



SOA Research CLG

soa.ie

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“future-oriented” housing

CoHousing

CoHousing

“innovative housing which is self-organised, inclusive and non-speculative, including co-operative, collaborative, collective and community-oriented housing projects”



COHOUSING PROJECTS EXCHANGE, EXPERIMENTDAYS15 BERLIN

“EVERY PROJECT IS DIFFERENT”

















SPREEFELD

[BARarchitekten, CARPANETO Architekten, FATKOEHL Architekten]

- eG (CO-OP) STRUCTURE WITH OPTION TO BUY
- €16M BUILDING COST (INCLUDING SITE PURCHASE)
- €1050/M2 SHARE PRICE+“RENT” 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/TEEN
- 60 APARTMENTS / 8000M2 LIVING SPACE
+
MEETING/MULTI-PURPOSE/WORKSHOPS AND GARDEN/ROOF GARDEN
COMMUNAL SPACES
- “NUCLEUS APARTMENTS” INCLUSIVE STRATEGY





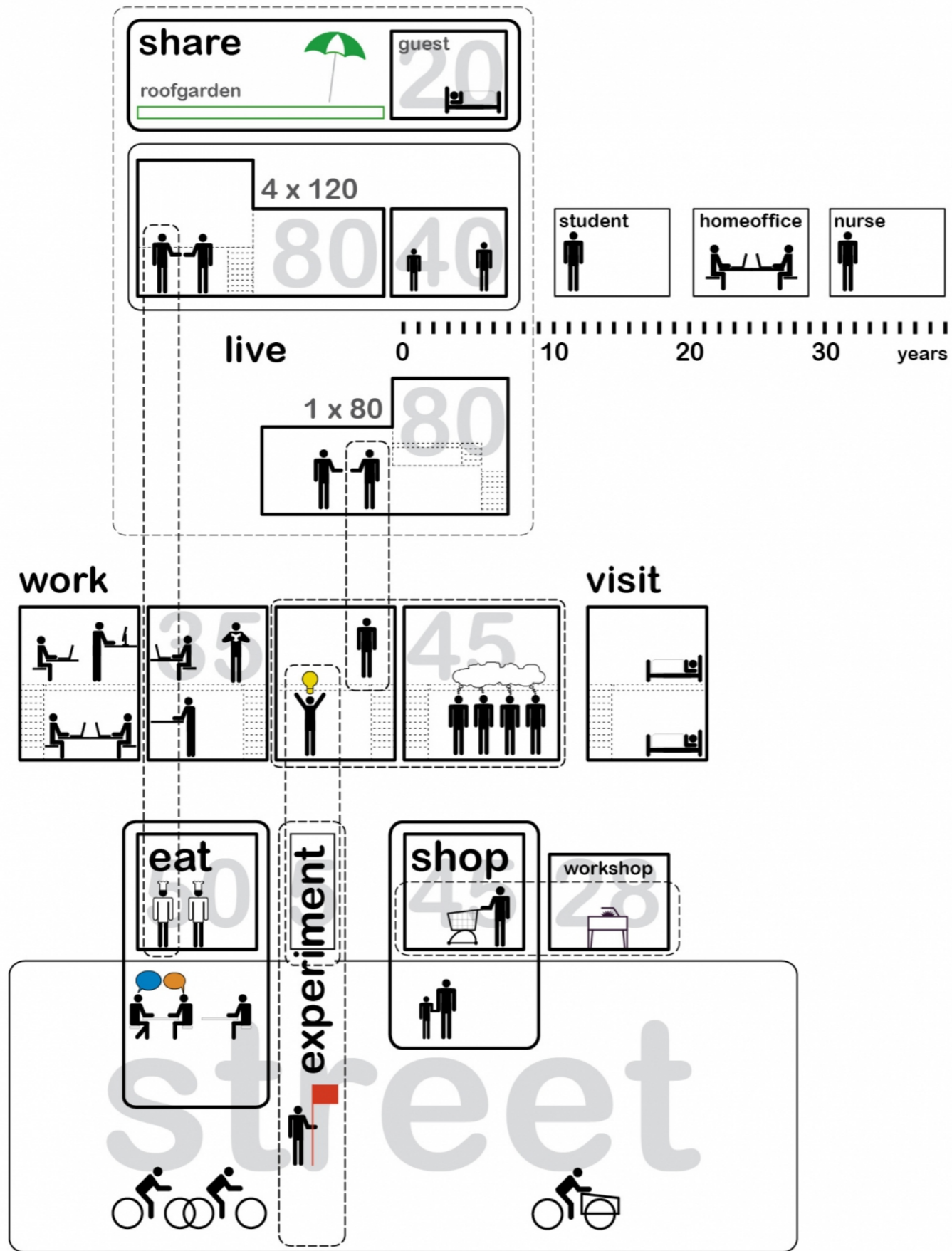


Lausitzerstr 38
Stadtoasen Architekten

- eG Form (co-op)
(340€/share raising equity of 27%)
Land Lease in perpetuity
(4% purchase price/year)
- Multi-gen. + mixed income
- rent 4-5€/m² or 8-9€/m²
(no rent rise for existing residents)
- 1607m² 13 new apartments
- 627m² existing apartments
- guest apartment/communal room/
roofgarden
- 11 Children/teen
29 < 60 years old
3 > 60 years old
- against gentrification

living/working/adapting

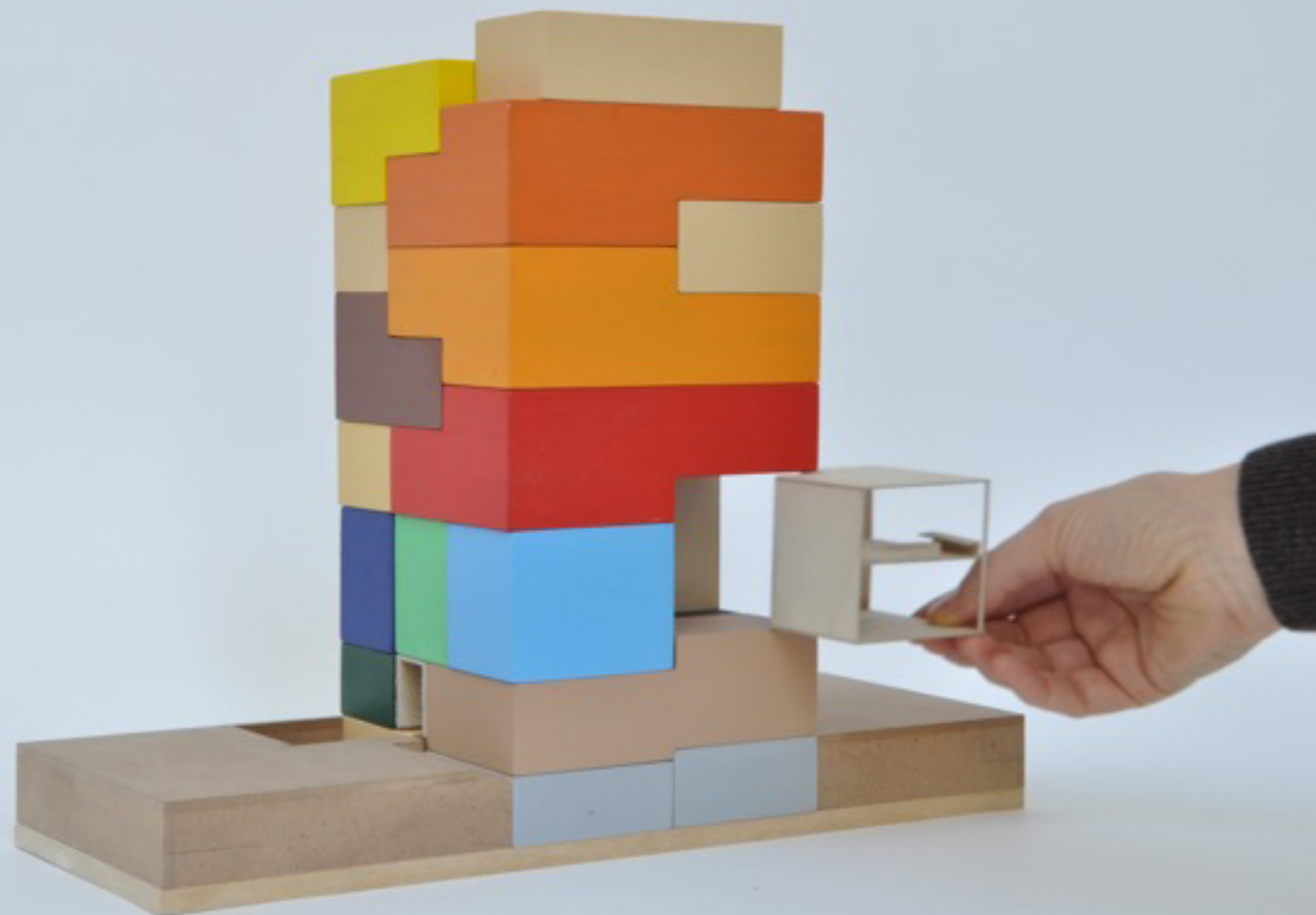




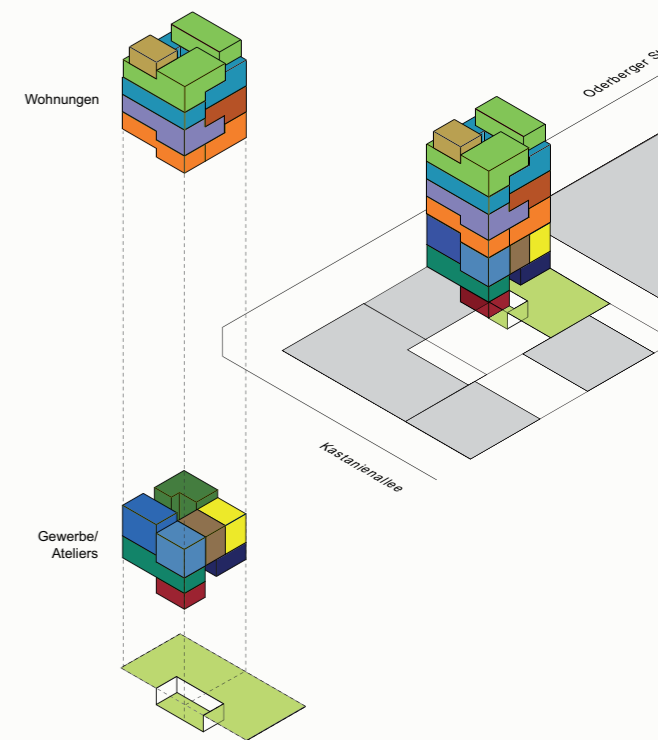
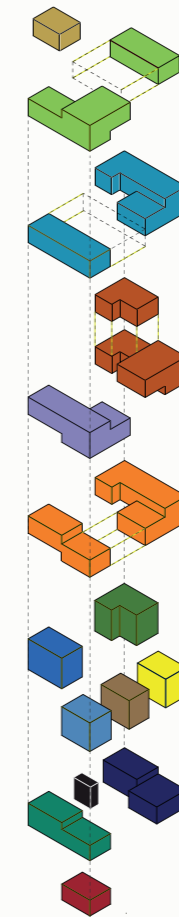
internal urbanism - city within the city

ODERBERGERSTRASSE 56
BARarchitekten

- GbR LEGAL FORM (CIVIL LAW PARTNERSHIP TO PURSUE A COMMON GOAL)
- PROJECT RESPONDS TO SOCIAL CHANGE
- LIVING AND WORKING CONSIDERED TOGETHER
- PUBLIC ENGAGEMENT 'EXPERIMENT' SPACE
- TOTAL COST €2414/M2



| | m ² |
|----------------|----------------|
| Gäste | 18 |
| Wohnung 5a | 78 |
| Wohnung 5b | 37 |
| | 115 |
| Wohnung 4a | 83 |
| Wohnung 4b | 45 |
| | 128 |
| Wohnung 3a | 81 |
| Wohnung 3b | 27 |
| | 108 |
| Wohnung 2 | 76 |
| Wohnung 1a | 82 |
| Wohnung 1b | 43 |
| | 125 |
| Studio A | 45 |
| Studio B | 35 |
| Studio 1 | 31 |
| Studio 2 | 33 |
| Studio 3 | 33 |
| Café | 51 |
| Experimentraum | 5 |
| Laden | 43 |
| Musikraum | 28 |
| Total | 874 |

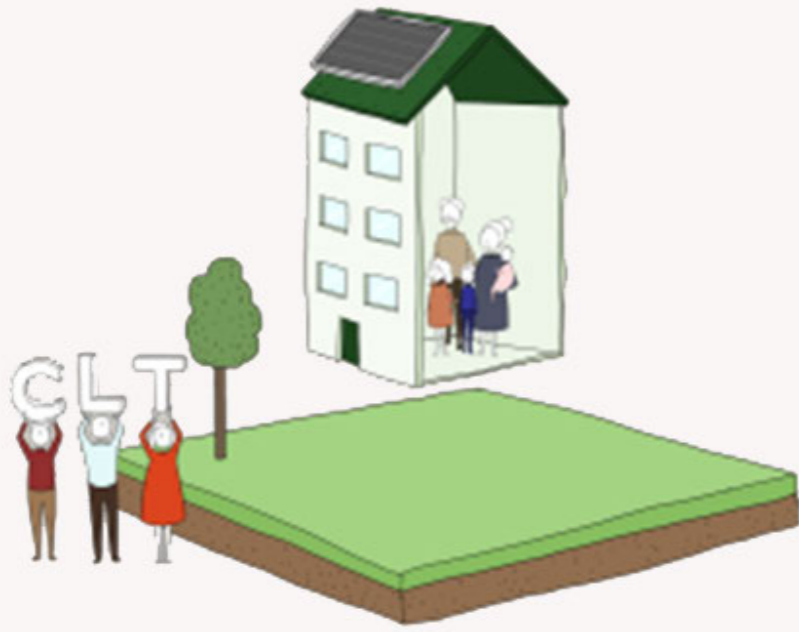


Die räumliche Anordnung der Einheiten mit Läden, Minigalerie und Studios unten und den Wohnungen darüber



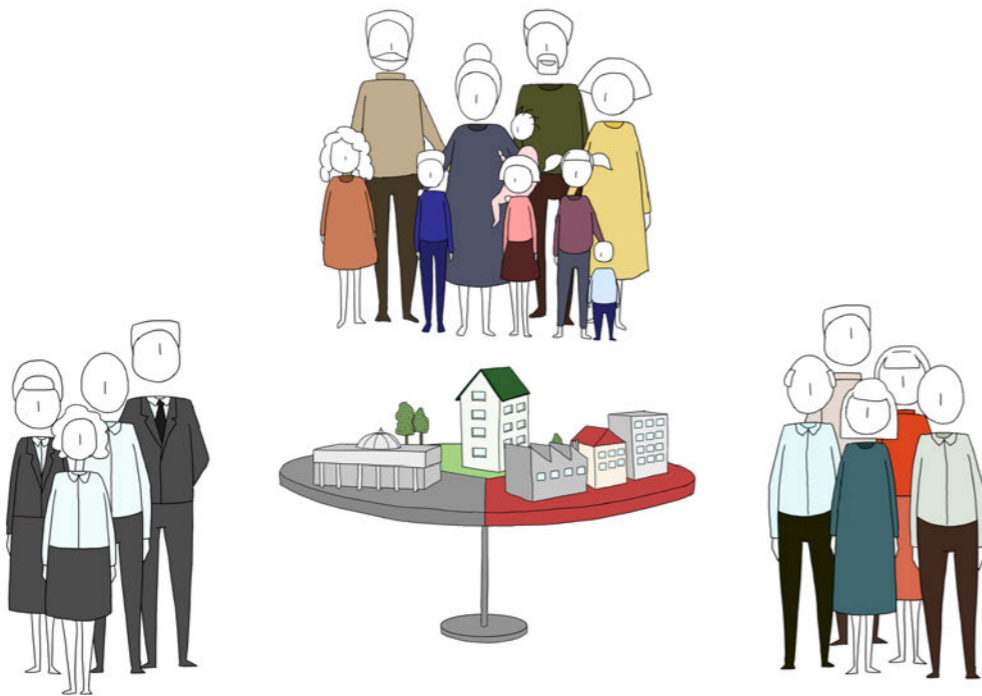


land



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"





“TO WHOM DOES THE GROUND BELONG?”

GERMAN FOUNDATION BUYS AND
LEASES IN PERPETUITY LAND
FOR

- HOUSING
- AGRICULTURE
- LAND PRESERVATION

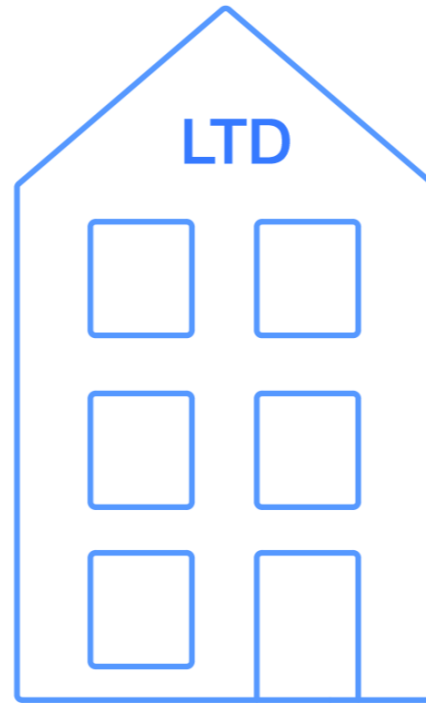
Mietshäuser Syndikat

[Tenements Syndicate]



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





PROJECT
OWNED
BY
LIMITED
COMPANY
WITH TWO SHAREHOLDERS

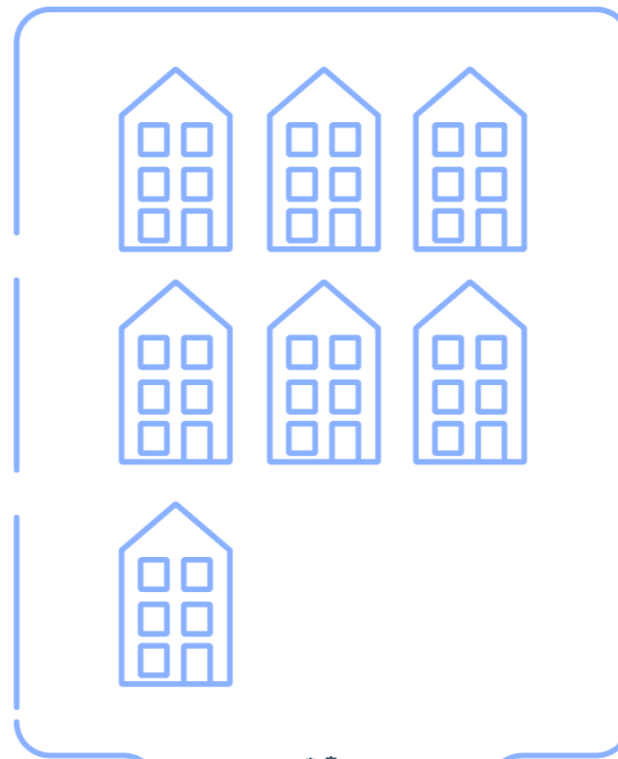
RESIDENTS'
BUILDING ASSOCIATION

MIETSHÄUSER SYNDIKAT

*VETO RIGHT

*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



“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

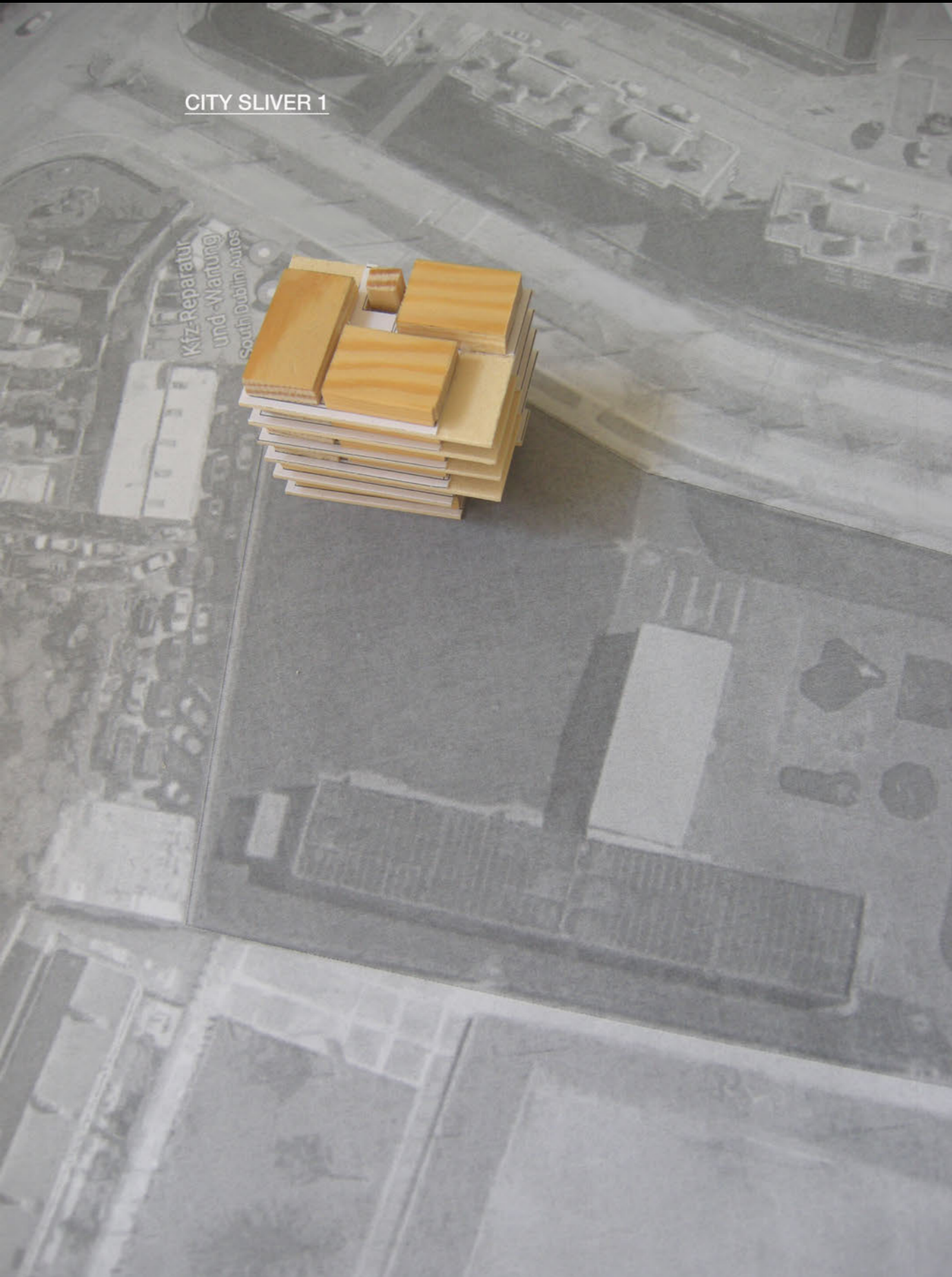


Mühlenviertel Tübingen

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

Dublin

CITY SLIVER 1



SHARED ROOF GARDEN



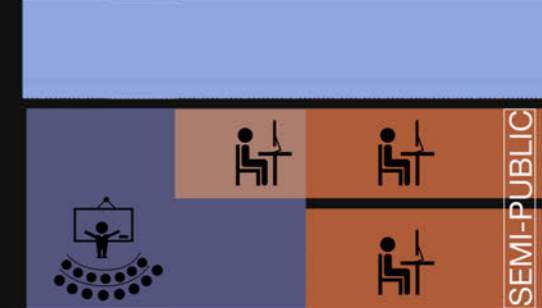
UPPER FLOORS
Apartments / Shared Facilities
Nucleus Apartments/
Filial Apartments



PRIVATE



GROUND FLOOR /MEZZANNE
Work / Studio Spaces
Gallery Space
Community / Shared Facilities



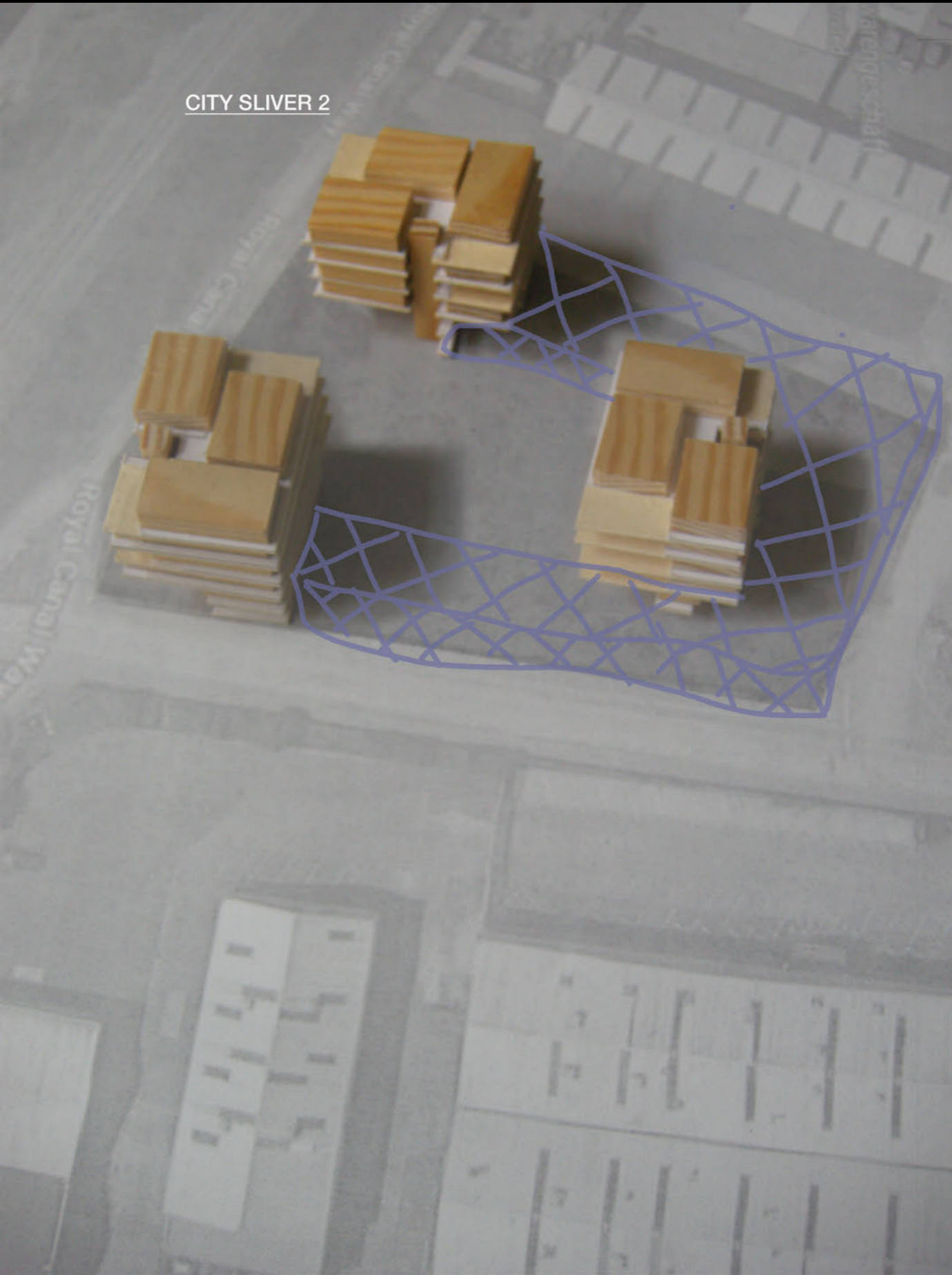
SEMI-PUBLIC

GROUND
Long-term Lease /
Community Land Trust

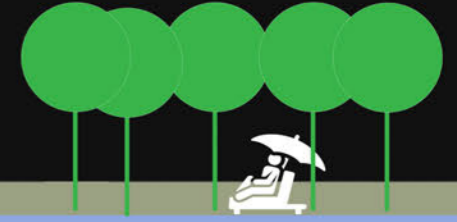


PUBLIC

CITY SLIVER 2



SHARED ROOF GARDEN



UPPER FLOORS
Apartments / Shared Facilities
Nucleus Apartments/
Filial Apartments



PRIVATE

GROUND FLOOR / MEZZANNE
Work/Gallery/ Studio Spaces
Cafe/Library
Public Workshop Facilities



SEMI-PUBLIC

GROUND
Long-term Lease /
Community Land Trust

PUBLIC



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