

# THE VIENNA MODEL

HOUSING FOR THE  
21<sup>ST</sup> CENTURY CITY

**Housing, Community  
and Environment**

**12/04/2019**

**Mr. Padraig Flynn**  
**SOA CoHousing**



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council



Learning from Europe:

CoHousing and Secure Long-term Rental as a  
means to Affordable Homes in Ireland

**SOA** Research CLG

Padraig Flynn

# SOA Research CLG

**SOA RESEARCH CLG** is a research think tank, formed to promote the possibilities for **SELF-ORGANISED, COLLABORATIVE AND COOPERATIVE** approaches to housing in Ireland.

Our members are based in Dublin, Hamburg, Barcelona and Aarhus.

SOA's work aims to influence a changed attitude to urban living and housing development in Ireland. Through a series of projects (including publications, exhibitions, public workshops and conferences) we aim to inform and educate the Irish public in regard to alternative, socially and environmentally sustainable housing models, which encourage and facilitate

**DIVERSITY, ADAPTABILITY AND COMMUNITY DEVELOPMENT.**

We hope to inspire Irish people as to the possibilities for participating in and contributing to high quality diverse urban neighbourhoods, as well as the potential for **SELF-ORGANISED DEVELOPMENT**.

Focus On

QUALITY

of Housing and Community  
Space

# CoHousing

*My Home. Our Design. Our Neighbourhood.*

# CoHousing

*Collaborative Housing includes a wide variety of self-organised collective housing projects, such as cohousing, Community Land Trusts, residents' cooperatives and other forms of resident-led housing.*

*Characterised by **high levels of user involvement** in the conception, planning, design, construction and management of housing.*

# Why CoHousing?

- Introduces the principles of sharing and collaboration from the outset
- Community gets to know each other and work together before moving in
- More efficient use of resources
- Housing designed by specific user rather than speculative developer
- Reasonably priced homes



Berlin





# SPREEFELD, BERLIN

**eG** (CO-OP) STRUCTURE WITH OPTION TO BUY.

**€16M** BUILDING COST (INCLUDING SITE PURCHASE)

**€1050/M2** SHARE PRICE+ '**RENT**' OF **5-8€/M2/MONTH**

**7000M2 SITE** ON BANKS OF THE SPREE

PUBLIC ACCESS MAINTAINED WITHOUT RESTRICTION/CAR-FREE SITE

**140 PEOPLE:** 95 ADULTS (MAINLY 40-60 YRS)  
+ 45 CHILDREN

**60 APARTMENTS** / 8000M2 + LIVING SPACE/MEETING/  
MULTI-PURPOSE WORKSHOPS AND GARDEN/  
COMMUNAL SPACES/ROOF GARDEN

“NUCLEUS APARTMENTS” INCLUSIVE STRATEGY



courtyard  
beach  
public path

DAZ  
CENTER FOR ARCHITECTURE

FORMER SOAP  
WAREHOUSE

**HOUSE 1**  
BARarchitekten

**HOUSE 2**  
fatkoehl architekten

**HOUSE 3**  
sylvia carpaneto architekten

CENTRAL  
POWER STATION  
WINTERGARDEN

URBAN  
GARDEN

PUBLIC PATH

PUBLIC BEACH

PUBLIC  
TERRACE

### INFORMAL SETTLEMENT

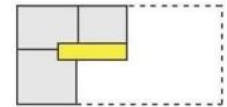
## BOATHOUSE

RIVER

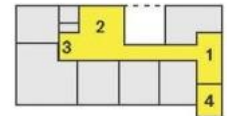
## CLUSTER UNIT

### COMMUNAL SPACES

- 1 living room
- 2 kitchen
- 3 bathroom
- 4 communal terrace



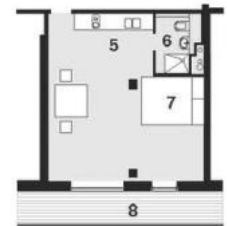
### 2ND FLOOR



### 1ST FLOOR

### SINGLE UNIT

- 5 mini-kitchen
- 6 bathroom
- 7 bed
- 8 private terrace



2ND FLOOR

1ST FLOOR

















## KEY POINTS

- Not everyone wants to live in a 'standard' home. In this development there are very large apartments where up to 17 families live as a 'cluster' – each with their own compact 'private spaces', but sharing large communal kitchens and living rooms.
- **A simple modular design**, bulk buying key elements like windows, taking care to design-out wasted space and providing basic 'shells' (that the residents then fit out) **more than halved the cost of these homes compared to nearby developer built properties.**
- One of the largest and most innovative group build projects undertaken in Berlin - **a city where one sixth of all the new housing is self-organised.** The co-operative project provides 65 apartments in three seven-storey blocks. **All the homes are built to Passive House standards**, and the site has its own renewable energy grid.
- The members formed themselves into a housing co-op (Spreefeld Berlin eG) in order to bid for the site. The land was sold at market price, with the group initially **securing an 18 month option** in March 2009. During this time it negotiated with the local stakeholders and the city authorities, and secured full planning permission.



## KEY POINTS

- The project was set up so that people on low incomes could be involved. Some of the wealthier co-op members have purchased 50% of their homes (purchased outright from their savings): others have taken a mortgage to secure their 50% equity stake. All of them then pay rent on the other 50%. A number of apartment are also available on a purely rental basis. An **emphasis has been given to creating and maintaining affordable rents**. Without this cooperative structure, many of the Spreefeld residents could not afford to live in the city centre.
- Residents have had to help **finance a percentage of their “private spaces”, and beyond that pay a “use fee”** which includes use of the specific apartment as well as all of the community spaces, terraces and gardens.
- The cooperative’s philosophy makes it possible for the residents to **share work and living spaces with each other and the neighbouring communities** as well as with the general public. In addition to the many cooperative members, **several refugee families have been invited to live in the cooperative**, as former community spaces have been transformed into apartments.



## LAUSITZERSTR. 38, BERLIN

**eG (CO-OP) (€340/SHARE RAISING EQUITY OF 27%)**  
LAND LEASE IN PERPETUITY (4% PURCHASE PRICE/YEAR)

**MULTI-GENERATIONAL** + MIXED INCOME

RENT €5/M2 OR **€9/M2** (NO RENT RISE FOR EXISTING RESIDENTS)

1607M2 13 NEW APARTMENTS + 627M2 EXISTING

**GUEST APARTMENT/**  
COMMUNAL ROOM/  
ROOF GARDEN

11 CHILDREN  
29 <60 YEARS OLD  
3 >60 YEARS OLD

WORKS AGAINST  
GENTRIFICATION



# Mietshäuser Syndikat

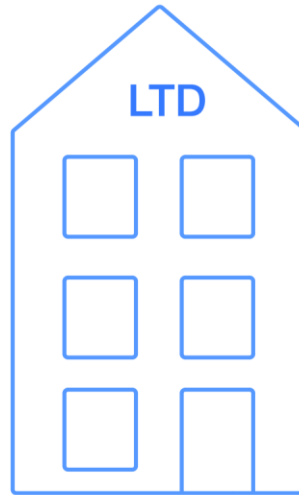
[Apartment House Syndicate]





ein Quartier, das fast noch  
als Geheimtipp durchgeht –  
eine Entdeckungstour lohnt  
sich unbedingt





PROJECT  
OWNED  
BY  
LIMITED  
COMPANY  
WITH TWO SHAREHOLDERS

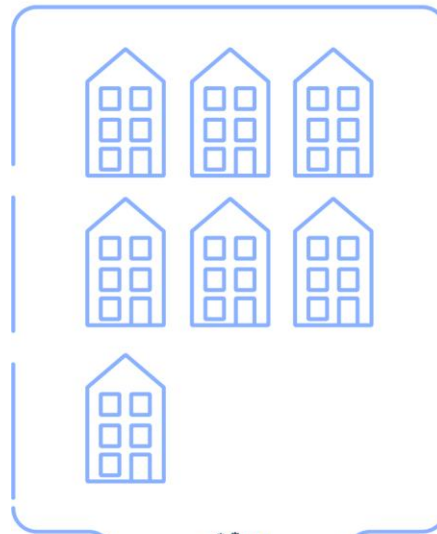
RESIDENTS'  
BUILDING ASSOCIATION

\*VETO RIGHT

MIETSHÄUSER SYNDIKAT

\*VETO RIGHT

COMPLETED PROJECTS



SOLIDARITY  
TRANSFER



NEW PROJECT





VEREINSSTRASSE 26/28

- PROJECT BEGIN 2005
- SITE 285M2
- LIVING AREA 1058M2
- 27 PEOPLE (AGE 8+)
- 15 APARTMENTS @ 40M2  
5 APARTMENTS  
@ 73M2
- PURCHASE PRICE €1,639,000
- RENT €5.90/M2
- SELF ORGANISED AND MANAGED



Spain



## LA BORDA, BARCELONA

BUILDING LEGAL FORM: COOPERATIVE HOUSING  
LAND: 75 YEAR LEASE + GRANT OF USE

**€4.02M** BUILDING COST    **€0.48M** LAND COST

**€15,000 PER PERSON** FOR INITIAL SHARE  
PLUS MONTHLY RENT TO COOPERATIVE OF €3-600  
(ABOUT 50% LOWER THAN MARKET PRICE)

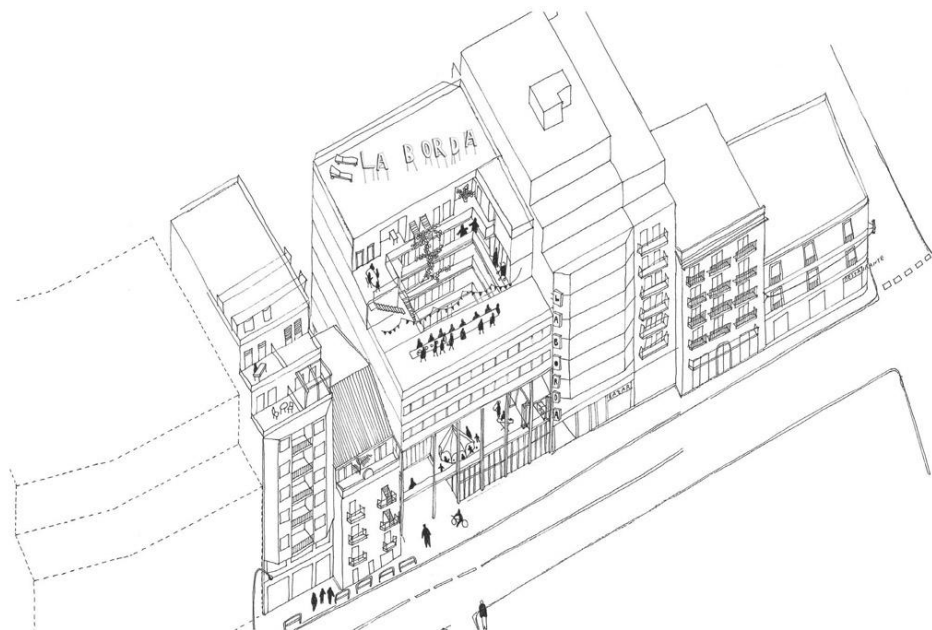
SITE LOCATED IN **SANTS**, A WORKING CLASS  
NEIGHBOURHOOD, NEXT TO FORMER TEXTILE  
FACTORY THAT WAS CONVERTED INTO A VAST  
CULTURAL CENTRE NAMED 'BLOC ONZE'.

**DIVERSE AGE RANGE:** YOUNG FAMILIES, ELDERLY,  
YOUNG SINGLE PEOPLE

**28 APARTMENTS** / 3000M2 TOTAL WITH MIX OF  
40M2, 55M2 AND 70M2 UNITS

CONCEPT BEING PILOTED IN OTHER SPANISH  
CITIES





Tipologia S  
40 m²



Tipologia M  
58 m²



Tipologia L  
76 m²

## CESSION OF USE AND COLLECTIVE PROPERTY

*The housing cooperative scheme being used by La Borda is categorized under the legal term “cession of use”, where **the property will always be collective while the use is personal**. It is a non-speculative model that takes housing as a basic right, with a strong commitment to the use value above the exchange value on the market.*

*As a non-profit institution, the cooperative developed the housing on public land, where **a leasehold was established by the City Council for 75 years**. The cooperative will be the owner of the building and will cede the right to use of the dwelling to its members, grouped into units of cohabitation. The **right of use is acquired by paying an entry fee** (which will be returned if the tenant leaves the cooperative) and maintained by paying an affordable monthly fee.*

*Once the property is resolved and the focus turns toward use, the requests for the architecture change. The building is an open infrastructure, which is configured by how it is used over time, **adapting to the evolution of the community and the changing needs of the users**.*

Leeds





## LILAC, LEEDS

BUILDING LEGAL FORM: (FORM OF CO-OP)

**MUTUAL HOME OWNERSHIP SOCIETY (MHOS)**

LAND: PURCHASED BY CO-OP

LAND PURCHASE AND BUILD COSTS FUNDED BY  
LOW INTEREST LOAN FROM TRIODOS **ETHICAL  
BANK**

MEMBERS PAY FOR EQUITY SHARES IN THE CO-OP  
IN ACCORDANCE TO THE SIZE OF THEIR HOME  
(PER M2 RATE) AND THEIR INCOME, **PAYMENT  
FIXED  
AT 35% OF INCOME**

**ECOLOGICAL BUILDING** A KEY PRIORITY IN  
DESIGN

USE OF STRAW BALE PANELS, GLULAM TIMBER  
AND LIME TO REDUCE CARBON FOOTPRINT

COMMUNITY HUB WITH KITCHEN & DINING SPACE  
/EVENT SPACE/POST ROOM/OFFICE/LAUNDRY/  
WORKSHOP WITH TOOLS, GARDENING  
EQUIPMENT



VICTORIA PARK AVENUE

Private





land





# COMMUNITY LAND TRUST

LAND IS LEGALLY SEPARATED FROM WHAT IS BUILT

LAND IS WITHDRAWN PERMANENTLY FROM THE MARKET AND OWNED BY THE TRUST

**(COMMUNITY PROPERTY)**

## 3-PART DEMOCRATIC BOARD OF MANAGEMENT

RESIDENTS, NEIGHBOURS, COMMUNITY AUTHORITY

PERPETUAL SOCIAL/**AFFORDABLE ACCESS**  
**REMAINS IN FUTURE**

BRUSSELS MODEL DESIGNED FOR LOW INCOME HOUSEHOLDS



INTERREG NW EUROPE FUNDED PROGRAMME  
2017-2020 SUSTAINABLE HOUSING FOR  
INCLUSIVE AND COHESIVE CITIES (SHICC) -  
'PROVE THE CONCEPT'

# “the cooperative city”

HORIZON OF TOP-DOWN AND BOTTOM-UP INITIATIVES

“HOUSING AS MORE THAN ‘HOUSING’”

## ...THE STATE AS **ENABLER**

- SUPPORTING COOPERATIVE AND COLLABORATIVE INITIATIVES - THE BERLIN EXAMPLE
- ENABLING COOPERATIVE APPROACHES TO SELF-ORGANISED DEVELOPMENT - THE CLT/COOPERATIVE LAND-LEASE APPROACH
- ENABLING FINANCING OF SUSTAINABLE INITIATIVES: A NATIONAL/EU WIDE SOCIAL INVESTMENT BANK?
- ENABLING ACCESS IN IRELAND TO ALTERNATIVE “ETHICAL” BANKS
- ENABLING THROUGH PLANNING, REGULATION AND ZONING, ALLOWING A DEGREE OF EXPERIMENTATION AND FLEXIBILITY





## Mühlenviertel Tübingen

CONVERSION OF INDUSTRIAL AREA BY COOPERATION BETWEEN URBAN DEVELOPMENT AUTHORITY AND PRIVATE HOUSING GROUPS;  
LAND SOLD ACCORDING TO SET PRICES AND PROJECT CONCEPT

# GET IN TOUCH

SOA host a monthly workshop in Dublin, to share information and develop various projects to progress the CoHousing + Community Land Trust movements in Ireland. Please get in touch at [hello@soa.ie](mailto:hello@soa.ie) if you'd like to join.

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