

Fr	B	C	NY	S	T	Total
5	7	3	6	2	1	24

Beispiel:

In **NYC**, co-housing communities are becoming ever more popular. They are a household in which the residents share the rent of communal areas and live together like one big family. The neighbours want to get to know each other and spend time with each other instead of anonymously living next door to each other. The range of community uses extends from shared kitchens and gardens to wine cellars and libraries via games and guest rooms. Responsibility for the maintenance and care is divided among and organised by the residents.

The stated aims of the co-housing communities are mutual trust and cohabitation without the need to lock one's front door (Sullivan 2009 {# 38}).

Building groups (or building communities) are another form of a bottom-up approach, whereby several parties join together to collectively plan and carry out a building project. In cities like **Berlin, Tübingen, Karlsruhe and Freiburg**, this design concept has been used for about 20 years now. The concept results in stable neighbourhoods with deep roots in the district and enables people to own private property in the inner-city areas of large cities. If individual building owners unite, they can save around 20% compared to the completion of a residential building by real estate companies, since this eliminates the profit for the project developer. The residential complexes created to date enjoy high social standards and architectural individuality ({Sen-StadtUm #39}, {Vauban im Bild #40}).

1. Differentiated description of the key field

Innovative bottom-up concepts revive the urban structure and promote the social mix of residents. They adapt to the changing family and demographic structures of our society today, in which self-selected neighbourhoods and identification with the neighbourhood and the building play an increasingly more important role. Often, these innovative concepts even contribute towards the gentrification of the surrounding neighbourhoods.

They require a high degree of initiative and participation and provide in turn a stable living environment, social spaces and services as well as financial benefits. The integration of single people and the mutual support of people in different stages of life occur mainly in multi-generational projects.

The new forms of housing include co-housing, building communities, cooperative models and intergenerational living (multi-generational living). The concepts can be carried out in new or existing buildings (conversions).

2. Reference to sustainability:

The social components play a major role in the innovative living concepts. They promote communication between the residents of a building, often even before they move in (e.g. weekly meetings of building communities) and rely on two-way exchanges and assistance. The bottom-up housing construction concepts also have a positive effect on urban development, because they revitalize neighbourhoods through the active promotion of the social structure and often involve a high child density. The economic advantages offered by these concepts through the sharing of costs make affordable housing in the city possible – particularly for young families.

Due to previous projects, it can also be noted that the followers of bottom-up concepts put a great deal of emphasis on the ecological component. Experience shows that issues such as the use of ecologically sound materials and a resource-saving and decentralized energy supply is of great importance in the planning phase. Communal living also gives rise to a raft of other environmental aspects such as car-sharing or carpool opportunities within the household or the cultivation of vegetables and fruit in the communal garden.

If ignored:

If this is ignored, there is a risk that young families will move out of the city centres to the periphery because of the high rents and thus tax revenues and „human capital“ will be lost.

City residents with private property in the city are more willing to take responsibility in their district, establish, for example, clubs, and pursue largely the same interests as the city administration with regard to the quality and maintenance of public spaces and make an appropriate contribution towards.

If it doesn't work:

There is little social mixing, because the interest groups are often from the same or similar social milieu.

3. Relevance to industrial sectors?

Mobility:	Medium
Energy:	Medium
Production & logistics:	None
Security:	Medium
ICT:	Low
Water infrastructure:	None
Buildings:	High
Governance:	High

Brief description of the high level of importance:

The definition of a favourable environment for communal housing projects gives the city council the opportunity to

improve the social structure in the individual neighbourhoods in a targeted way and thus to prevent the segregation of individual population groups, rent increases and the associated migration of families to the peri-urban areas. In most cases, community building increases the quality of the building's design and construction, as the future owners have a vested interest in these aspects, and furthermore saving the costs of the developer frees up financial resources which architects and builders can benefit from.

4. Impact (positive & negative)

- Citizens' involvement has a positive effect on the residential environment
- Fostering of communication, because the projects do not work without social dialogue
- Revitalization of neighbourhoods that have often been lost in the anonymity of big cities
- Thanks to the shared distribution of costs, purchases can be made that one family alone could not afford (e.g. garden, playground, sauna, parking spaces, etc.), which are in part also open to the public and thus constitute a direct added value
- Conscious revival of individual urban districts
- Social segregation in housing communities

5. Implementation measures:

- 1.) Informing citizens about innovative housing concepts
- 2.) Provision of urban pieces of real estate
- 3.) Introduction of appropriate award procedures to offer community projects a chance to buy the pieces of real estate in the face of competition from large investors
- 4.) Formation of interest groups (Internet, local newspaper, notices)
- 5.) Development of straightforward financing options and, possibly, financial assistance

6. Actors: Who can shape things?

The citizens are the starting point of bottom-up concepts. It is through them that they are brought to life and put into practice. Citizens require professional support with their implementation to avoid errors and inconsistencies.

- Lawyer for legal issues
- Architects for the design
- Project developers
- Financial advisors

The local authorities can support the building communities by means of simple business rules and preferentially awarding urban land to innovative concepts.

7. Prerequisites:

Cultural: The residents of a city have to stand behind the concepts and put them into practice on their own initiative; this cannot be demanded by the authorities (only supported)

8. Obstacles/barriers:

- Proximity to neighbours
- Finding a compromise with regard to the design
- „How can I get out again?“
- Dependence on others
- Great planning effort
- Long planning times

9. Indicators:

- Are there suitable plots of land? (y/n)
- Are there buildings suitable for conversion? (y/n)
- Are there already existing showcase projects? (y/n)
- Are there any interested citizens/fellow human beings? (y/n)
- Is there a need for action in the neighbourhoods? (y/n)

10. Special features/remarks:

Developments in the various cities vary a great deal. In Freiburg, Copenhagen and Berlin, there are already a number of bottom-up concepts. In Tokyo, bottom-up concepts are comparatively rare, although there are some isolated examples here, too.