of being that challenges dominant narratives and reinvents everyday life.

As the days go by, those who inhabit the margins create a counter-hegemonic discourse that, according to hooks, is found "not only in words, but in habits of being and ways of living (hooks, 1990, p.342)". The struggle for the right to housing, for a safe space to exist and express one's identity, is a manifestation of this resistance. While systems and structures try to restrict and define who deserves a home, marginalised

communities raise their voices and their lives as bastions of defiance and declarations of belonging.

Therefore, the margin is not a boundary to be feared or a condition to be lamented, but a place of power and potential. It is on the periphery that we glimpse the possibility of a new centre, a reinvented core that welcomes plurality

in honour of difference. The margin is where the right to housing is intertwined with the right to be fully human - and this is where the movement begins, one step at a time, towards a world where everyone can not only live, but truly enjoy.



FREDA PARANHOS
President of
TransParadise Association

INTRODUCTION



(...) the lack of accessibility, stability and precarious housing schemes encourage discrimination against immigrants, and problems of discrimination prevent immigrants from accessing decent housing (...)

Considering that decent housing and the principle of non-discrimination are rights, the central objective of this report is to present the perception of immigrant people about discrimination in access to housing, cases of discrimination and the housing conditions of immigrant people. It is well known that Portugal faces various housing problems, ranging from insufficient investment in public housing policies over decades to the difficulty that new generations have in accessing their own or rented homes due to high effort rates. However, in addition to these common problems that cut across Portuguese society, there are issues specific to immigration, particularly related to prejudices and stereotypes, but also related to documentary issues, difficulties in accessing rights and citizenship, excessive bureaucracy and overloaded public services, social vulnerabilities unique to immigration and others.

With regard to housing, there are three fundamental dimensions considered in this report: accessibility, stability and occupancy regimes (Mendes & Tulumello, 2022). Accessibility refers to the possibility of accessing decent and adequate housing; stability relates to the level of security, i.e. the possibility of

staying in adequate housing; and occupancy regimes refer to the legal forms of access to housing, also linked to accessibility and stability (Mendes & Tulumello, 2022). Taking these three dimensions into account when analysing immigration issues and housing discrimination is fundamental.

This is because the lack of accessibility, stability and precarious housing schemes encourage discrimination against immigrants, and problems of discrimination prevent immigrants from accessing decent housing, staying in adequate housing and being able to access housing legally (rental contracts). Furthermore, regarding the rental market, cases of discrimination based on the nationality, gender, sexual orientation and racial/ethnic origins of immigrants are common.

In this sense, what is the scenario of discrimination against immigrants in housing in Portugal? This is the question that guides this diagnostic report on the #MigraMyths - Demystifying Immigration - 4th Edition project, which is divided into ten sections: Casa do Brasil de Lisboa; The #MigraMyths - Demystifying Immigration 4th Edition project; Discrimination in housing: a transversal problem; Project diagnosis:

method; Profile of the people surveyed;
Immigration and Discrimination in
Housing: the perception of immigrant
people; Discrimination against immigrant
people in access to housing; Reports;
Denouncing discrimination; Housing
conditions for immigrant people.

1

Casa
do Brasil
de Lisboa

Casa do Brasil de Lisboa (CBL) is the oldest association of the Brazilian community in Portugal. Founded in 1992, it has been working for the integration and rights of immigrants for 31 years.

Since its foundation, **CBL has been active in the reflection and implementation of public policies, taking on a fundamental role of activism and demanding egalitarian policies for immigrant communities in Portugal, especially the Brazilian community.** As part of its activities, it develops various projects to promote equal access to rights and services for immigrants, working on three main fronts: social intervention, activism and culture.

Since its foundation, CBL has established a supportive relationship with its members and users, providing information on rights and duties and supporting relations with public authorities. Every year, CBL assists

thousands of immigrants with reception, information and support in the process of integration and assuring rights in Portugal. In addition, the association has always played an active role in the construction and implementation of public policies, particularly local ones, and in demanding the rights of immigrants.

Throughout its 31 years, CBL has always served as a mechanism for thinking on integration policies and the participation of immigrants in Portugal. Throughout its history, it has organised debates, talks, lectures and many other initiatives along these lines. In recent years, as part of various funded projects and in partnership with other institutions, CBL has organised cycles of debates on rights and duties, groups for immigrants to exchange experiences, information and training sessions, always with the aim of empowering immigrants with knowledge and help them to fight for equal opportunities.

2

Project
#MigraMyhts -
Demystifying
Immigration
4th Edition

#Migramyths - Demystifying

Immigration is a project of Casa do Brasil de Lisboa, funded by the Immigrant Associations Support Programme (PAAI), which develops activities aiming at:

- **Fighting disinformation related to migration and immigrant communities in Portugal;**
- **Fighting hate speech;**
- **Sensitising the Portuguese community to the positive contributions made by immigrants in Portugal;**
- **Deconstructing the myths that underlie prejudice and discrimination;**
- **Changing the negative discourse about immigration;**
- **Valuing the trajectories of immigrant people.**

Over the course of the project's four editions, information and awareness-raising materials such as videos, reports written by migrants and thematic reports with diagnoses of experiences of discrimination were developed for social networks. Besides this, a street campaign named "It's cool what migrants bring in their suitcases" and the Podcast "Fala Migrante" were also created and promoted. In addition to these actions, debate sessions, gatherings and seminars were implemented.

To find out more about the project's activities, visit Casa do Brasil de Lisboa website and our social networks:

www.casadobrasildelisboa.pt

[@migramyths](https://www.instagram.com/migramyths).

(Twitter, Instagram, Facebook and Tiktok)

3

Discrimination
in housing:
**a transversal
problem**

The Portuguese reality shows that recent years have been marked by major changes in immigration and housing and these changes have impacted our society. The 2008 crisis and subsequent intervention by the Troika (2011-2014), the Covid-19 pandemic and the war in Ukraine are recent events that have marked the social, political and economic scene in Portugal, particularly because of their impact on the lives of people in vulnerable situation. In 2015, after the 2008 crisis and with the end of the Troika, the Portuguese economy began to grow again, but in 2020 this growth was shaken by the Covid-19 pandemic, which required government efforts to support the population in social, health and economic terms. In 2022, it was affected by the Ukrainian War, which caused the country to experience an increase in inflation, energy, gas and food prices and the number of people temporarily displaced.

In terms of immigration, the recent changes are related to the increase in the number and variety of immigrants in Portugal, as well as the legislative

changes within the scope of the CPLP Mobility Agreement (creation of the CPLP visa and residence permit), the work-seeker visa and the digital nomad visa. In addition to this, legislative simplifications regarding the regularisation of immigrant workers and the acquisition of Portuguese nationality took place. And, finally, the abolition of the Immigration and Borders Service and the creation of AIMA - the Agency for Integration, Migration and Asylum. Besides this, regarding to asylum, Portugal has also started to receive more applications in recent years, so, in numerical terms, in 2022:

- **781,915 immigrants were regularly resident in Portugal, most of them nationals of Brazil (239,744)**²

- **Portugal received 1,991 asylum applications, the majority from nationals of Afghanistan (287)**³

- **56,528 temporary protection permits were granted to people fleeing the war in Ukraine**

² Foreigners and Borders Service. 2023. Immigration, Borders and Asylum Report 2022. May 2023

³ Foreigners and Borders Service. 2023. Immigration, Borders and Asylum Report 2022. May 2023

In fact, the legislative changes also reflect a paradigm shift in Portugal's immigration policy, especially with the separation of SEF's administrative and police/inspection functions, the assignment of border control to the Public Security Police (PSP) and the National Republican Guard (GNR) and the creation of the Agency for Integration, Migration and Asylum (AIMA), incorporating the High Commission for Migration (ACM). However, the changes in immigration have not been accompanied by administrative improvements and good implementation practices. Whilst, in terms of comparative law, Portugal ranks among the best⁴ in measuring the integration of immigrants, in practice, implementation needs a lot of improvement and correction.

On the one hand, immigrants wait between one and two years to get a regular status in Portugal, they also have difficulties or are unable to renew their residence permits or apply for family reunification due to the unavailability of vacancies, and are often unable to exercise their rights or have their rights restricted due to the lack of information

and integration between public policies and sectors of the state – besides this, we must also mention xenophobia and racism issues. On the other hand, the lack of investment in the civil service overburdens civil servants, who face a high workload due to staff shortages, the IT system and insufficient administrative resources. This results in an inability to meet the increase in requests for regularisation and appointments. In addition, there is a lack of investment in training to keep up with the various legislative changes and to promote anti-racism, non-discrimination and anti-xenophobia practices in the civil service. Allied to this are social issues such as housing. Different studies (Pires, Pereira & Ortiz, 2023) point out that the problem of access to housing in Portugal is not specific to the immigrant population. However, the issue manifests itself more severely among migrants due to the intersection of various forms of discrimination, such as social and documentary vulnerability, the lack of a support network and resources, and the discrimination they face. For example, in 2021, the rate of foreigners living in overcrowded housing in Portugal was 20.3⁵ per cent, while the rate of nationals

⁴ Migrant Integration Policy Index. 2020. <https://www.mipex.eu/portugal>

living in overcrowded housing was 9 per cent. In other words, in 2021, the number of foreigners living in overcrowded housing in Portugal was 11.3 times higher than the number of Portuguese living in the same conditions. It turns out, for example, that an immigrant in an irregular situation because they were unable to schedule their regularisation at the former SEF (now AIMA) is unable to rent a house\apartment and, when they can, this rental is carried out with legal uncertainty, without a rental contract and, not infrequently, in degrading conditions. What is worse, landlords sometimes use the condition of administrative irregularity of immigrants as a way of blackmailing them or demanding much more from them, such as the number of security deposits\rent.

The Francisco Manuel dos Santos Foundation has pointed out that housing prices in Portugal are higher than it would be explained by macroeconomic factors, such as rising inflation and interest rates (Rodrigues, Lourenço & Vilares, 2023). Particularly in Lisbon and Porto metropolitan areas, the increase in

house prices from 2017 onwards has meant that people need to spend most of their income to buy or rent a home, creating inequalities in housing affordability (Rodrigues, Lourenço & Vilares, 2023). In addition, since 2014, the use of the housing stock for tourism (local accommodation, for example) has had a significant impact on the increase in house prices, both for renting and buying.

Therefore, people on lower incomes end up being more vulnerable because, in case of buying a house, when they do manage to buy it, they have a higher effort rate (the proportion of their income that goes towards paying off the mortgage), and in case of renting, they are unable to pay for a decent home⁶, or they spend more than 40 per cent of their income on housing costs alone (Rodrigues, Lourenço & Vilares, 2023), in this way, they are unable to access leisure, food and other things.

Another important feature to consider is that the construction of new houses in Portugal has decreased in the last

⁵ Eurostat data, in Catarina Reis Oliveira (2022). Immigrant Integration Indicators: Annual Statistical Report 2022, Lisbon, Migration Observatory, High Commission for Migration, p.242

⁶ Affordable housing is considered to be housing in which people spend no more than 40 per cent of their salary on housing costs.

decade due to the focus on urban regeneration and the financial restrictions in the construction sector during and after the crisis of 2008 (Rodrigues, Lourenço & Vilares, 2023). In other words, the availability of housing is also low, and this is one of the main factors behind the recent increase in housing prices. Added to this problem there is the country's unbridled "touristification", especially in the major urban centres such as Lisbon and Porto, which undermines the resident population's right and access to housing.

Allegra and Tulumello (2019) consider that housing in Portugal is characterised by an accumulation of new crises on top of structural problems, such as "gentrification\touristification" and the "financialization of housing". Such phenomena also contribute to an increase in the homeless population and to people being pushed out of the city centre. In 2017, the UN published the Report of the Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, and on the right to non-discrimination in this context. Mission to

Portugal⁷, carried out by the UN Special Rapporteur on the Right to Adequate Housing, Fahra, with the aim of examining the implementation of the right to adequate housing. The report emphasised that homelessness constitutes a violation of the right to housing and that the phenomenon of homelessness is not just "sleeping on the street", but also includes living in precarious places such as abandoned cars and buildings, emergency accommodation situations and temporary accommodation such as boarding houses or rented rooms.

In addition, the UN report highlighted that Portugal's constitutional limitation on the collection and disaggregation of racial-ethnic data makes it difficult to collect information on the housing conditions of people of African descent and Roma people, who continue to face discrimination in housing and often end up on the peripheries. Inequality, exclusion and discrimination in housing also severely affect people living in poverty who, due to a lack of social housing and allied to social prejudices and structural problems, are forced to

⁷ UN. Report of the Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, and on the right to non-discrimination in this context. Mission to Portugal. 27 February-24 March 2017

live in undignified housing and often become homeless.

In fact, the exacerbated increase in housing prices, along with low wages, labour instability and prejudices such as racism, xenophobia and LGBTphobia, contribute to the increase in inequalities and the social vulnerability. Of particular note is the situation of victims of domestic violence, particularly women and children, who are unable to pay for housing on their own⁸ and end up having to continue living with their aggressor; or transgender people who, due to stigma and prejudice, are denied the possibility of renting. Overcrowded housing, the difficulty of renting a house/apartment, the exorbitant price of rents, the eligibility criteria for social housing support, the difficulty of financing in the banking sector and the excessive number of deposits are all difficulties

encountered on a daily basis when we talk about housing in Portugal. In this sense, what is the scenario of discrimination against immigrants in housing in Portugal? This is the question behind this diagnostic report for the #Migramyths - Demystifying Immigration 4th Edition project. The survey shows that the majority of immigrants have experienced discrimination in access to housing (90.4%) in different situations: renting, in the neighbourhood (neighbourhood, condominium, building), in the relationship with the landlord, in real estate agencies, in financing and in housing support. However, it was in renting (45.2 per cent) that the majority of respondents said they had experienced discrimination. Regarding the type of discrimination, the majority of immigrant people surveyed said they had experienced xenophobia (55.7%).

⁸ Even though there is a support network for victims of domestic violence, shelters are not enough and often, after leaving the shelter, women are unable to pay for housing.

4

To produce this report, we provided an online survey with quantitative and qualitative questions, distributed across all regions of Portugal. Data collection took place between April and July 2023 and had 230 responses, with multiple sources being used to publicise the survey, including Facebook, Instagram, email, WhatsApp and LinkedIn.

The participation of immigrant people is essential for sharing situations and information about discrimination experienced in housing and other difficulties encountered in accessing rent and credit for housing.

Project diagnosis

TABLE 1
PROFILE OF THE PEOPLE SURVEYED

*Self-declaration. Open question in free format, in which respondents could write their answer.

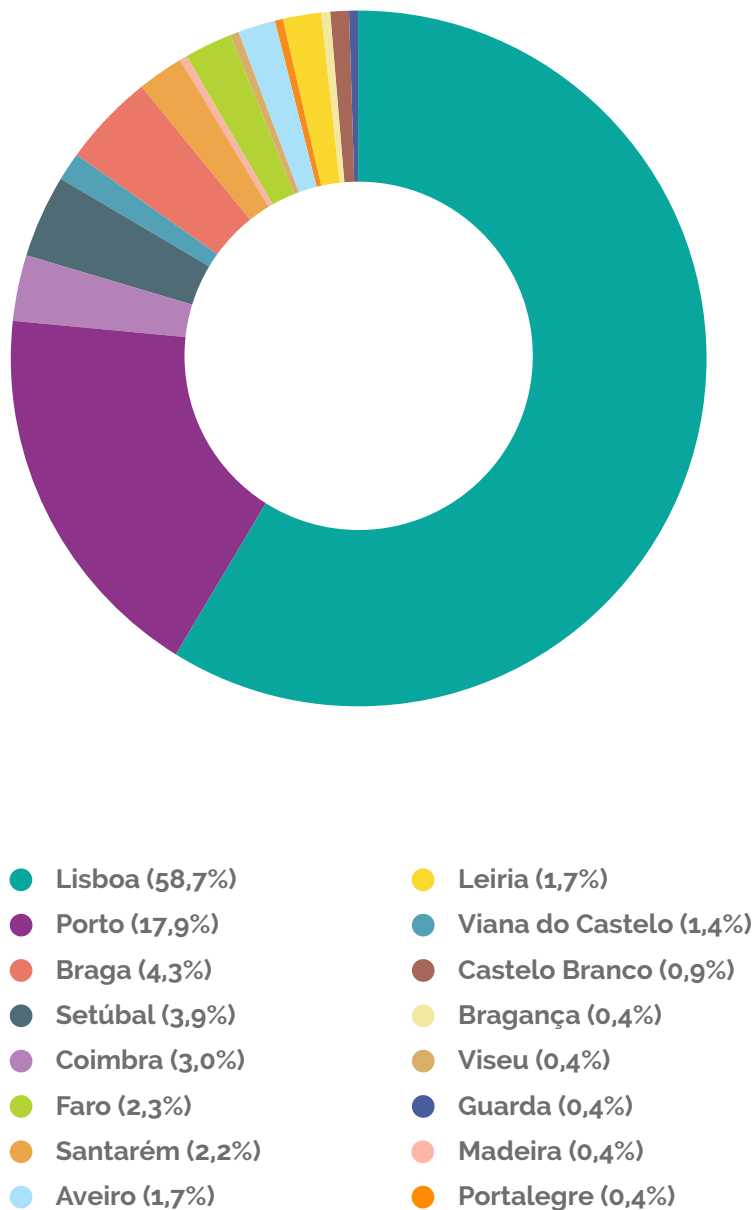
Gender (self-declaration*)		
	Number	%
Female	171	74,4%
Male	52	22,6%
Nonbinary	5	2,2%
Queer	1	0,4%
Transmasculine	1	0,4%
Total	230	100%
Relationship Status		
	Number	%
Married	88	38,3%
Single	87	37,8%
Civil Partnership	37	16,1%
Divorced	18	7,8%
Total	230	100%
Skin colour/Ethnicity (self-declaration*)		
	Number	%
White	142	61,7%
Mixed-race	36	15,7%
Black	29	12,6%
Latin	14	6,1%
Undertified	9	3,9%
Total	230	100%

Nacionality		
	Number	%
Brazil	210	91,3%
Italy	5	22,3%
Portugal	4	1,9%
Sao Tome and Principe	2	0,4%
Nepal	1	0,4%
Spain	1	0,4%
United Kingdom	1	0,4%
Russia	1	0,4%
Angola	1	0,4%
United States of America	1	0,4%
Lithuania	1	0,4%
Argentina	1	0,4%
Poland	1	0,4%
Total	230	100%

GRAPH 1:

REGION OF RESIDENCE OF THE IMMIGRANT PEOPLE SURVEYED

The majority of people surveyed are residents of Lisbon (58.7 per cent), Porto (17.9 per cent) and Braga (4.3 per cent):



Graph 1 is in line with data from the Immigration, Borders and Asylum Report carried out by the Immigration and Borders Service (SEF), which points out that most of the foreign population living in Portugal in 2022 was concentrated in Lisbon.

In addition, the fact that most of the immigrants surveyed said they lived in Lisbon is also related to the region in which Casa do Brasil de Lisboa is

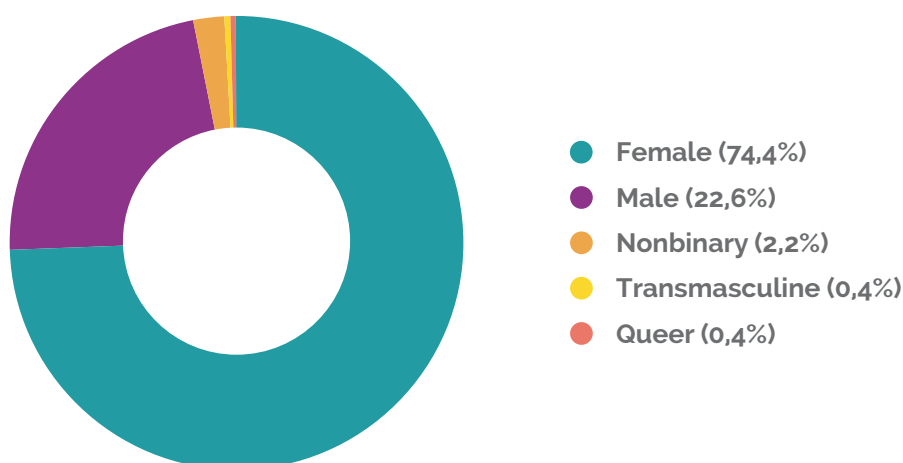
located, although in recent years the association has expanded its work throughout the country.

Regarding the profile of the immigrants surveyed, the majority said they were women (74.35%), white (61.74%), aged between 35-39 (26.5%), had completed higher education (73.5%), were married (38.26%) and had a valid residence permit with a work contract (30.0%):

GRAPH 2:

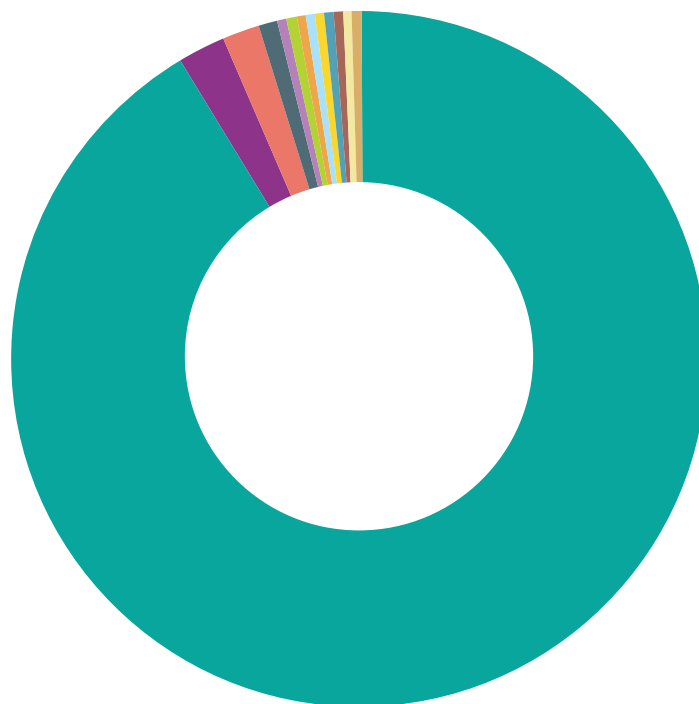
GENDER* OF THE IMMIGRANT PEOPLE SURVEYED

*Self-declaration. Open question in free format, in which respondents could write their answer.



GRAPH 3:

NACIONALITY OF THE IMMIGRANT PEOPLE SURVEYED

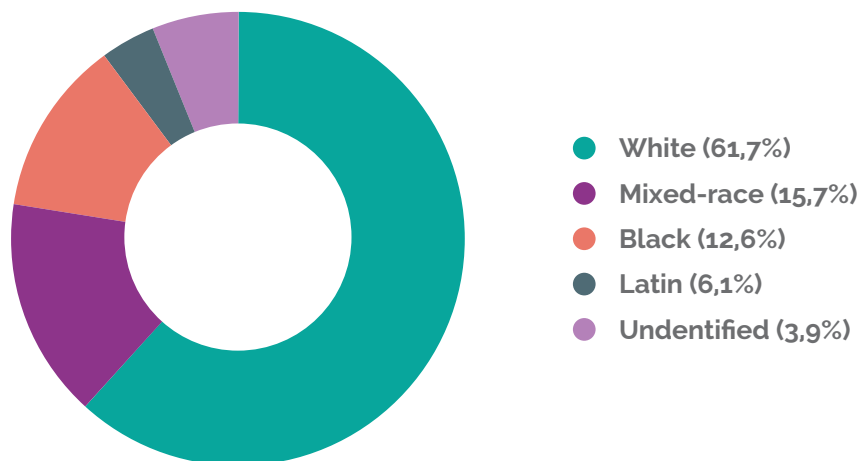


- Brazil (91,3%)
- Italy (2,3%)
- Portugal (1,9%)
- São Tomé and Príncipe (0,9%)
- Nepal (0,4%)
- Spain (0,4%)
- United Kingdom (0,4%)
- Russia (0,4%)
- Angola (0,4%)
- United States of America (0,4%)
- Lithuania (0,4%)
- Argentina (0,4%)
- Poland (0,4%)

GRAPH 4:

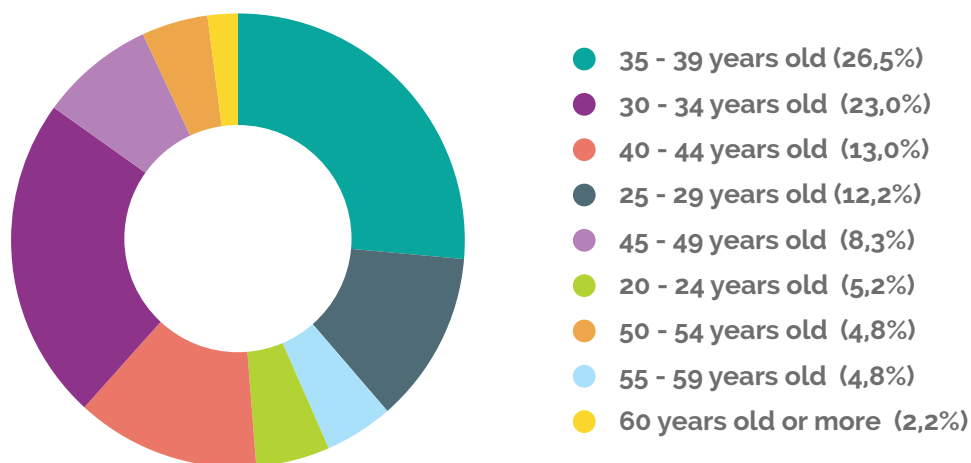
COLOR/ETHNICITY* OF THE IMMIGRANT PEOPLE SURVEYED

*Self-declaration. Open question in free format, in which respondents could write their answer.



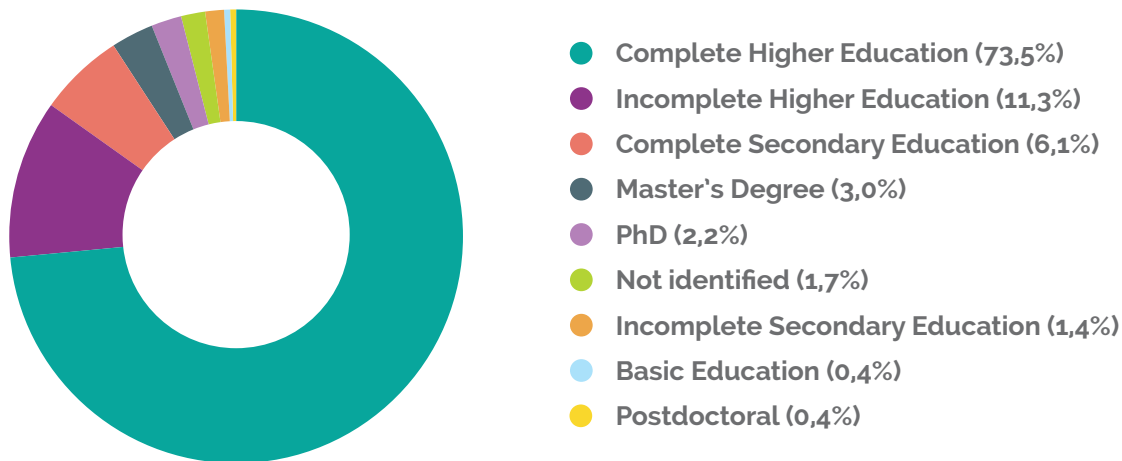
GRAPH 5:

AGE GROUP OF THE IMMIGRANT PEOPLE SURVEYED



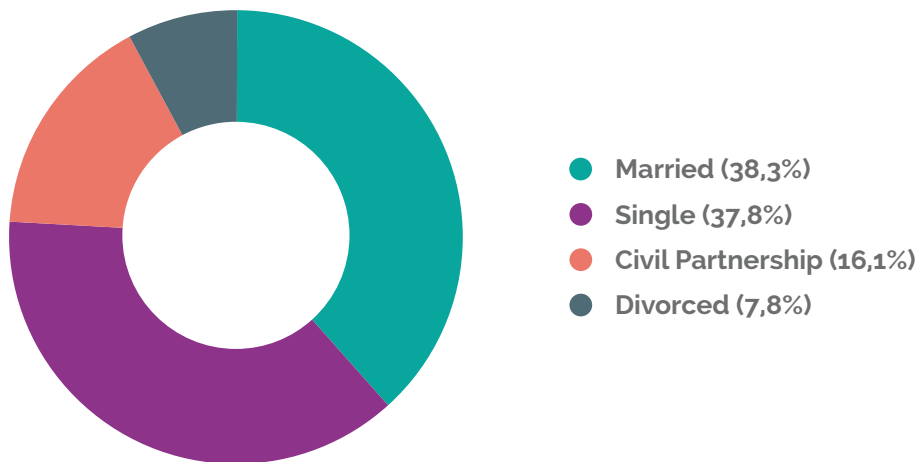
GRAPH 6:

LEVEL OF SCHOOLING OF THE IMMIGRANT PEOPLE SURVEYED



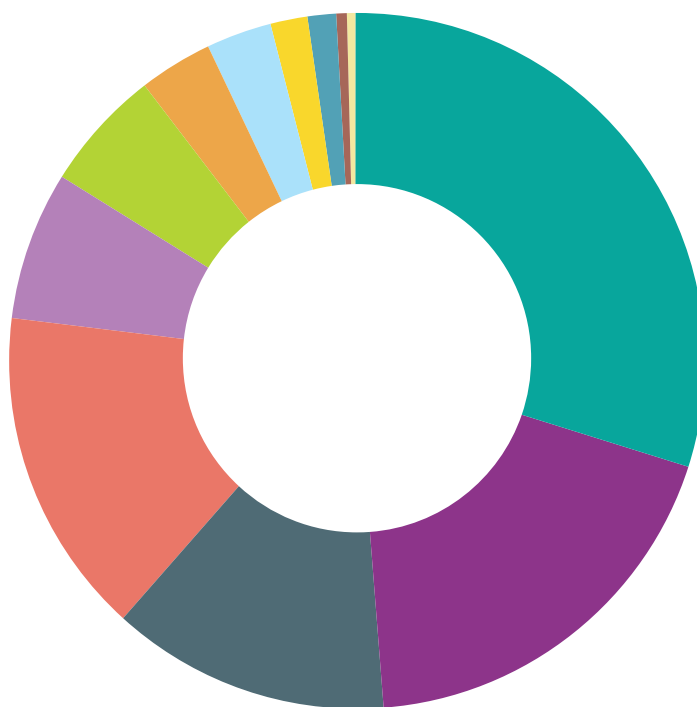
GRAPH 7:

MARITAL STATUS OF THE IMMIGRANT PEOPLE SURVEYED



GRAPH 8:

ADMINISTRATIVE STATUS OF THE IMMIGRANT PEOPLE SURVEYED



- Valid resident permit (Employment Contract or Self-employed/Independent worker with "green receipts") (30,0%)
- Valid resident permit (Higher Education or High Qualified Professional) (18,7%)
- Acquired Portuguese Nationality (15,3%)
- Valid resident permit (Family Reunion) (13,0%)
- EU citizen (7,0%)
- Valid resident permit (CPLP*) (5,7%)
- With a visa issued in the country of residence (education, work, entrepreneurship, retirement, and so on) (3,5%)
- In the process of regularisation with the "expression of interest" being analysed (either for employment contract or self-employed/independent worker with "green receipts") (3,0%)
- In the process of regularisation (Family Reunion) (1,7%)
- Tourist Visa / Visa-free access (1,3%)
- In the process of regularisation with the "expression of interest" analysed, waiting for scheduling in SEF (either for employment contract or self-employed/independent worker with "green receipts") (0,4%)
- In the process of regularisation (Higher Education or High Qualified Professional) (0,4%)

*CPLP Residence Permit is a special residence permit for nationals of the Community of Portuguese Speaking Countries. This community comprises the following countries: Brazil, Angola, Cabo Verde, Guinea-Bissau, Equatorial Guinea, Mozambique, Portugal, Sao Tome and Principe, and Timor-Leste.

5

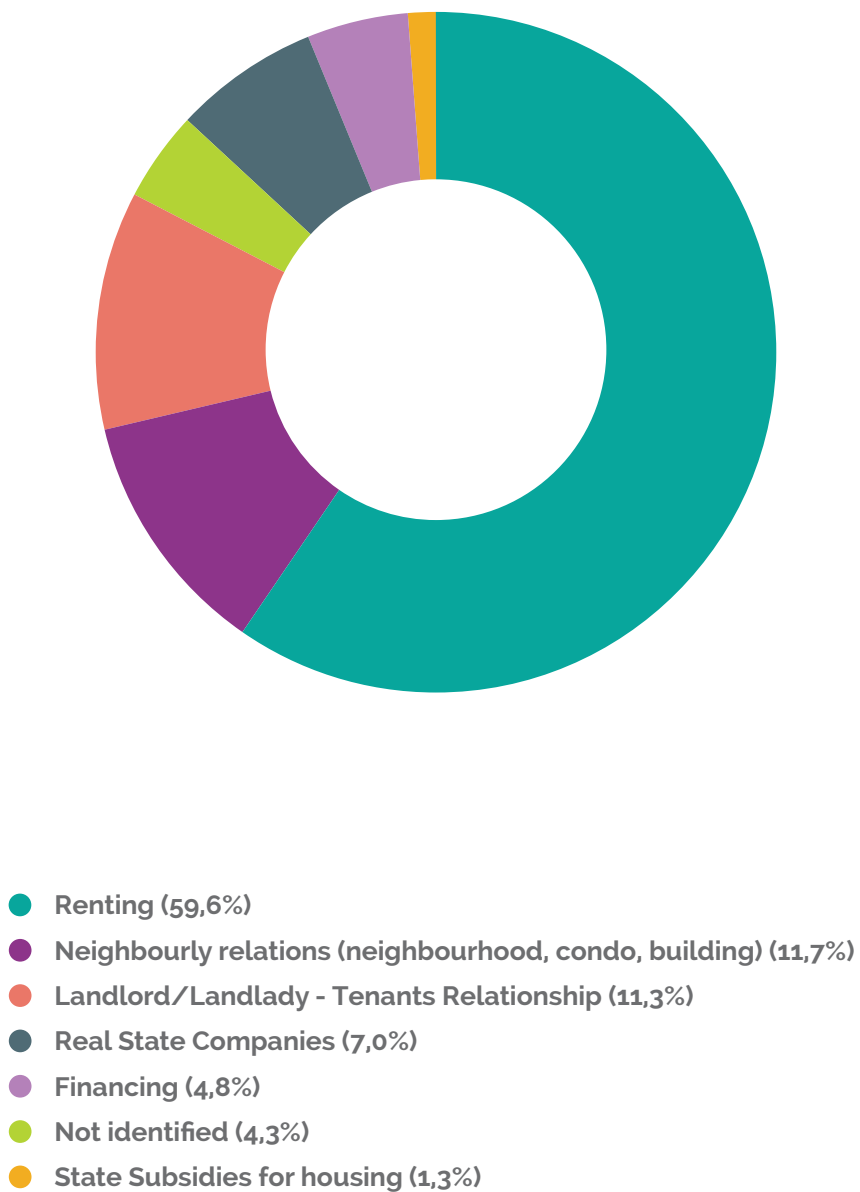
The questions that deal with “perception” allow us to capture people’s opinions, both those who have not suffered discrimination in housing and those who have. **In this way, it is possible to understand how immigrant people perceive the problem based on their individual and collective experiences and what they observe on a daily basis.**

With regard to discrimination in housing, it is in renting (59.6 per cent) that the immigrant people surveyed perceive discrimination the most, with **xenophobia (75.2 per cent) being the main form of discrimination perceived,** as shown in Graph 8 and Graph 9 below:

Immigration and Discrimination in Housing: the perception of immigrants

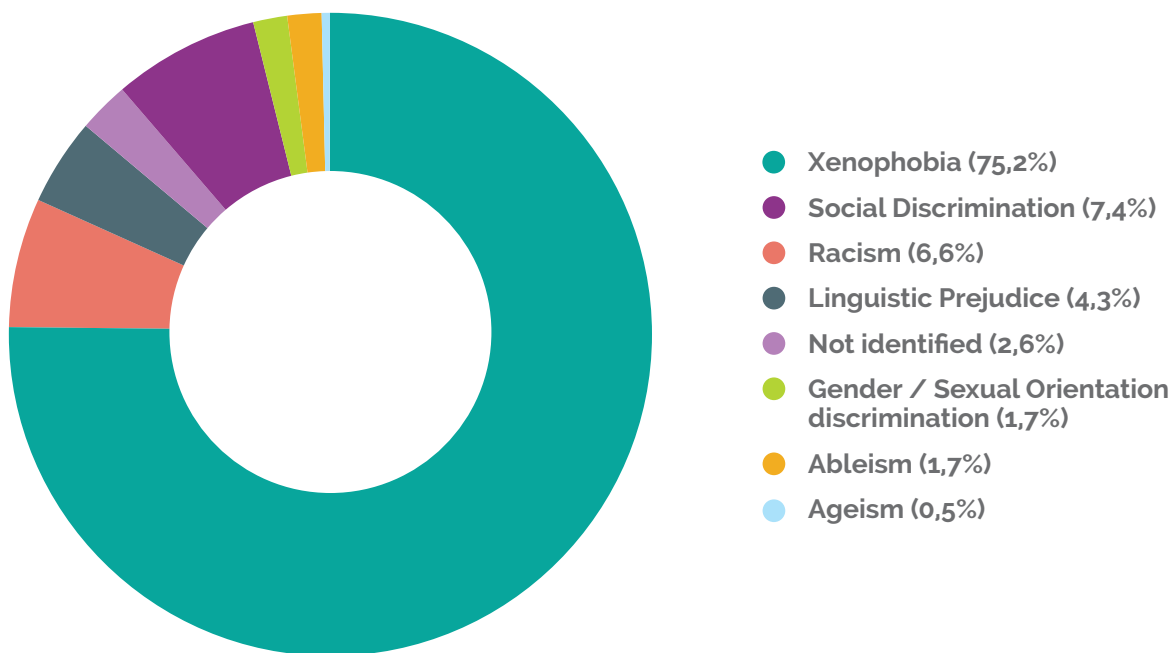
GRAPH 9:

WHERE IMMIGRANT PEOPLE MOST PERCEIVE DISCRIMINATION IN HOUSING?



GRAPH 10:

MOST PERCEIVED TYPES OF DISCRIMINATION IN HOUSING



As has already been pointed out, in fact, in recent years access to housing in Portugal has been a serious problem due to the increase in rental prices, the availability of homes and the rise in interest rates. Regarding immigration, these problems are heightened by

various forms of discrimination, documentary difficulties for an immigrant to be able to rent or finance housing, the situation of administrative irregularity and/or administrative limbo, social vulnerability and others.

6

Discrimination against immigrants in access to housing

The majority of immigrant people surveyed **(90.4 percent) said they had already suffered discrimination in access to housing**, particularly in renting (45.2 per cent), as shown in Graph 10 and Graph 11 below:

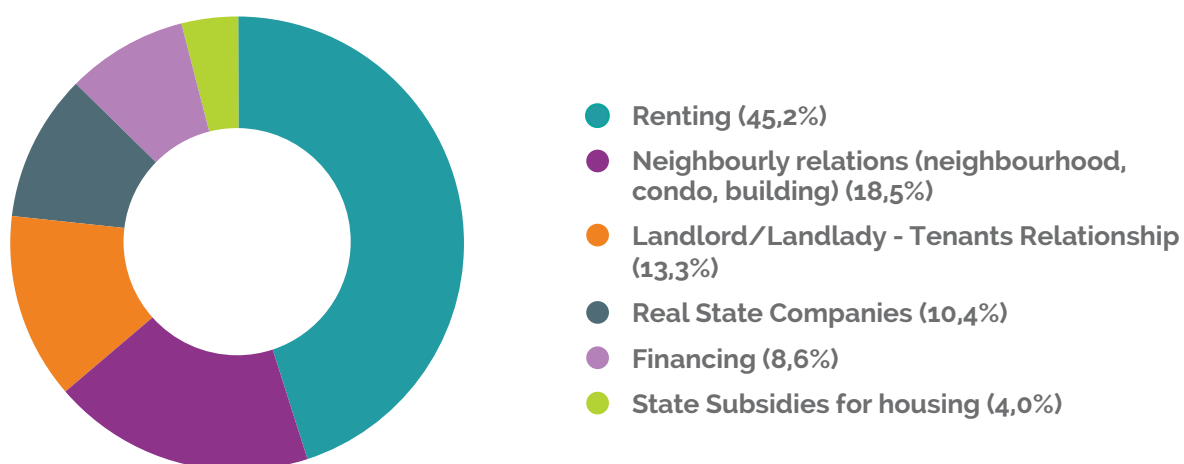
GRAPH 11:

HAVE YOU EVER SUFFERED ANY KIND OF DISCRIMINATION WHEN RENTING, FINANCING OR RECEIVING HOUSING SUPPORT?



GRAPH 12:

WHERE HAVE YOU EXPERIENCED DISCRIMINATION IN ACCESS TO HOUSING IN PORTUGAL ?



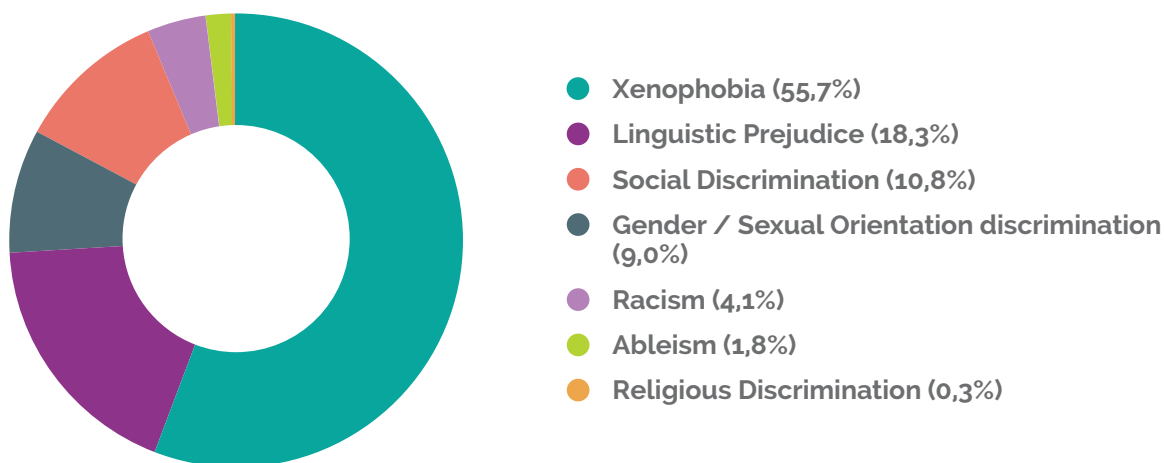
Particularly for the Brazilian immigrant population, there are many cases in which the Brazilian immigrant contacts the landlord by telephone and the landlord, hearing their accent, replies that the property is no longer available. However, when the same Brazilian immigrant contacts the landlord in another language, such as English, or asks a Portuguese person to contact them, the property is available. In other

words, it is also common for discrimination in access to housing to be indirect and subtle, which often leads to a lack of understanding of the real reason for the refusal to rent or finance and makes it difficult to report cases.

The majority of immigrants surveyed said they had suffered xenophobia (55.7 per cent) when accessing housing, as shown in Graph 12:

GRAPH 13:

WHAT KIND OF DISCRIMINATION HAVE YOU EXPERIENCED IN ACCESSING HOUSING?



Source: #Migramyths - Demystifying Immigration 4th Edition

7

Reports

TABLE 2:

TYPES OF REPORTS OF DISCRIMINATION IH HOUSING

Discrimination in housing: reports of immigrant people*				
Reported situations	Penalisation on rental requirements for being an immigrant (more deposit, more documents, more guarantors)	Unavailability of lease\purchase of property due to immigrant status	Xenophobia\direct racism on contact, when visiting the property or in the rented\purchased property	Total
Number	28	30	35	93
%	30,1%	32,3%	37,6%	100%

*92 situations were reported, but report no. 62 is made up of two situations of discrimination.

1

"I've already made a call to arrange a visit to rent a property and the person asked a lot of questions about my life, almost on a personal level, and in the end the person said: do you know that the Brazilian community is not very well regarded here in Portugal? But you seem like a nice person. Let's arrange a visit. I hung up confirming the visit, but I felt really bad about it. How could I distance myself from my community of origin in order to get a flat? I cancelled, and at the time, I visited 16 properties, after many rejections, but even if I met the basic rental conditions, such as income and a Portuguese guarantor, I was almost always left behind."

2

"The landlord was finalising the renting procedure and when he received the resident permit from a Brazilian immigrant, he went back on his word and increased."

3

"The lady who was renting said that **she didn't rent to Brazilians because they would fill the house with people** or rent out rooms for the full price of the house"

4

“When I was looking for a flat to rent, just by listening to my accent they said that the flat was already rented or asked too many questions. I once offered to pay 10 rental fees in advance and the landlord wouldn't accept, even though I had all the proof. He told me that he would only rent to me if I paid 10 deposits.”

5

“The broker said that the landlord only rented to Portuguese citizens.”

6

“When they hear my Brazilian accent, they deny even a visit. They demand a lot of rental fees in advance. **The advert itself states that they don't rent to Brazilians.”**

7

“There was a case of gender-based violence in the house that led to a series of subsequent conflicts between the residents. The landlady not only withdrew from responsibility for dealing with the crime that had taken place in her house, but also blamed the Brazilian women who lived there for the conflicts - in favour of the Portuguese person who lived there”

8

“I was trying to move from Lisbon (Paço D'arcos) to the south bank because renting was impossible. And in several episodes we heard xenophobic reasons from the landlords for not renting the places for us, here are some of them: telling us that it was already rented and when we asked a Portuguese person to call, it wasn't; clearly saying that they didn't rent to Brazilians; or that a residence permit wasn't a valid document and that they only accepted a citizen's card; charging 5 to 6 deposits for being a foreigner, etc.”

9

“They asked for 6 months or 12 months deposit when they realised I was Brazilian. Other landlords and estate agents said that the property was already rented and then, when a Portuguese woman called, she was able to arrange a visit to the property.”

10

“Let me give you an example of financing: one of the banks refused. The reason was that we were foreigners, and they didn't grant mortgages to immigrants.”

11

“I heard the statement that **“Why don't you go back to your homeland, you know you won't have the same life here and I don't know if I can trust BRAZILIANS”**

12

“When we arrived, every time we called to try and visit a property, when they heard our Brazilian accent, they said it was rented. We had to ask a Portuguese colleague to call, so we were able to arrange visits. Our first landlady was quite xenophobic in her behaviour”

13

“The rules for renting are stricter when it comes to immigrants, and you can already tell by the way they speak. I recently called a real estate agent and, because I’m used to it, I told him that my work contract is not in Portugal but that my husband’s was, that our incomes were compatible and that we were interested in renting the house. The gentleman asked me about the effort rate and whether we could really afford it. He replied that my income wouldn’t be included in the calculations and he hung up. I insisted and asked if I had understood it right, and he reiterated that only my husband’s income would be taken into account and that my income was worthless here in Portugal, that my contract was rubbish to him. He was more than rude and harsh, he was rude and impolite. I tried to argue but I was defeated, thanked him and hung up. The

attendant was Brazilian. I called the management again to complain about the service. The same person answered. I then asked if he was the owner of the property, which he was. **I asked, very politely by the way, how he, being Brazilian, could refer to another Brazilian in that way,** how he could say so unapologetically and uncomfortably that our work contracts were rubbish if he himself comes from the same country. **He replied that Brazilians set up bogus work contracts to scam estate agents, as if everyone, including him, was no good and untrustworthy.**

I was outraged that he didn’t ask anything about the legislation of the country or the type of contract it was. Anyway, I’m a civil servant, with stability and a good salary even for European levels, but on this day I felt like crap.”

14

“There have been several similar episodes, but basically when trying to rent an apartment, when they “find out” that I’m Brazilian, the rental conditions or even the price change.”

15

“I heard from the realtor that the landlord didn’t want to rent the flat to Brazilians.”

16

“When I lived in a flat in Rua Imprensa, at Estrela (the street where the Prime Minister’s house is located), my **neighbours wanted me to put out the building’s rubbish every day. As if I were the caretaker.** There was another episode when I visited an apartment to rent, and the estate agent said I didn’t even need to send a message.”

17

“A Portuguese person questioning why a Brazilian person can rent a well-located house and she can't.”

18

“Several situations - in fact countless - in which they stopped giving information about renting the property when they heard the Brazilian accent. I also have Italian citizenship, we have a comfortable social situation, we're both doing our PhDs.”

19

“I was negotiating to rent an apartment for me and my friends, and I'd been dealing with everything by message. The landlord was showing interest, so we arranged a visit. On the day of the visit, the landlord called me to arrange the details, and when he realised he was talking to a Brazilian woman, he backed off. As soon as he answered the phone, he asked if everyone was Brazilian and I confirmed it. He then said that he would call to confirm, as some Portuguese students had turned up who were interested, and then he came back saying that he would rent to them. The following week I saw that the advert was still active and asked my boyfriend, who is Portuguese, to call for details. The property wasn't rented yet, it was all a lie.”

20

“During the pandemic, a situation of extreme urgency, I needed a room to rent, I was alone at the height of the pandemic as a student at the University of Madeira. When I found an advert and got in touch with the responsible for the ad, **the landlady said the room was occupied and asked if I was really studying in Portugal.** I told this to a staff member of my University and he phoned to the same landlady. This time she said that the room was available. I got the room, but I had to prove that I really was a student, because the landlady doubted it and for other people who were Portuguese, she didn't ask for any kind of proof that they were students. And in the end, I suffered a lot of discrimination from the landlady during the time I was in the house.”

21

“Saying I'm Brazilian is one of the reasons. Denouncing it doesn't help. The network of collusion is structural.”

22

“Difficulty in renting accommodation because I'm Brazilian and harassment from neighbours because I'm Brazilian.”

23

“I called to ask for information about a flat I was going to rent, which was advertised on the internet, and the landlady said that the property had already been rented. I asked my mother-in-law - who is Portuguese - to call, and a date and time was set to visit the property.”

24

“Tenant said ‘I don’t rent to Brazilians, they’re very dirty and spoil everything. And then they want to sublet the rooms. And many come to work as whores’”

25

“He made it clear that, as a Brazilian, he needed more financial security for the rent. We had to make a six-month deposit.”

26

“My girlfriend and I came to Portugal for work, I work in the IT area and she works in human resources, we both earn reasonably well, given the wage crisis in Portugal. We’ve been trying to rent something for over a year, and whenever we contact landlords, we feel they make the negotiation more difficult. They asked for documents and when we gave them, there was always something else to ask for, when they ran out of options because we had all the legal documents, they ended up asking for a citizen’s card because they knew we didn’t have one. Another case was when I called a landlord and he said that the flat was already rented. **I rang another number, but this time in English, and the landlord agreed to receive visitors to see the flat.**”

27

“At the time I was looking for a property, we had scheduled a visit and everything was going well. But after we spoke on the phone to the landlord for the first time and he realised that we were Brazilian, he started to make it difficult for the visit to take place and, then, he no longer answered our calls or messages.”

28

“I called the landlord to ask if I could schedule a visit for a flat advertised a few hours before, and he replied that it was already rented. I asked a Portuguese friend to make the same call and the flat turned out to be available”

29

“The landlady said that she didn't rent to Brazilian women because they brought a lot of men into the house and it was a 'family environment.'”

30

“The downstairs neighbour had been to my flat a few times to complain about noises that made no sense to me, such as going to the bathroom at night or taking the mattress from the bedroom to the living room. I also began to notice that she looked at me strangely and whenever she had the door to her flat open and was talking to other neighbours, she would immediately pull over when I entered the building.”

31

“I’m Brazilian and my accent is unmistakable. I was looking for a flat in Coimbra and called a number on a rental board. The person who answered said that it had already been rented. So I asked a Portuguese colleague to do the same and for him the flat was available.”

32

“For two consecutive years, I was required to pay 12 rental fees in advance because I was a foreigner.”

33

"I've already lived in three flats in Coimbra, all of which I was only able to rent with a guarantor plus a payment in advance of 3 rental fees, which is unusual. As I'm with my family (husband and 1 daughter) and need bigger flats with infrastructure, I think it's a bit out of the student standard.

In one of our experiences, a neighbour often insulted us with rubbish on the doorstep,

inconsistent complaints. What's worse, he'd say things such as 'Brazilians go back to your land' and 'people of colour should learn to live in Portugal'"

34

"When realising that the person interested in the property was a Brazilian woman, the property was no longer available."

35

"I arranged a visit to an apartment that was advertised and the landlord didn't turn up. On other occasions, when I called people saying I was interested in the property, when they realised I'm Brazilian, they immediately made excuses or asked for proof of a very high income."

36

“Whenever I call to ask information about an advert and they hear a Brazilian accent, they tell me it’s rented, I ask a Portuguese person to call and they arrange a visit.”

37

“Rentals without a contract, constant threats of eviction from the property, the landlord breaking into the property without warning, absurd rent advances (many of which involve calls in the early hours of the morning), bad conditions of the property.”

38

“I’ve suffered countless times, but the worst was on a visit to a flat in which **the realtor was visibly irritated because we were Brazilian and a gay couple**. He opened the flat and went to the front, didn’t even want to introduce us properly, was rude **and kept correcting us in his Portuguese accent. At last, he changed the conditions that we had already read in the advert,** and there was even a small argument about what was needed to rent.”

39

"I had all the conditions for renting, including a Portuguese guarantor and his good recommendation to the landlord, but the landlord said he didn't feel comfortable renting to Brazilians."

40

"I called a person about a rental advert, and the man who answered realised I had a Brazilian accent and dismissed me, talking nonsense about Brazilians, swearing at me several times and hanging up on me. There were other occasions when I was told to go back to where I came from, and that they didn't understand what Brazilians were doing here. Another person answered the phone and then said, "I don't rent to Brazilians" and hung up on me. Anyways."

41

"We had to give the landlord a bigger cheque than usual as an advance for the first month of rental fee."

42

“There are many barriers to getting a rental contract once I’ve said I’m Brazilian or simply after a conversation in which it becomes clear that I’m Brazilian. Landlords change rental fees values, change the documents required and ask for more rental fees and deposits. I’ve already received a request for 12 deposits, which means that the entire contract would have to be paid in one go on arrival. In my relationship with the landlord, I asked for support to fix a water leak in the house and was told that he wouldn’t help and that if I was unhappy I should go back to my country. On the day I signed the contract, I heard that he doesn’t usually rent to Brazilians because “they destroy everything”.

In the end, he didn't want to give back my deposit until I had signed a contract cancelling the renting, which confirmed that I had already received the amount and also that I had returned the keys, which would leave me completely vulnerable to him not paying me the deposit. In this case, the real estate agency supported me – to be specific, it was a Brazilian person who worked there – he lied to the landlord saying that I had signed the contract and handed over the keys, so he made the payment. As far as social support is concerned, it’s practically impossible to get a contract registered with the tax office, which means I have no access to support. The landlords argue that registering with the tax office raises the rent a lot. I’ve rented two flats here and I couldn’t get them registered.”

43

“Request for a higher security deposit than the one asked other tenants (of Portuguese nationality), charging extra to draw up a tenancy agreement and racist comments by the landlord about other tenants.”

44

“The landlord said that Brazilians are dirty and don't clean the house and didn't rent it to us.”

45

“There have been many cases of discrimination. But the last one was when I went to the bank to ask for help on what to do about the increase in the interest rate on my mortgage and I heard my bank account manager say that she did not have this problem with other clients and that she couldn't help me because I wasn't even supposed to be being attended to by her, since I don't have the assets for it.”

46

"I faced an attempt to close a lease deal in which the intermediary couldn't explain why the landlord wouldn't finalise the deal. We offered up to 3 rental fees in advance (which is absurd and nowadays people who can afford it pay a year in advance), but we didn't get an answer. Until one day we asked the friendly Portuguese intermediary what was happening and he told us that he had interceded with the landlord, saying that the Brazilian couple were "distinguished". In the end, we found a better flat and closed it. However, the friend of the new landlord asked the friend who referred us if "we were trustworthy". The new Portuguese landlord is also an immigrant and a person who trusted us and today, in the second year of renting the apartment, we don't even have a contract."

47

"The lady from the real estate agency met us to see the house and when we got there she said that if we rented it, she would always stop by to see it and that **Brazilians think that this is a slum like Brazil and that they can do whatever they want. She insinuated that the downstairs neighbours were Brazilian but that "despite that" they were "good people"**. Of course I left and never got in touch again."

48

"I suffered xenophobia and harassment when I rented a room. The landlord offered me to go out with him instead of paying the rent and I heard things like "Brazilian women are arseholes and naughty", "I like to stay with a black girl."

49

"Very high deposit for fear of fraud. Rules changed when they found out we were Brazilian. Financing was denied at a bank even though we were able to pay the installments."

50

"You call the estate agents about newly-posted adverts and, because of your Brazilian accent, they tell you that they've already rented them out or that there's already a long queue to visit."

51

"I was asked for three rental fees in advance as a guarantee to rent, because I'm a foreigner. It's unfair because I have a stable job, I declare my taxes and I can show my pay slips."

52

"At the time, the banks said they wouldn't lend to immigrants with less than a year of resident permit in Portugal."

53

"They increased the number of security deposits when they realised I was Brazilian."

54

"Several times, when I called to enquire about renting through the landlord, I was disconnected and even told that they wouldn't rent to immigrants. Things like increasing the renting fees and new requirements to make the rent even more difficult, showing that there was no interest in renting to immigrants."

55

"They hung up the phone as soon as they heard the accent."

56

“There have been several cases. There was this landlady where I was renting a room telling me that **she would never rent a room to a black person, threatening me and hurting me psychologically saying that she had a gun in her house and that she had already had people killed**, saying that the neighbour commented on the way I dressed, saying that I would never be able to rent something just for myself, other than a room, because nobody would rent a house to a Brazilian.

Another time, when I went to the estate agents looking for flats for up to 900 euros, they told me I should look for a room, because there are no houses even for people who are from here. **I've seen property agents explicitly state in their adverts that the "tenant profile" they were looking for was European or American.** And there have been several other subtle cases during house searches, where they didn't even contact me to notify me of the refusal, they made me send them the documents and they never replied, and when I did get in touch, they said it was no longer available.”

57

"I was trying to book a room. Everything went well during the exchange of messages, but when the contact was made by phone, they noticed my accent and I was informed that the room was no longer available. This happened several times. So, I started asking a Portuguese friend to call to book the visits after my call, and the same rooms were still available. Last year, I switched from renting a room to renting a flat in my own name. I visited a flat and liked it, so I made an offer to the estate agent. I was told that my offer had been rejected because the landlady had chosen another tenant. The next day I saw the same flat still advertised and at an even lower price than when I made the offer."

58

"I contact people by phone and they ask me how old I am and when they don't ask, they ask for many rental fees in advance for renting rooms. Even though I have all the documents."

59

"I contacted a man to rent his property. He noticed my accent and didn't even give me any information about the property. He rudely dismissed me. And my next-door neighbour keeps her distance from me and acts cold when I greet her every day. I had to ask her to help me to get my certificate of address at "Junta da Freguesia"(Parish Council). This document was required by the tax office so that they could register my new address. It's an embarrassing situation, I don't understand why it works like this. I believe public institutions should be aware of the mistrust towards immigrants and they should create an alternative way to issue this document (certificate of address) to

immigrants. For example, the rental contract should be enough. Naturally, my next-door neighbour didn't like to help me. In fact, the person has to provide a photo of their Citizen Card to be a witness in the application for the certificate of address. It really is a very personal document. After a while, I needed it again, for my son. She told me, doubting my trustworthiness, that I was deceiving her because she didn't see my son. She also said that a "black" person from my house had been there again, which never happened. I thought she was not only xenophobic but also racist. The worst thing for me is that they distrust my character."

60

“We lived in a flat in the centre of Lisbon, and when anything broke, was untidy, or when there was rubbish on the stairs, they always said it was because of the Brazilians living on the 5th floor. Even though we didn't know what happened during the day in the building, we were always blamed!”

61

“When I contact a few adverts regarding renting and they realised on first contact that I was Brazilian, the owners said that the property was already rented. And in another episode, despite being well treated by the real estate agent, he said that the owner didn't rent the property to Brazilians, that he would hide this information (he said he also didn't agree with the owner's position), since we had Portuguese citizenship.”

62

"My husband and I, both Brazilian (my husband, a black man), were trying to rent a house in Alcântara. We sent in all our documents. We both had more than enough income to rent it and all our documents were up to date - I even had a citizen's card. The estate agent told us that we could even make an offer to rent with the intention of buying later. Off we went to write a detailed letter about renting the apartment and about our intentions to buy it after a year and a half. Despite all this, the estate agent informed us that we couldn't go ahead with the rental procedure because "we had a dog" - something that, at the time of our visit, wasn't a problem. We then asked to see if there really was an agreement in the condominium to ban animals.

Meanwhile, we were trying to keep the communication with her by email and text message, so that we had everything on record. However, she said she could only speak by phone. We realised that something was strange. A few minutes later, my husband spoke to another estate agent, who confessed to my husband that the real reason they didn't want to go ahead with us was because we were Brazilian. He said that the owners didn't want to rent the house to Brazilians. At the time, I collected all the evidence I could about this case, including holding the estate agents responsible for endorsing this ILLEGAL behaviour. I reported the case to the High Commission for Immigration (ACM) and to this day I have never received a response. That happened at the end of 2019."

63

“When I went to a real estate agent to see a house I liked, the agent said that there was no way to negotiate the issue of the Portuguese guarantor, emphasising that **they didn't even make an exception for a French woman** and in this way it was 'better for everyone'”

64

“I was told that they wouldn't rent a flat to Brazilians, because they didn't trust that Brazilians would take care of it and fulfil the payment agreement.”

65

“'Jokes' about being Brazilian and associating this with being a potential thief. Correction in the use of brazilian portuguese terms, suggesting European Portuguese instead, even though the person clearly understood what I was referring to, since only the pronunciation was not the same.”

66

“On one visit, **the realtor only spoke to my son, who is male, and never spoke to me.** On another visit, the realtors said that I would have to have a lot of documents to be able to rent the flat, even though my income was compatible, they asked for a deposit of 6 months, 6 months!!!”

67

“Two emblematic cases.
1st: I called the estate agent about a property advert and was promptly told that the property was no longer available. 2 days later, during the visit with the estate agent, I didn't say a word throughout the visit, except at the end, when I identified myself and asked why the flat wasn't available for me, a Brazilian, but for my Portuguese husband it was. I didn't get an answer. 2nd case: I booked the visit through the advert site and when the landlord heard my voice (and realised through my accent I was Brazilian), he said he would only rent to me if I paid all the rental fees for the whole year upfront (without even asking about my Personal Income Tax or about my employment contract or resident permit document).”

68

"From the moment I started looking for a property, everything was very difficult. Lots of real estate agents didn't reply or said that the property was already rented, but it remained in the virtual catalogue for weeks. In other cases, they emailed or called to explain the rules for renting TO FOREIGNERS - which required more guarantees (they even demanded a year's rental fees in advance). Landlords have often refused to carry out necessary repairs, saying that if we were unhappy we should leave the property. The situation was only solved after hiring a lawyer and officially notifying the landlady."

69

"Landlords don't want to rent to Brazilians."

70

"Landlords don't reply to my message, they deactivate the advert, or when they call and realise it's a Brazilian they say they've already rented it."

71

“As soon as we start a conversation, landlords realise we’re not Portuguese. So, the difficulties start to come up and the demands are huge. Mainly because the vast majority of landlords don’t register their contracts in the tax office, to avoid paying taxes. They rely on the illegality of immigrants, who are afraid to report it, to get advantage from the situation.”

72

“The landlord suggested that I should stay in the country and marry a Portuguese citizen so that I could obtain citizenship.”

73

"We had agreed to rent the apartment from a landlady, but when we arrive in Portugal she gave up renting to Brazilians. And we spent more than 700 euros on Airbnb until we found another place."

74

"There's a clear preference for Portuguese over Brazilians and people with black skin from the part of landlords/landladies."

75

"I don't feel comfortable sharing too much, but I'll take this opportunity to point out that landlords tried to get us to pay more. Not only this, they tried to "explain" to us that the clauses of the contract were advantageous to us, but, in reality they clearly left us in a more vulnerable position. Now for the renewal they are demanding new documents, making the process even more difficult."

76

“When I was looking for property to rent, I felt that when they heard my accent and realised I was Brazilian, the estate agents didn't pay any attention to me and said they didn't have any properties available. Then, when looking for a property to buy, I felt the same way, I felt that they thought I was just speculating, but as an immigrant I wouldn't be able to buy. I needed the intermediation of a Portuguese friend for a first contact and I always had to make it clear from the start that I already had an approved mortgage. What's more, **many estate agents refused to help me when I was alone, they always imposed that my husband had to be present** (he's also Brazilian, so I believe it was a matter of gender discrimination).”

77

“More than once we heard the landlords didn't want Brazilians.”

78

“They asked for 10 rental fees in advance because we were Brazilian. Portuguese people had to pay 2 rental fees in advance.”

79

“We had to pay 12 rental fees in advance because we were Brazilian.”

80

“We couldn't share the same lift with a lady who asked to be alone as soon as she realised we were Brazilian.”

81

“The police was called to my bedroom door in the evening (and they entered without authorisation) because I was watching series at too high a volume.”

82

“Several times I called to find out if the property was available for renting, after realising that we were Brazilian, the landlord always replied that it was already rented, or that we needed to give two or even three rental fees in advance + security deposit fees. They also demanded a Portuguese guarantor. And when they realise our Brazilian accent, they say it's no longer available. I went to a real estate agent and explained the difficulties for renting a property and the broker himself (a Portuguese man) said that landlords don't want to rent to Brazilians. Fiquei envergonhada e senti o preconceito explícito em minha frente.”

83

“When looking for a rental, some property consultants told me that the landlord didn’t accept Brazilians.”

84

“When the landlady found out that I was Brazilian, she changed the terms of the renting and made it impossible for us to proceed with it. She demanded a deposit of 3 rental fees and 5 security deposit fees in advance, as well as a Portuguese guarantor.”

85

“The landlord treated Brazilian women, firstly sexual harassing them. When women didn’t correspond to his unwanted sexual advances, feeling unrequited and threatened by reports of unhealthy conditions in the property, the landlord started with moral harassment, misogyny and xenophobia.”

86

"I had all the documents, the money and everything they asked for, 4 rental fees in advance and a Portuguese guarantor, but because the guarantor wasn't that rich, the person wanted to ask for more money as a guarantee."

87

"When I phoned to ask for more information about the price of the rental advert I had found at the real estate agency, the person responsible for the advert said: "To rent to Brazilians, you need to pay 24 rental fees in advance."

88

"One of the most striking episodes I had was when, on the day my landlord was showing the house to a potential new tenant, the topic of me being Jewish was raised and the girl said she didn't want to live with someone like that."

89

“It’s common for landlords to set different conditions (more rental fees in advance, for example) for Brazilian tenants. When I almost rented the flat, I got a tip from a Brazilian real estate agent to introduce myself as a “computer engineer” to try to break down this barrier a little. Even so, I had to pay 5 rental fees in advance and 2 security deposit fees in advance to be able to rent a 2-bedroom apartment in the Greater Porto area.”

90

“The person didn’t even want to show the flat she was renting because I’m Brazilian and she said she didn’t rent to immigrants.”

91

“The landlord simply said he wouldn’t rent to Brazilians.”

92

"I've sometimes been told that they wouldn't rent to Brazilians, even if they have up-to-date documentation (Citizenship and Residence Permit) and have the agreed amount in hand."

93

"They asked for photos and a written description of my husband's laboral activities and also my laboral activities."

94

"In one of the flats I visited, the estate agent was helpful and showed the place properly, but advised me not to make any rental offers. According to him, the owner wouldn't accept Brazilians. I ignored the incident because the realtor was really nice to me. The estate agent said he was annoyed by it and wanted to stop the business with him. Anyway, I ended up looking for other options."

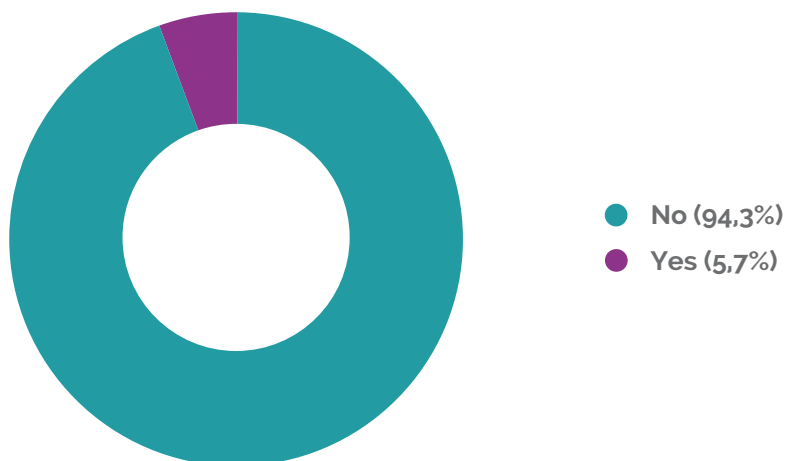
8

The majority of immigrant people surveyed, i.e. **94.3 per cent, said they did not report discrimination** in access to housing in Portugal, as shown in Graph 14:

Reporting discrimination

GRAPH 14:

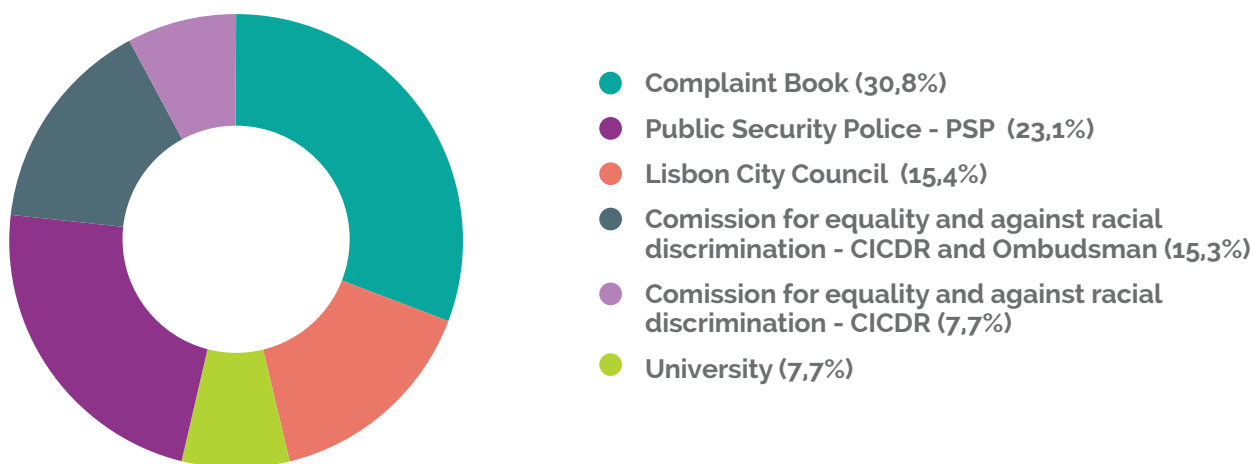
HAVE YOU REPPORTED DISCRIMINATION SUFFERED IN ACCESS TO HOUSING?



In cases where discrimination in access to housing was reported, the main means used was the Complaint Book (30.8 per cent), as shown in Graph 15 below:

GRAPH 15:

WHERE DID YOU REPPORT DISCRIMINATION IN ACCESS TO HOUSING?



As in other countries, in Portugal most cases of xenophobia and other types of discrimination are not the subject of complaints and hardly ever go to court, as they are particularly difficult to prove, especially when they are subtle episodes. The latest report (2022) by the Commission for Equality and Against Racial Discrimination (CICDR) illustrates this reality: **1 in 5 complaints lead to an**

administrative offence. The reasons for not reporting are manifold, ranging from fear, lack of trust in institutions, lack of information, shame and/or lack of evidence. In the case of housing, it can be even more difficult to prove discrimination, since the first contacts are usually by telephone. The accounts of the immigrant people surveyed confirm this trend:



Certainty of impunity.

Discrimination is not explicit and lacks proof, and the insecurity of being an immigrant (and of “the unknown” in other country) prevents us from taking action.

Discrimination happened during a phone call and I didn't have a recording.

How can you prove something that happened over the phone? In the case of rental fees paid in advance, the difficulty of getting a property makes us subject to these practices.

Faced with the countless cases I see, the total inertia and impunity, I have no credibility in the institutions to actually press charges against it.

I felt powerless because I was alone in another country and felt coerced by the people involved

I didn't even know it was possible.

Firstly, because I was in a state of shock, it really affected me. Secondly, because I didn't know how to identify it as a case of xenophobia or how to prove it. Thirdly, because I didn't even know where to start a complaint. Finally, because I couldn't tell if it was worth making a complaint.

Because I understand that there is a VERY flawed justice system, with few trained professionals and no desire to take immigrant cases seriously.

The discrimination I have suffered has been veiled, in the search for a flat, by the way I speak or write, I don't have enough evidence to file a complaint.



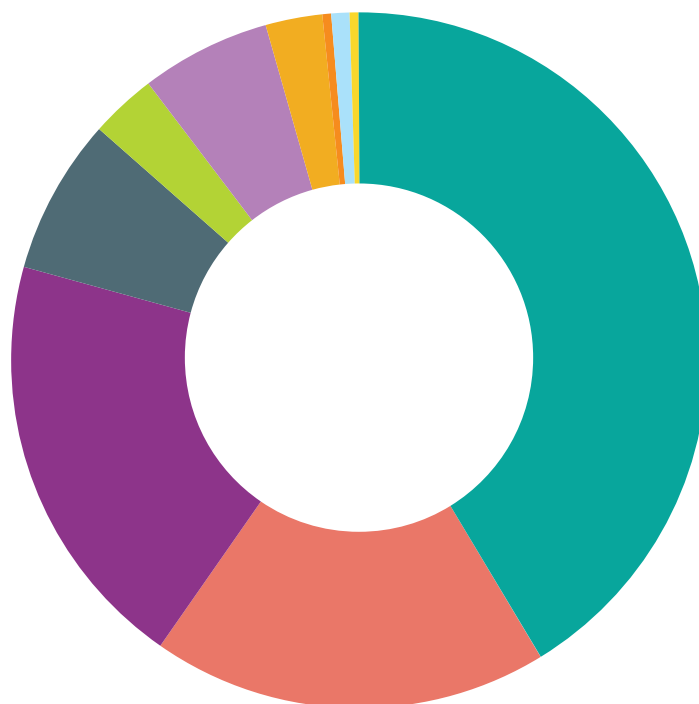
9

The majority (41.3 per cent) of the immigrant people surveyed answered that they lived in a **two-bedroom flat\house (T2)**, as shown in Graph 16. From this percentage, 21.2 per cent lived in a room on their own, and 18.8 per cent shared the flat as a couple (boyfriend\girlfriend, civil partnership or spouse) and\or with other family members, as shown in Graph 17:

Housing conditions of immigrant people

GRAPH 16:

TYPE OF DWELLING OF THE IMMIGRANT PEOPLE SURVEYED



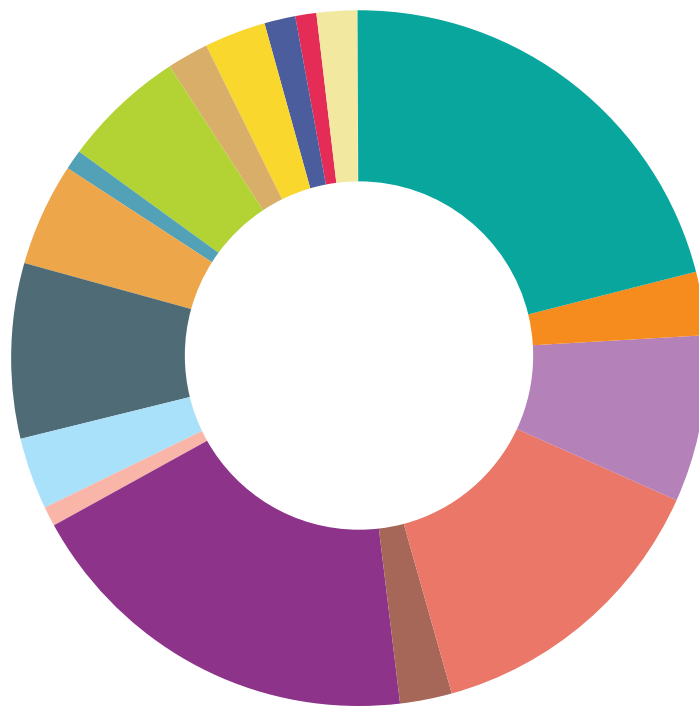
- Two-bedroom apartment/house (41,3%)
- Three-bedroom apartment/house (19,6%)
- One-bedroom apartment/house (18,3%)
- Four-bedroom apartment/house (7,4%)
- Studio (6,1%)
- Not identified (3,0%)
- Five-bedroom apartment/house (2,6%)
- Temporary Shelter (0,9%)
- Homeless situation (0,4%)
- Hostel or Inn (0,4%)

The price increase in rental fees in Portugal, especially in Lisbon and Porto, is a current reality that prevents people

from being able to pay for a home on their own and this problem is transversal to immigration, as Graph 17 shows:

GRAPH 17:

HOUSING SITUATION OF THE IMMIGRANT PEOPLE SURVEYED



- Alone in a room (21,2%)
- I share a two-bedroom apartment/house with my boyfriend or girlfriend/partner/spouse, or/and other family members (18,8%)
- I share a two-bedroom apartment/house with my boyfriend or girlfriend/partner/spouse (13,9%)
- I share a three-bedroom apartment/house with my boyfriend or girlfriend/partner/spouse, or/and other family members (8,2%)
- I share a room with my boyfriend or girlfriend/partner/spouse, or/and other family members (7,7%)
- I share a three-bedroom apartment/house with my boyfriend or girlfriend/partner/spouse (5,7%)
- I share a one-bedroom apartment/house with my boyfriend or girlfriend/partner/spouse (4,8%)
- I share a one-bedroom apartment/house with my boyfriend or girlfriend/partner/spouse, or/and other family members (3,4%)
- In a room shared with one person (3,0%)
- I share a two-bedroom apartment/house with my friend (2,8%)
- I share a four-bedroom apartment/house with my boyfriend or girlfriend/partner/spouse, or/and other family members (2,4%)
- I share a studio with my boyfriend or girlfriend/partner/spouse, or/and other family members (2,0%)
- Not identified (1,8%)
- In a room shared with two people (1,3%)
- I share a five-bedroom apartment/house with my boyfriend or girlfriend/partner/spouse, or/and other family members (1,0%)
- I share a four-bedroom apartment/house with my boyfriend or girlfriend/partner/spouse (1,0%)
- I share a studio with my boyfriend or girlfriend/partner/spouse (1,0%)

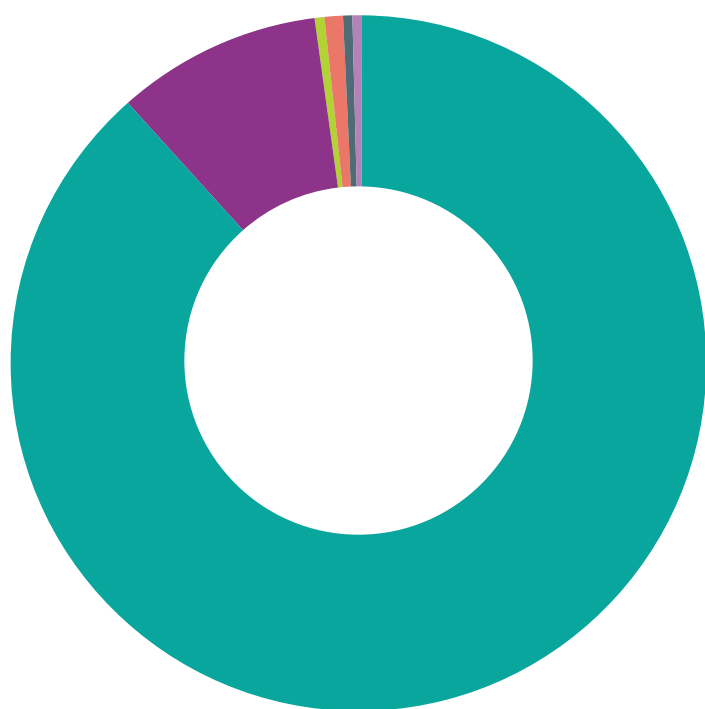
Source: #Migramyths - Demystifying Immigration 4th Edition

Graph 17 demonstrates this reality of rental prices: most of the immigrant people surveyed share a home, either by renting a room or sharing a house with

other people. In addition, the majority of dwellings are rented (88.3 per cent), as shown in Graph 18 below:

GRAPH 18:

HOUSING MODEL OF THE IMMIGRANT PEOPLE SURVEYED



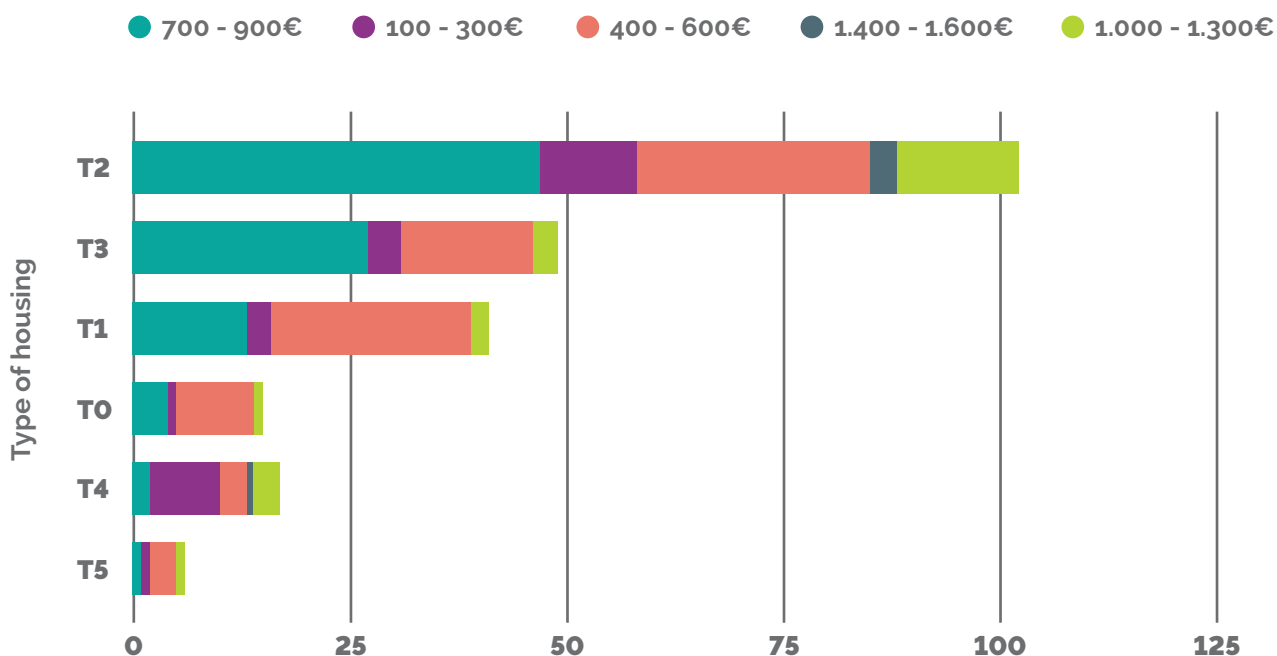
- Rented (88,3%)
- Own house, I'm still paying my mortgage (9,6%)
- House/Apartment from a Housing Support Program (0,9%)
- Own house, I've already paid my mortgage (0,4%)
- Not identified (0,4%)
- Commodatum (0,4%)

Regarding rental fees, the value varies from 700-900 euros to 1,400-1,600 euros

per type of dwelling (T0, T1, T2, T3, T4 and T5), as shown in Graph 19:

GRAPH 19:

TYPE OF HOUSING VERSUS VALUE OF RENT/FINANCING OF THE IMMIGRANT PEOPLE SURVEYED

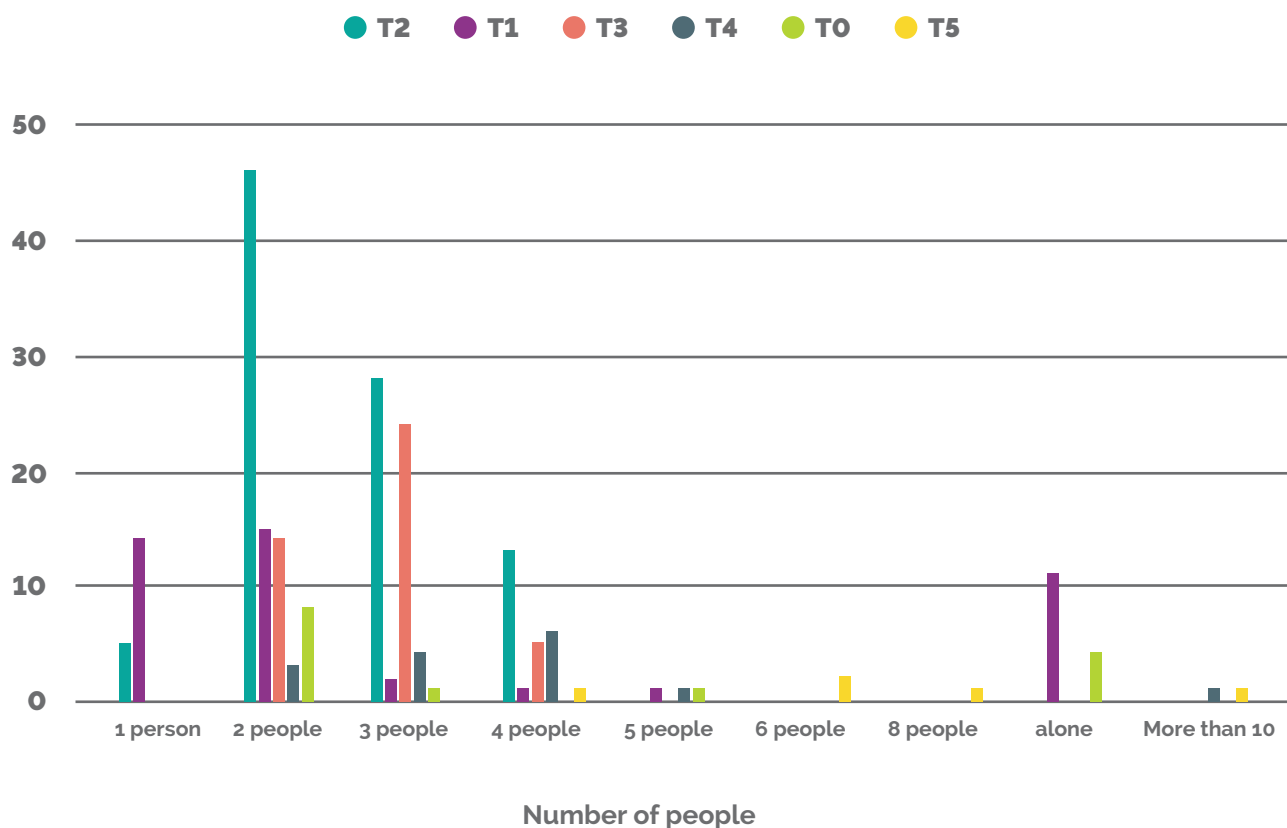


In addition, most of the immigrant people surveyed said they lived in a two-bedroom house with two people

(including the person surveyed), as shown in Graph 20:

GRAPH 20:

NUMER OF PEOPLE LIVING PER DWELLING



Graph 20 shows that overcrowded housing has a low incidence among the immigrant people surveyed:

- Two respondents answered that they live in a four-bedroom dwelling (T4) and a five-bedroom dwelling (T5) with more than 10 people;
- One immigrant respondent said they lived in a five-bedroom house (T5) with 8 people;
- One immigrant respondent answered that they live in a studio with 3 people;

However, it is important to consider that, as this was an online survey, with the difficulties of housing, access and the vulnerabilities of immigrant people living in overcrowded housing, not all immigrant people were able to access the internet to answer the survey.

Source: #Migramyths - Demystifying Immigration 4th Edition

CON CLU SIONS



In view of the complexity of the housing problem in Portugal, in order to build solutions and responses **we must not lose sight of the fact that housing is a right.**

The housing crisis in Portugal is a current reality that affects everyone. In fact, the underlying reality of immigration shows that the housing problem affects the immigrant population in specific ways, including through discrimination in access to housing. For this reason, it is important to consider the accessibility, stability and occupation regimes of immigrant people, but it is also fundamental to consider the experiences of discrimination in access to housing. This is the aim of this report, which presents a diagnosis of discrimination against the immigrant population in access to housing, showing that common cases of discrimination based on nationality, gender, sexual orientation and racial/ethnic origins are a reality that prevents access to rights.

From the reports, we can see that there is strong discrimination based on stereotypes of Brazilian women. Once again, the underlying reality of immigration has revealed that gender is one of the sociocultural factors that can

contribute most to discrimination, including in housing. Added to this reality, there are the difficulties, bureaucratic impasses, and impediments to sign a contract and to access housing loans.

In view of the complexity of the housing problem in Portugal, in order to build solutions and responses we must not lose sight of the fact that housing is a right. **However, in immigration policies, housing has not been perceived, at least until now, as one of the main issues influencing the integration of immigrants,** a fact that triggers other social problems such as overcrowded housing, an increase in the homeless population and an increase in poverty and vulnerability. Finally, there is an urgent need to devise policies that promote access to decent housing for all people, fulfilling the principle of non-discrimination not only in terms of the law, but in everyday practice, which involves institutional, social and collective relations.

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(...) In this sense, what is the scenario of discrimination against immigrants in housing in Portugal? This is the question that guides this diagnostic report (...)

