

Institucije kao podrška ili kao davitelj?

MARC NEELEN + PREDRAG MILIĆ + ANA ĐOKIĆ / Центар за ново стамбено задрукарство,
SVETLANA RISTIĆ / шef odseka za stambenu politiku, Министарство грађевинарства

(Prolog – pre 4 nedelje:)

Novi talas stambenih zadruga u Amsterdamu

primer De Warren



**Amsterдам: zvezde su se
(konačno) poklopile**

**Ono o čemu još nismo
govorili: Bajesdorp,
Amsterdam**



**Lokacija sa posebnom
istorijom: “Bijlmerbajes”
(1978)**



**U ispraznjene stanove za radnike,
2003. godine ulaze prvi stambeni
aktivisti („skvoteri“).**



2018. kuće su srušene, ali aktivisti nastavljaju, na lokaciji pored, sa svojim dugoročnim planom – trajnim „zatvorskim selom“.



**U međuvremenu, grad Amsterdam
dobija novu koaliciju na vlasti, a
Bajesdorp vidi svoju priliku da natera
opštinu da kupi zemljište 2019. godine.**



Zakon o stanovanju, 2015

Daje mogućnost osnivanja **tri vrste stambenih zadruga:**

- “Zadruga kupaca” - stanari pojedinačno otkupljuju socijalne stanove u kojima žive, a zatim upravljaju kroz zadrugu.
- “Upravljačka zadruga” - stanari socijalnih stanova preuzimaju (deo) upravljanja stambenim kompleksom, ne kupuju stanove.
- Zadruga “kolektivni vlasnik” zgrade - zadruga dodeljuje stanarima stanarska prava.



Housing cooperatives in the Housing Act

The Housing Act describes the housing cooperative as an association with full legal capacity that aims to enable its members to independently provide for the management and maintenance of the housing units they occupied and the immediately adjacent environment.

Amsterдам:
pa o čemu se radi?

2019: akcioni plan za nove stambene zadruge, Amsterdam

Ključne teme:

- **dodata vrednost stambenih zadruga > robusne, pristupačne, antispekulativne, nove kolektivne stambene želje**
- ambicija opštine > novi segment na stambenom tržištu: **cilj, do 2040. godine = 10% stambenog fonda** čini zadružno stanovanje (40.000 jedinica)
- put do više stambenih zadruga > **4 „rute” (novoizgrađene, postojeće zgrade, opštinske lokacije i drugi akteri)**, plus „standard amsterdamske zadruge“
- akcije i koraci 2019-2040 > „prethodnik“ priprema plan implementacije, i opština strukturalno stavlja na raspolaganje osoblje

2020, Izveštaj o implementaciji od strane „space maker”-a

Ključne teme:

- Minimalni uslovi za stambene zadruge
- Lokacije i mogućnosti
- Finansijski aranžman i procena vrednosti
- Razvoj prakse
- Program Stambene zadruge



**Aan de slag met
wooncoöperaties!**

Eindrapport Kwartiermaker

Zoek en downloaden

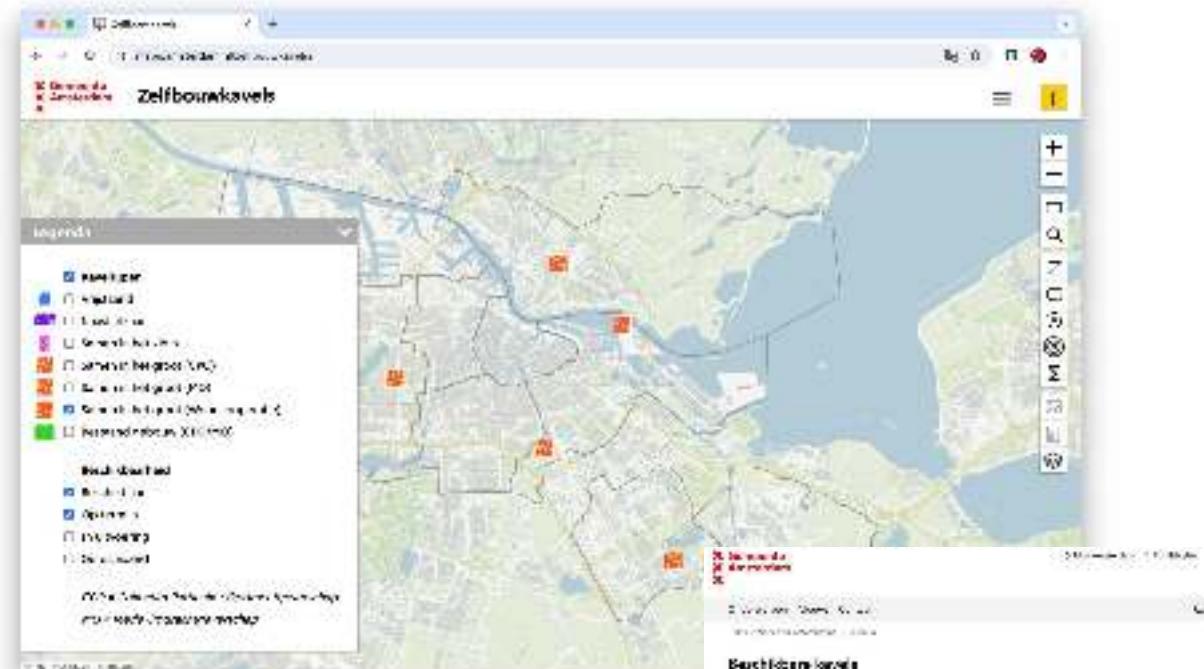
Opština rezerviše lokacije za zadruge

2021: opredeljeno 13 parcela.

Kroz tender 10 parcela dodeljeno stambenim zadrugama (De Warren, Bajesdorp, su deo njih). Raznovrsne ciljne grupe.

Parcele se nude pod trajni zakup.

Uslovi zakupa 2023: 2,39% od vrednosti parcele, godišnje ili ukupna vrednost zemljišta, od jednom.



(↑ trenutno u ponudi i u pripremi)



Podsticajni kredit za stambene zadruge u Amsterdamu

- Banka pokriva oko 70%
- Individualni ulog zadrugara najmanje 5%
- Deo koji nedostaje (do 25%): podsticajni kredit (fond: 50 MIO EUR)

Podsticajni kredit se odnosi na:

- Maksimalno 50.000 evra po stanu
- Rok dospeća 15 godina
- Troškovi sklapanja ugovora 1,0% od iznosa glavnice



Nederlandse overheid | Gemeenschapsdienst | Dienst voor Wonen | Gemeenschapswonen | Ondersteuning

Stimuleringslening voor Amsterdamse wooncoöperaties

- Stimuleringslening voor Amsterdamse wooncoöperaties
- Levert een goedkoop alternatief op voor particuliere huurders
- Levert hogerder gezelschap



**Realiseer je dromen voor
gemeenschappelijk wonen**

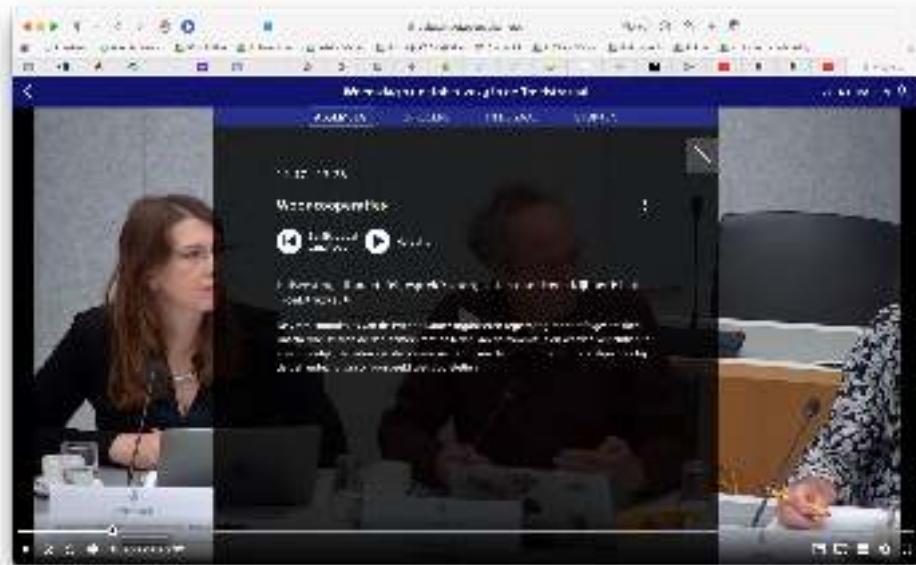
De Nederlandse overheid stimuleert de ontwikkeling van gemeenschapswonen. Wij helpen u hierbij.

Nacionalni fond za stambene zadruge

Prateći primer Amsterdama.

**2022: Nacionalni parlament doneo
odluku o formiranju fonda, rezervisano
10 MIO EUR.**

**2023: Posle parlamentarne diskusije, u
organizaciji stambenih organizacija,
dodatnih 30 MIO EUR rezervisano za
Nacionalni fond. **Ukupno 40 MIO EUR.****



(↑ Darinka Czischke Ljubetic, Arie Lengkeek...)

Parlamentarna odluka o definiciji stambene zadruge

„Stambena zadruga je autonomna organizacija pojedinaca koji se dobrovoljno udružuju kako bi rešili zajedničke stambene potrebe i aspiracije kroz neprofitno preduzeće koje zajednički poseduju i koje demokratski kontrolišu.

Članovi stanari doprinose sopstvenim kapitalom i zakupom po ceni ispod tržišne, koja se obračunava na osnovu prave cene koštanja, uz umereno povećanje zakupnine.”

Roterdam: “davljenje!”

2019: akcioni plan za nove stambene zadruge, Rotterdam

Ključne teme:

- ~~dodata vrednost~~
stambenih zadruga
- ambicija opštine
- put do više stambenih
zadruga
- akcije i prekretnice
2019–2040





NOTIE BI COÖPERATIEVE VERKOOP

Dit voorstel is een voorstel van de groepen GroenLinks, CDA en D66. De voorstelnummer is 2020-001. De voorstelnummer is 2020-001. De voorstelnummer is 2020-001.

Considerende dat:

- + Dat van het Afdelingen van gemeenten en waterschappen tot nu toe is
geen belangrijke rol gespeeld;
- + De gemeenteraad heeft tot nu toe geen belangrijke rol gespeeld;
- + Coöperatieve verkoop is een belangrijke manier om de kosten te verminderen en de leefbaarheid te waarborgen;
- + De gemeenteraad moet de mogelijkheid hebben om de kosten te verminderen en de leefbaarheid te waarborgen;

Onderwijsdeel:

- + Het onderwijsdeel moet de mogelijkheid hebben om de kosten te verminderen en de leefbaarheid te waarborgen;
- + De gemeenteraad moet de mogelijkheid hebben om de kosten te verminderen en de leefbaarheid te waarborgen;
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- + De gemeenteraad moet de mogelijkheid hebben om de kosten te verminderen en de leefbaarheid te waarborgen;

Vereniging en cultureel

- + De vereniging en cultureel moet de mogelijkheid hebben om de kosten te verminderen en de leefbaarheid te waarborgen;
- + De gemeenteraad moet de mogelijkheid hebben om de kosten te verminderen en de leefbaarheid te waarborgen;

De gemeenteraad heeft dit voorstel goedgekeurd.

GEMEENTERAAD
Vergadering nummer
12407-2020
AANGEMONDEN

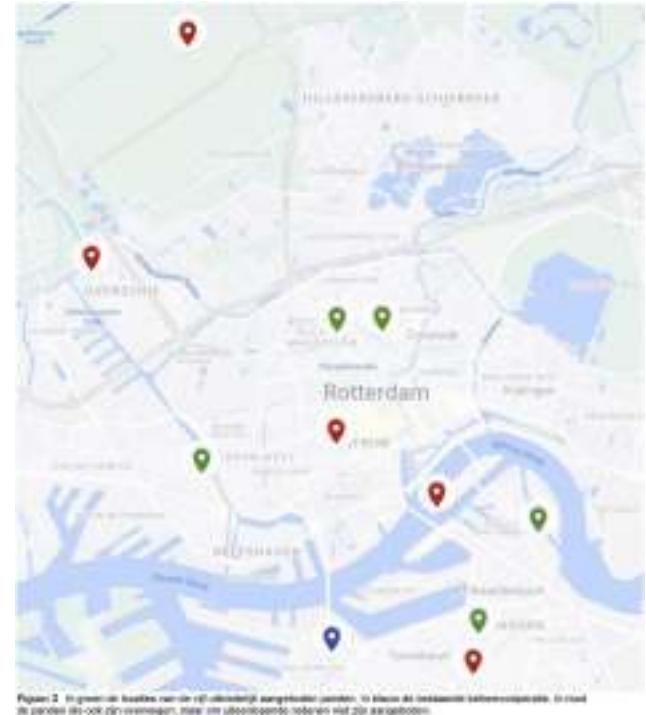
ANNELEN VVD 07/07/2020

2020: predlog gradskog veća

- pilot-projekt za prodaju pet opštinskih zgrada
- samo 2 stranke glasaju protiv
- stranke koje su glasale protiv će sprovoditi aktioni program (!)
- ... :-/

5 x pilot, 5 x neuspeh

- 1:** Opština u poslednjem trenutku promenila način određivanja cene realizovanog objekta (poreska osnovica). Projekat propao (Rotterdams Woongenootschap).
 - 2:** Nije pogodno kao zgrada za osnivanje stambene zadruge. Projekat je propao (Putse Bocht).
 - 3:** Mnogo premali za zadrugu (220 m²). Bez odgovora na tender (Insulindestraat).
 - 4:** Pogrešna osnova vrednovanja, konfliktni zahtevi. Ekonomski niisplativo (Burg. Roosstraat).
 - 5:** Grupa daje ponudu i pobeduje. Međutim, opština i grupa **ne dele definiciju stambene zadruge**. Notar odbija ugovor, grupa se povlači (Zoutziederstraat).



Problem u Roterdamu

- politika isključivo usmerena na „srednji nivo zakupnine“ (+/- 1000 - 1300 €), nema prostora za niže nivoe zakupnine
- cena zemljišta/objekata koje nudi opština postavljena na previsok nivo (na osnovu pretpostavke „srednjeg nivoa zakupnine“ i ponovne prodaje nakon 15 godina!)
- lokacije koje nisu uvek pogodne za razvoj stambenih zadruga

The screenshot shows a news article from the website 'vers buiten'. The header reads 'Voor de hardnekkende Rotterdamer'. The main title of the article is '‘Oplossing voor de wooncrisis’, maar coöperatief wonen in Rotterdam strandt keer op keer'. Below the title, a subtitle states: 'Een wooncoöperatie is een betaalbaar alternatief voor huren of kopen en potentieel interessant om de wooncrisis tegen te gaan'. The URL of the article is visible at the bottom.

‘Oplossing voor de wooncrisis’, maar coöperatief wonen in Rotterdam strandt keer op keer

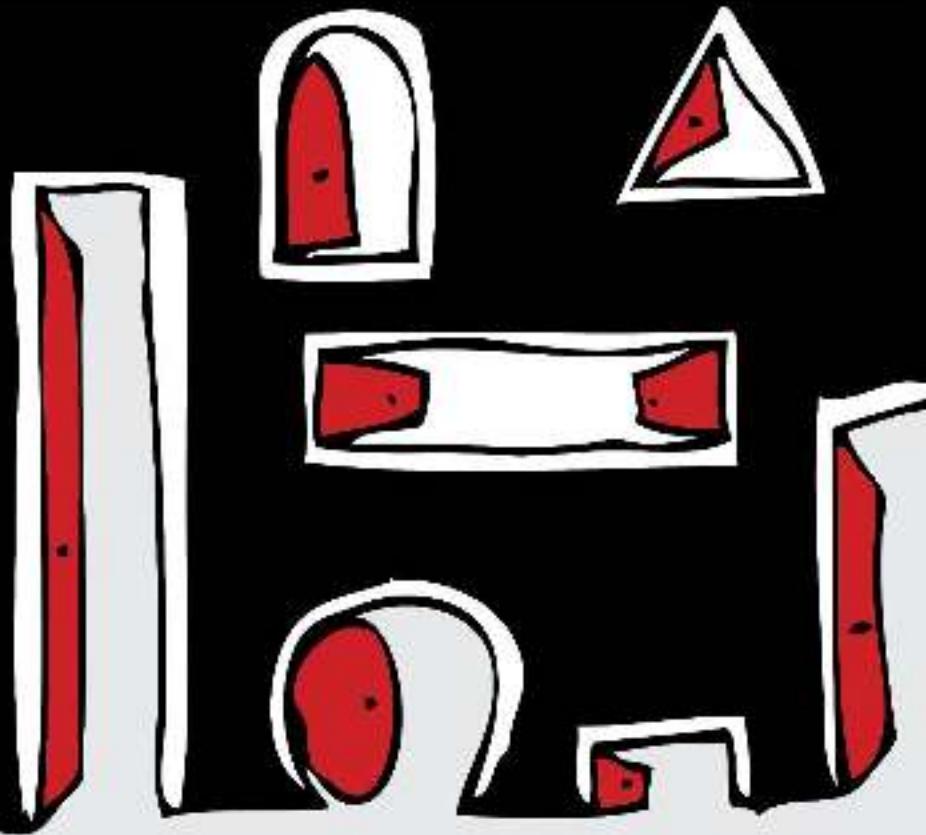
Een wooncoöperatie is een betaalbaar alternatief voor huren of kopen en potentieel interessant om de wooncrisis tegen te gaan

(“Rešenje za stambenu krizu,” ali zadrugarstvo u Roterdamu svaki put propadne)

**A onda može postati
veoma lično**

(Iseljenje stanovnika Burgemeester Roosstraat)

Beč: institucionalni stambeni pejzaž



Tipovi stanova pod zakup

Gradski i subvencionisani stanovi:
220.000 stanova u vlasništvu grada
200.000 stanova u vlasništvu i pod
upravom neprofitnih stambenih zadruga
(Wohnbaugenossenschaft) - izgrađeni uz
subvencije Federalne provincije Beča.

Kriterijumi za pristup subvencijama:

- 17+
- Beč mesto boravka u poslednje 2 god.
- državljanji ili 5 godina boravka
- prihod ispod granice prihoda utvrđenog Bečkim zakonom o unapređenju stanovanja i rehabilitaciji

The screenshot shows a web page from the City of Vienna's official website. The top navigation bar includes links for "Startseite", "Suchen", "Sicherheit", "Technik", "Förderung", and "Service". Below the navigation, there are tabs for "Topics" and "Topics A-Z". The main content area has several sections: "Rented flat types", "Privately owned flats", and "Subsidised and city-owned flats". Each section contains descriptive text and links to further information. The "Rented flat types" section includes links for "Renting a flat" and "Student accommodation". The "Privately owned flats" section includes a link for "Buying a flat". The "Subsidised and city-owned flats" section includes a link for "Buying a flat". The footer of the page contains links for "Housing", "Business & Economy", "Culture & History", "Environment & Urbanism", "Health & Social Services", "Transport & Urban Planning", and "Urban Services & Housing".

Rented flat types

There are various rented flat types in Vienna ranging from privately owned to subsidised and city-owned flats. However, for the latter two you have to meet certain criteria to be able to rent them.

Privately owned flats

If you do not qualify for a city-owned flat (Gemeindewohnung), or a co-operative flat (Gemeinschaftswohnung), you will find available flats or houses on the private housing market, on the internet or in newspapers.

Buying a flat

Subsidised and city-owned flats

City-owned flats (Gemeindewohnungen) are entirely owned by the City of Vienna. They are run, managed and marketed by the business enterprise "Housing in Vienna" (Wiener Wohnen). Co-operative flats (Gemeinschaftswohnungen) are built with subsidies from the Federal Provinces of Vienna but are not owned by the City of Vienna or a private actor. They are run by the respective co-operative housing association (Wohnbaugenossenschaft).

All three categories of subsidised flats are limited in their number, interested tenants have to meet certain criteria in order to be able to apply for them. At the moment there are about 200,000 city-owned flats and 200,000 co-operative flats in Vienna, which make the City of Vienna the biggest public owner of social housing in Europe.

Eligibility criteria for subsidised housing

To become eligible for a city-owned or a co-operative flat, you have to be a holder of the Wiener Wohn-Ticket (W-Ticket) which is a confirmation of registration for a city-owned flat. To qualify for the Wiener Wohn-Ticket you have to meet the following requirements:

- You must be more than 17 years old.
- Vienna and surrounding flats must have been your primary place of residence throughout the past two years.
- You must either be an Austrian citizen, a citizen of another EU member state, a recognised refugee (holder of a grey card), or a third country national (i.e. neither Austrian nor EU citizen) who has a valid residence permit for more than five years.
- You must either be an Austrian citizen, or a citizen of another EU member state, or an EEA country or Switzerland, or a recognised refugee, or a third country national holding a permanent residence permit. Permanent residence EU citizens in the Law on Residence and Settlement in Austria (Pauschenausweis) and Austria Abroad (MA10).

Current



22., Berresgasse - BAG 9 - BPL F2

Apartment seekers can register from February 7. Register for this project in planning at wohnberatung.wien.at.

Gaál: Web service from Vienna
Housing Advice is approaching
the 10 million mark

City of Vienna: dictum for affordable housing stronger
than ever

22., Berresgasse – BAG 6: Live by the swimming pond

Apartment seekers can apply from December 10th.
Register for this project in planning at wohnberatung.wien.at.

WOHN BERATUNG WIEN: stambeno savetovanje, prvi korak

[Residential service Vienna](#)[TenantHelp](#)[living partner](#)[imprint](#)[data protection](#)

Service:

[Household calculator](#)[make an appointment](#)[Required documents](#)[Online search](#)[Contact](#)[Current](#)

Housing offer:

[Subsidized apartments](#)[SMART apartments](#)[Housing initiative](#)[Temporary housing](#)[Community housing](#)

Information:

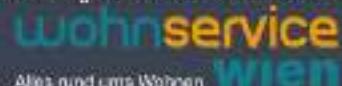
[Housing subsidies](#)[Social housing allocation](#)[Apartments for young people](#)[Generational living](#)[Special needs financing](#)[Business premises](#)

Actions

[see: 1030 Vienna](#)[tung-wien.at](#)

Residential service Vienna TenantHelp Living partner[imprint](#)[data protection](#)[About Us](#)[Downloads](#) [News](#)[FAQs](#)[register](#)[Your way to the apartment](#)[1. Basic requirements](#)[2. Registration](#)[3. Documents](#)[4. Housing offer](#)[5. Rental agreement](#)[Projects](#)[Planning projects overview](#)[Video](#)[Apartment hunting videos](#)

Housing advice Vienna is a service provided by



Detailed search

Apartment Search



Members area



Log out



Logout from Pending MIAs

Project type

Planning projects

Apartments under contract

 Yes No

Projects and residential complexes

district/municipality

Legal form

a)

district

 1st district 2nd district 3rd district 4th district 5th district 6th district 7th district 8th district 9th district 10th district 11th district 12th district 13th district 14th district 15th district 16th district 17th district 18th district 19th district 20th district

41 apartments found

© Bark

Apartment Search



41 hits

Detailed search

Planning projects

Members area



Log out



Logout → Planning projects



41 apartments in subsidized housing

[View all available subsidized apartments](#)



0 council flats

[View all available council homes](#)

41 subsidized apartments found

Sort by: Postal code ▾ 10 results per page ▾

② Back

★ Show only noted apartments

Apartment Search



41 hits

Detailed search

Planning projects

Members area



Log out



Logged in as Peterag Wiltz

Attention: new apartments online regularly



1220, Berresgasse - BAG 4 - BPL L - Heribert-Rath-Weg 2 - 9 / HRW7 / 2 / 23 ★

71.25 m², Room: 3, Cost: €65.79, Own funds: €20,650.92, Rent:

Registration till possible 22.09.2013

18 Interested parties

+ Register without obligation



1220, Berresgasse - BAG 7 - Scheedgasse 1 - 7/1/1/007 ★

90.69 m², Room: 4, Cost: €81.57, Own funds: €25,657.52, Rent: 55 Interested parties

Registration till possible 22.09.2013

+ Register without obligation



1220, Berresgasse - BAG 7 - Scheedgasse 1 - 7/1/1/010 ★

60.71 m², Room: 2, Cost: €518.52, Own funds: € 10,000.00, Rent: 30 Interested parties

Registration till possible 22.09.2013

+ Register without obligation

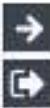


1220, Berresgasse - BAG 7 - Scheedgasse 1 - 7/1/3/021 ★

60.71 m², Room: 2, Cost: €518.52, Own funds: € 10,000.00, Rent: 30 Interested parties

Registration till possible 22.09.2013



[Apartment Search](#)[Saved Hits](#)[Detailed search](#)[Planning projects](#)[Members area](#)[Log out](#)

Logged In as Prodigy Milk.

[Book](#) [+ Register without obligation](#)

Registration will proceed with flatmate

[New apartment](#)[Prices](#)**1220 , Berresgasse - BAG 4 - BPL L - Heribert-Rath-Weg 2 - 9 / HRW6 / 4 / 24**

Map data ©2004 Google

**Basic data**

Size/m ²	76.05
Room	5
Monthly Cost	€6,014,-
own funds	€36,850.27



Apartment Search



6 Saved Hits

Detailed search

Planning projects

Members area



Log out



Logged in as Prödig Mili

Detailed information

Super promotion	No
Construction year	2024
Rent net in EUR	6433.50
Net operating costs	1111.07
Maintenance and improvement contribution net	120.12
Other amounts net	533.01
Value added tax	463.76
Monthly costs gross	6670.66
Establishment of ownership	Yes
Condition	very good
Apartment type	cooperative
Housing category	A
Bullet	4
Elevator	Yes
Number of rooms	3



Property developer:

KEINES LEBEN non profit building housing and settlement cooperative
info@wohnen.at
www.wohnen.at

[Financing Calculator](#)[Project description](#)

other documents

[FOLDER WB construction and equipment description](#)

[FOLDER WB certificate of equity](#)

[FOLDER WB energy certificate](#)



[Apartment Search](#)[6 Saved Hits](#)[Detailed search](#)[Planning projects](#)[Members area](#)[Log out](#)[Wohnberatung Prenden Wien](#)

extra information

Plans and dimensions are subject to change. We reserve the right to make any changes to the documents provided to us and attached to the apartment advertisement.

The entrance to the apartment is at Heribert Rath Weg 6

The "other costs" include the equity interest (basic costs).

Payment conditions:

- Payment within 14 days of signing the rental agreement

Cancellation fee:

- € 296.34 including VAT after signing the rental agreement

NOTE:

Mandatory membership in the cooperative € 360
(cooperative share including membership fee for one person)

Neighborhood formation process:

The residential complex itself can - a place where you can continue network, family, leisure and live it can be agreed well. Not only do we have the right apartment for you, we also have a wide range of shared spaces to help you settle into the neighborhood.

For this purpose, mainly ab was commissioned by the property developer Raum+Leben, dairy call him, no glorified education practice and will accompany you on your way to a good neighborhood.



**IBA WIEN 2022:****Inicijativa grada da pokrene projekte Novog Socijalnog Stanovanja**

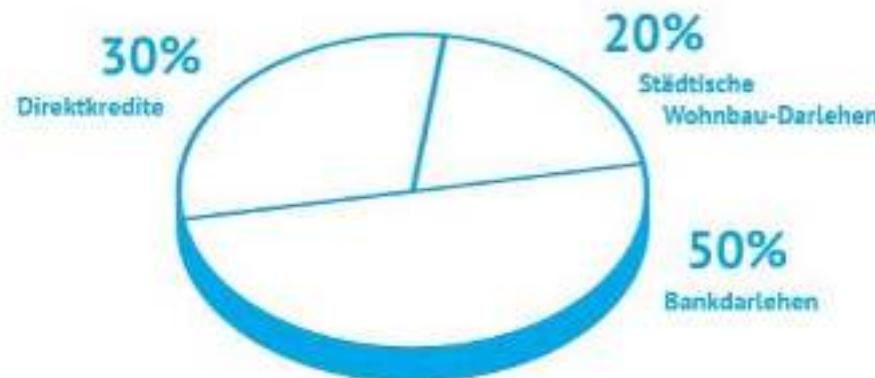


- zajedničke prostorije i poslovni prostor u prizemlju
- 18 stambenih jedinica različitih veličina
- zajedničku krovnu terasu
- radionica, ostave i prostorije za probe u suterenu

Bikes & Rails: novi projekat zadružnog stanovanja - habitAT

Financing needs of the project

The financing requirement for the project is 5.4 million euros. Our house was built under the conditions of social housing, which is why we received 1.1 million euros in promotional loans from the City of Vienna. We raised 1.5 million through private direct loans from internal and external supporters. 2.8 million will be financed through a housing loan from the bank.



Uloga grada: lokacija na konkursu i sufinansiranje - 20% (1.1M)



impulses for the city

The **wohn fonds** – Vienna Fund for Housing and Urban Renewal ensures the high quality of subsidized new housing construction and the subsidized renovation of older residential buildings. Its activities serve:

- the residents of Vienna
- the cityscape
- the environment
- social sustainability and
- the residential character of Vienna as an urban and cultural model
- integrated construction

wohnfonds_wien: neprofitna gradska stambena organizacija

who is **wohnfonds_wien** ?

The **wohnfonds_wien** is a non-profit organization and acts as a unique interface between:

- property developers
- homeowners and
- Municipal departments (especially funding agencies)

The highest decision-making body is the board ("Gesamtkontrollrat"). The **wohnfonds_wien** is a town foundation ("rechtsfähige Organisation") and the City of Vienna is one of its shareholders. The **residential fund – Vienna** was founded in 1963 after a resolution by the Vienna City Council under the name "Vienna Long Provision and Urban Renewal Fund".

The basic principles for its actions within the company, but also with its cooperation partners, are clearly defined in the mission statement of **wohnfonds_wien**. They can be found in the guidelines of **wohnfonds_wien** for all employees in Vienna, with the exception of a clear commercial activity in private houses.

They contain rules but are based on rules regarding open information, personal relationships and outside employment.



"It is a basic human need to live safely and well. Vienna makes this possible with a 200-year tradition in social housing. Thanks to quality and fair rents, the city is a global role model."

neubau

sanierung

Verfahrensart:

alle

Verfahren / Standort:

Name / Gruppe:

Projektstatus:

Alle

Berlin:

Alle

Abschlussverfahren:

Alle

ZURÜCKSETZEN

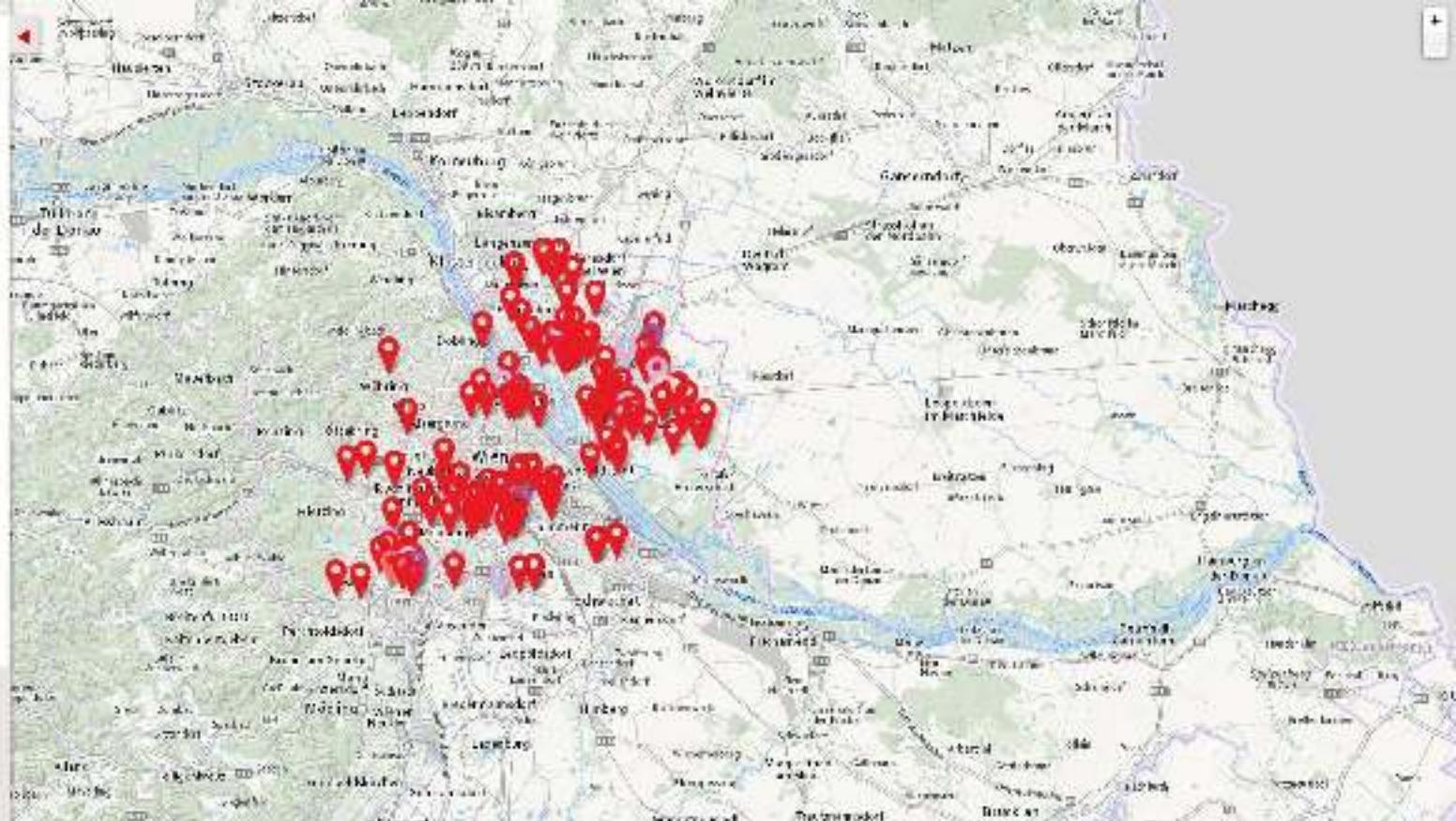
Suchen

Legende:

BAUTRÄGERWETTBEWERB

 FMW aktuell freigegeben

 FMW aktuell freigegeben

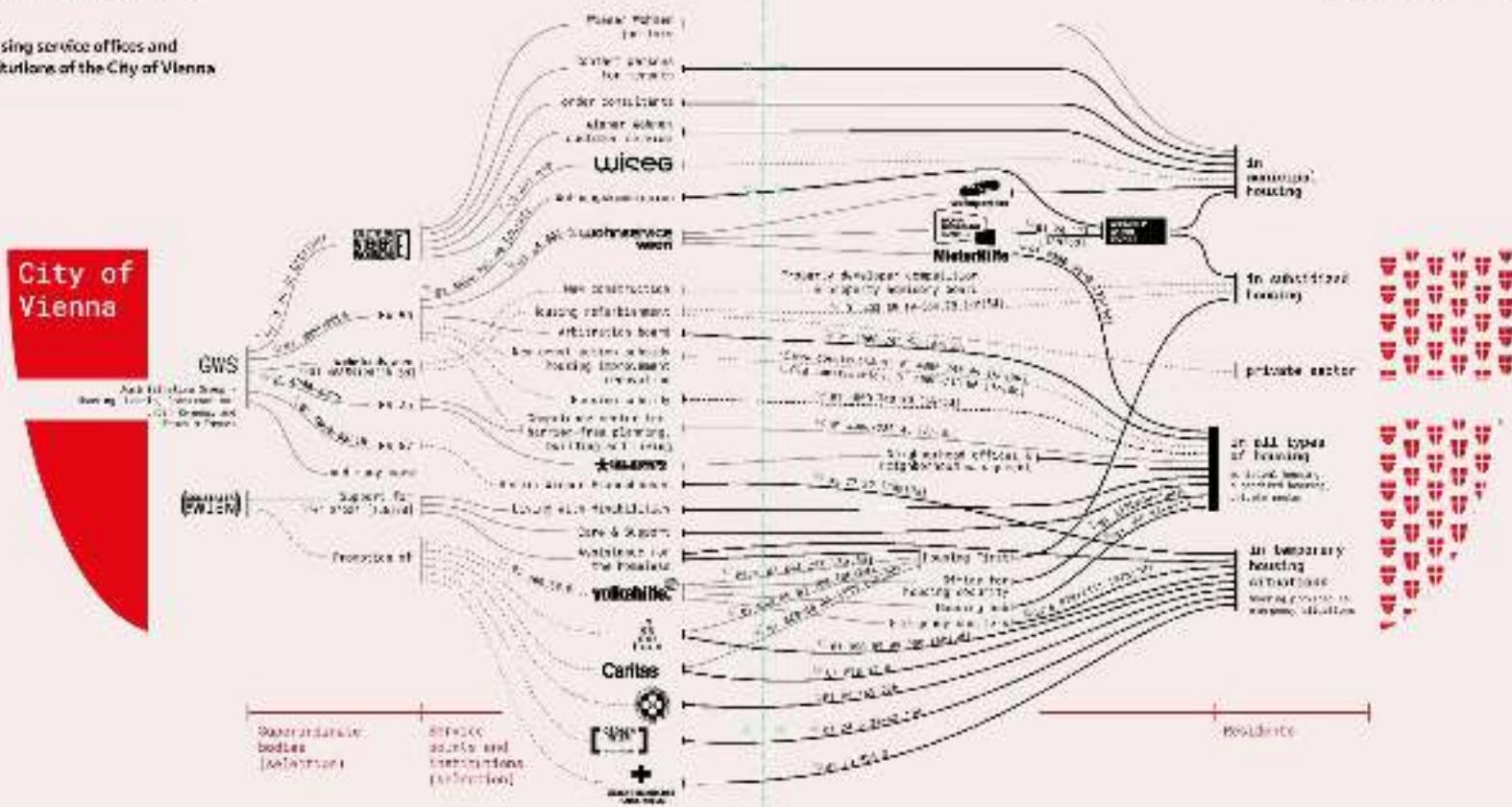


wohnfonds_wien: pregled novo izgrađenih objekata

MAMA VIENNA

Ind. Eng. Chem. Res., Vol. 45, No. 22, pp. 7210-7214, 2006
© 2006 American Chemical Society

Housing service offices and
institutions of the City of Vienna



© 2011 The Authors
Journal compilation © 2011 Association
of Medical and Dental Sciences

INTERVIEW

City includes an option

— solid line = associated
- - - dashed line = unassociated

The last and slowest time in

BU-56 Housing construction and finance
BU-57 Home ownership

BRIC is a research center. We have a range of preferences, from the most conservative to the most radical, the most moderate to the most extreme. These are the four main categories. The most conservative are those who believe that the market should be left alone. They believe that the market is the best way to allocate resources. They believe that government intervention is unnecessary. They believe that the market is the best way to allocate resources. They believe that government intervention is unnecessary.

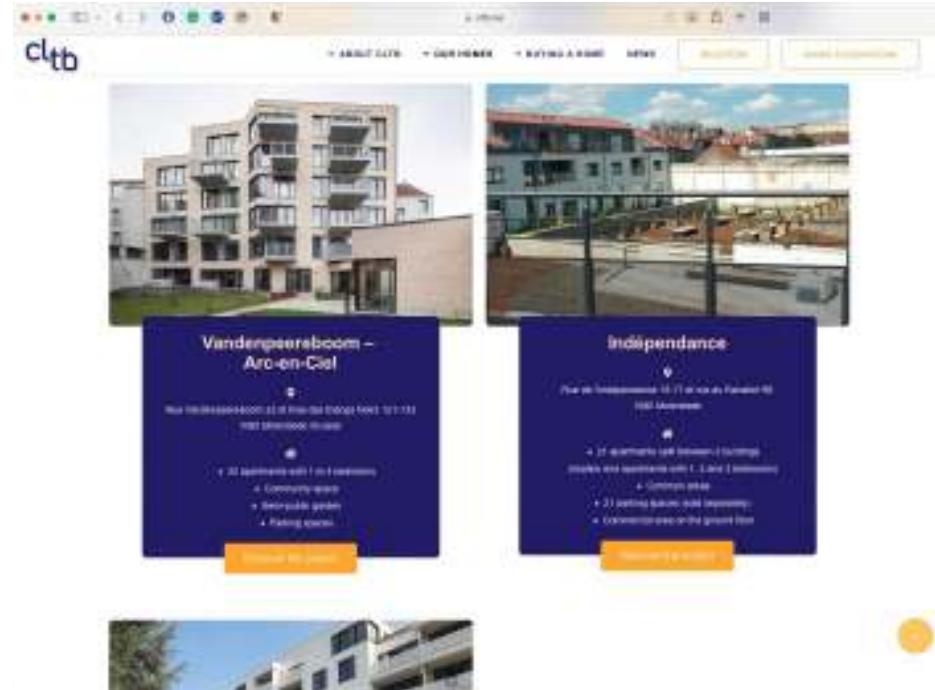
responsible, in their view, because research helps us to understand disease processes and provides information that can be used to develop new treatments. In addition, they believe that the public has a right to know about the results of the research, whether or not it is published. They believe it is the responsibility of the medical school to make the results available to a wide range of people, including the general public, through the media and other communication channels. The public has a right to know about the results of the research, whether or not it is published.

Brisel: zemljišni fond zajednice

Community Land Trust Brussels / CLTB

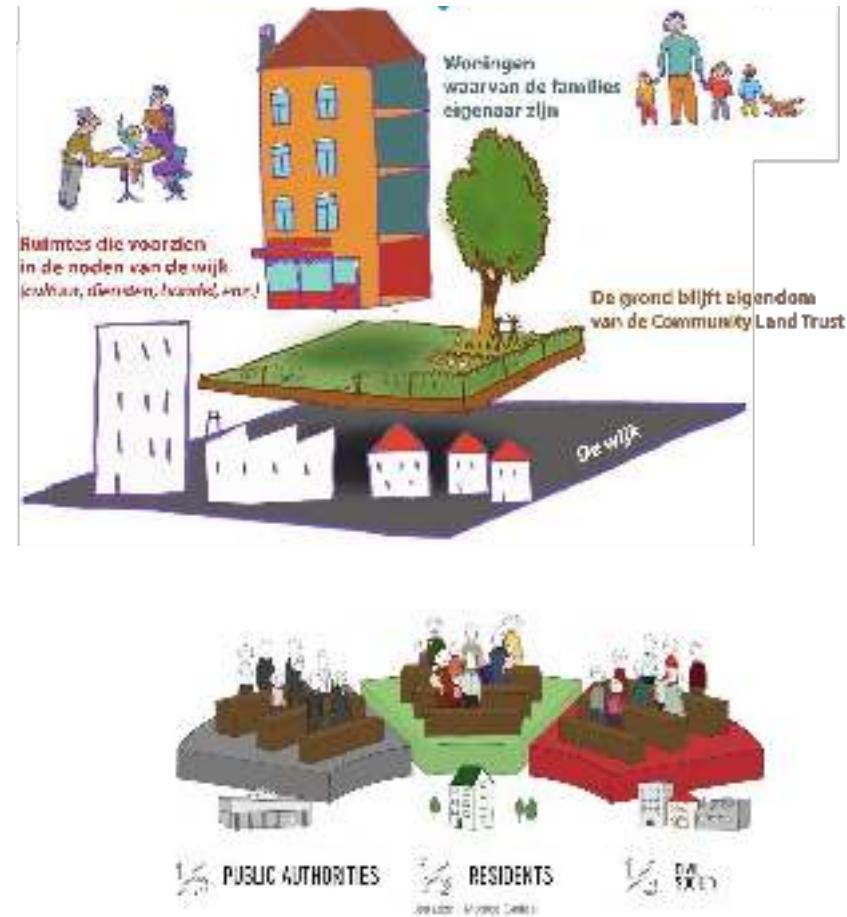
Zemljišni fond zajednice Brisel:

- nudi stanove u vlasništvu domaćinstvima sa niskim prihodima, 40% niže od tržišta
- po ugledu na CLT pokret u SAD
- Zakon donet 2012, prvi na teritoriji kontinentalne Evrope
- 2014 - 2018, 2 miliona EUR/godišnje za ravoj CLT projekata u Briselu
- realizovano 111 stanova, u pripremi 71, cilj do 2030: 1000 stanova



Uslovi

- Stanari su vlasnici stanova, ali ne i zemljišta. Pravno gledano zgrada i zemljiše su – odvojeni. Zemljiše trajno ostaje vlasništvo CLT-a. Bez cene zemljišta – mnogo jeftiniji.
- CLTB - nespekulativno stambeno udruženje - zemljiše za gradnju stiče donacijama ili subvencijama države/grada. Stanari plaćaju zakup zemljišta 10 EUR/mesečno po stanu.
- CLT-ijem upravljuju: $\frac{1}{3}$ (budući) stanari, $\frac{1}{3}$ predstavnici javne uprave, $\frac{1}{3}$ predstavnici civilnog društva (susedi).



Barselona: sasvím nova stambena politika

La Borda

- pionirski projekat pokrenut 2012, useljen 2018, višestrukko nagrađivan
- 28 stanova, zajednički prostori
- model: pravo korišćenja = kolektivno vlasništvo (delom suinvestoranje, delom zakup)



Ustupanje zemljišta

Pilot projekat, presedan: 2015.

ustupanje zemljišta od strane gradskog
veća Barselone zadruzi La Borda (u
okoviru bloka namenjenog javnom i
zadružnom stanovanju).

Pravo korišćenja zemljišta na 75 godina,
sa godišnjim zakupom.

2016: javni tender za 4 lokacije, 250
stanova > Barselona prvi grad u Španiji
sa projektima zadružnog stanovanja.



Stambena politika Barselone: 2015-2023

- Pored 8.000 stanova u javnom vlasništvu, grad razvio *public-community* (javno-zajedničko) partnerstvo sa neprofitnim stambenim organizacijama (stambenim zadrugama i udruženjima).
- Cilj: 1.000 stanova za 10 godina
- Gradsko veće ili privatni vlasnik dodeljuje nekretninu ili napušteno zemljište zadruzi za izgradnju (na 75 do 90 godina).
- Komitet za zadružno stanovanje (radna grupa u okviru Odbora za socijalno stanovanje, učestvuju predstavnici stambenih zadruga i etičkog finansiranja)



Stambene zadruge

- Obavezno: strogi ekološki kriterijumi, značajan broj prostorija koje promovišu zajednički život, zajedničko korišćenje osnovne infrastrukture i odgovornost korisnika u upravljanju.
- Klasifikovano kao subvencionisano stanovanje, zadrugari moraju biti upisani u registar stambenih tražilaca (stanovnici Barselone sa ograničenim ekonomskim resursima, koji nemaju drugu imovinu i koji imaju poteškoća da pristupe tržištu nekretnina).

Barcelona consta ja amb 18 projectes que sumen més de 400 habitatges en convivència o amb sòl disponible.

