

Why and how cities can promote affordable and sustainable Collaborative Housing

Presented by

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urbaMonde

sustainable cities **by** and **for** their inhabitants

COHOPE Collaborative Housing in a Pandemic Era



¿WHY promote Collaborative Housing?

Robert Temel, Architectural and Urban Researcher and **CO-HOPE** member, Vienna, AU

Pierre-Charles Marais, Co-president of **Habitat Participatif France**, FR

Charlotte Grosdidier, Programme manager, Direction of Habitat & Housing, **Grand Lyon**, FR

Rebecca Bosch, European projects coordinator & legal advisor, **Brussels Housing**, BE

Jeroen Laven, Housing Department Manager, **The Hague City Council**, NL

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WHY and HOW cities can promote affordable and sustainable Collaborative Housing

The case of Vienna

Robert Temel

COHOPE Collaborative Housing in a Pandemic Era

2 important tools and 1 standard practice

- ✦ Housing **subsidies** also for CH projects
- ✦ **Concept tendering** procedures for CH projects
- ✦ **LPD Partnerships** of CH projects with limited-profit developers (**LPDs**)

2 tools and 1 practice: goals

* Subsidies >

* make CH projects **affordable**

* Concept tendering >

* make CH projects at all **possible** in an overheated land market

* **enliven** new development areas

* LPD Partnerships >

* keep them **affordable forever**

* **professionalize** development

Example: Gleis 21



Research Project **COHOPE** Collaborative Housing in a Pandemic Era

Living Lab Collaborative Housing

- * approx. 50 projects in Vienna until today
- * Living Lab to design a process for developing new CH projects
- * Based on experiences of these 50 projects
- * Supposed to deliver approaches for policy recommendations

Collaborative Housing and rental social housing

Pierre-Charles Marais
Habitat Participatif France

If groups may lack social diversity, it is due to the lack of public policies that consider citizen initiatives in the production of habitat





400 projects of collaborative housing



33 projects with housing for rent **< 8% !**



435 low-income rental units

It is not much, but it shows it is possible!



Designing with the future residents



co-management between tenants and social owners



a social dynamic open to the neighborhood



How to start?

The cities are at the initiative of the projects

(rarely a social landlord, sometimes residents themselves)

- urban planning tools
- condition for accessing public land
- promoting to housing producers

⚠ Working with the people is possible, but not to be improvised (look for professionals)

Making this possibility accessible for people with low incomes is a huge potential for people but also for the city.



The Development of Collaborative Housing in the Metropolitan Area of Lyon, France

Charlotte Grosdidier

7th of June 2023

MÉTROPOLE

GRAND LYON

First collaborative housing project in France 2013

An experimental project before the 2014 law

- The mobilized residents : an experimental project before the law passed in 2014
- Le Village Vertical :
 - 10 apartments of coop residents « the villagers »
 - 9 household income social housing
 - 4 apartments for young people in social programs
 - 24 apartments for affordable housing
- **Built by social housing provider Rhône Saône Habitat**
- **Land sold by la Métropole at a reduced price**



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GRAND LYON

The collaborative housing workshop « La Fabrique »

- An organization gathering all the collaborative housing experts of the area
- Single point of contact :
 - La Métropole de Lyon provides all the leads
 - La Fabrique collectively chooses the group's main support
- Their role :
 - Inform and educate
 - Development
 - Land scoping

Collaborative housing : examples of completed projets

Le Moulin (Lyon)

- 7 apartments in gentrified neighborhood
- Housing rehabilitation
- **99 years leasehold** from la Métropole du Grand Lyon
- Household income within social housing ceiling



Le Moulin, Guillotière
gargousse-blog.blogspot.com

Oasis (Saint-Priest)

- **co-housing in social housing**
- 40 apartments
 - 20 for seniors
 - 20 for families
- Co-designed with seniors



Collaborative housing in development

Example : la Sauvegarde, low-income neighborhood (Lyon)

- 15/20 apartments
- Target residents :
 - First : **only current social housing residents**
 - Then : **any household interested**
- The collaborative housing workshop « La Fabrique » :
- Land sold by land developer at a reduced price



Example : Les Girondins, (Lyon)

- 2 projects
 - 2 CH, 15 housing units each
 - 1 project 50 housing units with a real estate promoter
- Projet of urban renewal
- **Public Land developer of la Métropole sold at a reduced price** with household income limit for social housing

MÉTROPOLE

GRAND

LYON

Conclusion

Results and prospects :

- 90 housing units in 6 building
- Around 150 housing units in 7 projects

Strengths of the collaborative housing model :

- Community involment in the neighborhood
- High housing performance
- Sustainable housing
- A strong investment

Weaknesses :

- Location bias depending on the attractiveness of the neighborhood
- High land prices
- Recent increase in bank interest rates
- High construction costs

MÉTROPOLE

GRAND

LYON

How collaborative housing is promoted in the Brussels Capital Region



Rebecca Bosch

- Support CH by subsidizing **Community Land Trust Brussels (CLTB)**
- **Officially recognized** by Brussels' Government in **2012**
- First CLT in continental Europe
- Philosophy: land \neq market value + access to **affordable, quality housing** is a **fundamental right for all**
- **Land = collectively owned**
- **Sale price limitation** -> guarantee affordability for the future
- Population that can **benefit** from this model:
 - No home owner
 - **Low income families** (revenues under access income applicable for social housing registration)
- Since the creation of CLTB : construction of 103 dwellings (+ 85 are under construction at this moment)

How is this support formalized ?

- 1 April 2021: adoption of a **decree** organizing the regional land alliances (CLTB), their accreditation and their financing
- **Management Contract** between BCR and CLTB
- CLTB → clear status as an operator of (social) housing policy in our Region
→ lower VAT rate (6% instead of 21%) for their real estate transactions
- **Yearly subsidies:**
 - Investment subsidy: € 3.000.000,00 in 2022
 - Operating subsidy: € 500.000,00 in 2023

 CALICO: « Care and Living in Community »



Brief project description

- 34 dwellings
- Affordable housing for specific vulnerable groups
- Caring environment
- Entire life cycle through the birth and end-of-life facilities



Perspective for the coming years

- Support for the Community Land Trust Brussels
- 2024 = electoral year in the Brussels Capital Region



Stimulating collaborative housing in The Hague

Jeroen Laven – housing manager city of the Hague



NOS Nieuws • Donderdag 1 juni 2017, 08:30 •
Aangepast donderdag 1 juni 2017, 08:39

Huurders in Den Haag kopen eigen straat



Main objective

- Building a more diverse and inclusive city with innovative & collaborative housing concepts that invites people to meet and connect.
- More (collective) ownership and involvement.
- Offer better housing solutions for specific groups and needs.
- Make room for new (urban) architectural concepts.
- More social cohesion through a closer relationship between resident, neighbor and living environment.



Concrete goals and budgets

- 100 houses/ year;
 - Additional target for housing corporations;
 - ‘Urban mix’ concepts;
-
- € 5mln - accelerate affordable housing concepts
 - Additional funding for vulnerable target groups
 - Subsidize start-up phase of collaborative housing concepts
 - Revolving fund for financing funding gap housing cooperatives



The challenge in The Hague

- Densely populated city with a major housing shortage
- Urgent / vulnerable target groups such as immigrants, refugees, former homeless and outflow care institutions
- Competitive with the normal distribution system for social rental housing (waiting lists)



Plan of approach / lines of action

1. Locations and real estate; F.I.. 'urban mix' concepts, combining policy goals, Building a collaborative housing partnerships, Research into vacant buildings
2. Communication and connection; F.I. City Makers festivals
3. Policy, process and agreements; F.I. Self-occupancy obligation (buy and rent ban on houses \leq € 405.000)
4. Finance: f.i. allocated budget to stimulate cooperatives



Barcelona's Emerging collaborative Housing model

Javier Burón Cuadrado

Housing Manager

Ajuntament de Barcelona

Network of Cities for Collaborative Housing

NETCO project

Network of Cities for Collaborative Housing

Bologna

Friday, 14 April 2023, h. 10:00-13:00
Auditorium Enzo Biagi - Sala Borsa - Piazza Maggiore 6
Entrance from the Bramante Corridor, Courtyard of Palazzo d'Accursio

FREE ADMISSION

Comune di Bologna Ajuntament de Barcelona Institut Municipal de l'Habitatge i Rehabilitació

Cohousing program (Cohabitatge)

› Key Aspects of the model

- The **City Council** grants a surface right via **public land leasehold** or building for (75-99 years, renewable).
- A non-profit **cooperative builds and manages the building**.
- **The ownership is collective, but the use is individual**.
- There are no sales or reclassifications of protected housing, avoiding the commercialization of housing.
- Projects must include **social and environmental return criteria**, as well as community-oriented spaces and management integrated with the local area, social financing, etc.
- The **building returns to public property** when the agreement ends.

535
cooperative homes

3%
of the total
affordable housing
goal 2016-2025



130 households are already living in these cooperative projects.

Cohousing program (Cohabitatge)

› Key Aspects of the model

- **User requirements** include being registered in the city of Barcelona, not owning any other housing, and not exceeding maximum income limits.
- Allocation **criteria** = Protected housing rules (HPO) + cooperative membership
- **We ensure affordability** via:
 - **Land Leasehold:** *Very low fee*, almost symbolic. **Refundable Grant:** *up to 16% of the development cost provided by the City*. Coops return it once they have paid the mortgage
 - **Municipal Tax Cuts**
 - **Public financing from ICF, ICO and/or EIB:** *Better than market economic conditions.*
City Hall financial guarantee
- **NextGenerationEU funding:** *up to 50% of the cost (450-700€/sq·m)*

Cohousing program (Cohabitatge)

- › Development through 3 phases
 - **Bilateral agreements** (2014 and 2015): for 2 pilot-projects, 33 units
 - **Competitive tenders** (2016 and 2019): 8 projects, total 217 units.
 - **Partnership between City Council-Cooperatives-Foundations** (2020): 8 projects, 296 units (Goal is 400 units in 10 years)



Cohousing program (Cohabitatge)

Competitive tenders (2016 and 2019, 8 projects):

First tender (2016)

- C. Espronceda, 131 (La Balma): **20 units.** habitatges.
- Pg. Joan de Borbó, 11 (La Xarxaire): **8 units.** hab.
- C. Ulldecona, 26-28 (La Chalmeta): **32 units.** hab.
- C. Pla dels Cirerers, 2 (Sostre Cívic). **29 units.**
- General Vives, 4-6 (Sarrià): **16 units.**

Second Tender (2019)

- Pg. de Torras i Bages, 130-134: **35 units.**
- C. Constitució, 43: **45 units.**
- C. Aiguablava, 74-76: **27 units.**



Cohousing program (Cohabitatge)

Framework Agreement with Social Providers (ESAL):

- The **Agreement was signed in 2020** between:
 - Barcelona City Council.
 - Non-profit and cooperative housing developers .
 - Federation of Social Housing Developers (GHS).
- Public land is to be provided by the City council through **long- term leases** (99 years)
- Non-profit and cooperative housing **developers propose projects for each of the plots.**
- City Council GHS and **review and validate (or not) the proposed allocations.**



Cohousing program (Cohabitatge)

Framework Agreement with Social Providers (ESAL):

- Goal **1.000 units** on public land **in 10 years**.
 - 60% rental
 - 40% cooperative
- Framework Agreement with ICF and ICO to provide **140M€ in financing**.
- The Agreement calls upon the parties to work towards the development of a joint entity inspired in the **Community Land Trust model**.
- Once current loans are payed, 50% of the future net benefit is to be put into a **revolving fund** to support other affordable housing projects within the Framework Agreement.



Instrument	#Units
Bilateral Agrreements	33
Public tenders	391
Framework agreement	621

Total 450

iMuchas gracias – Thank you !
Please leave your emails before you leave or
Contact us:

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