

# Sostre Cívic

 @sostrecivic

## Right to use housing cooperative

An alternative way to access housing

Stemming from the cooperative and social movement





# Who we are?



**From 2004**  
Pioneer organization



**+ 1.200**  
members



**27 cities**  
in **Catalonia** and **Balearic Islands**



**14 groups**  
searching opportunities



**11 projects**  
**co-living**  
+140 dwellings

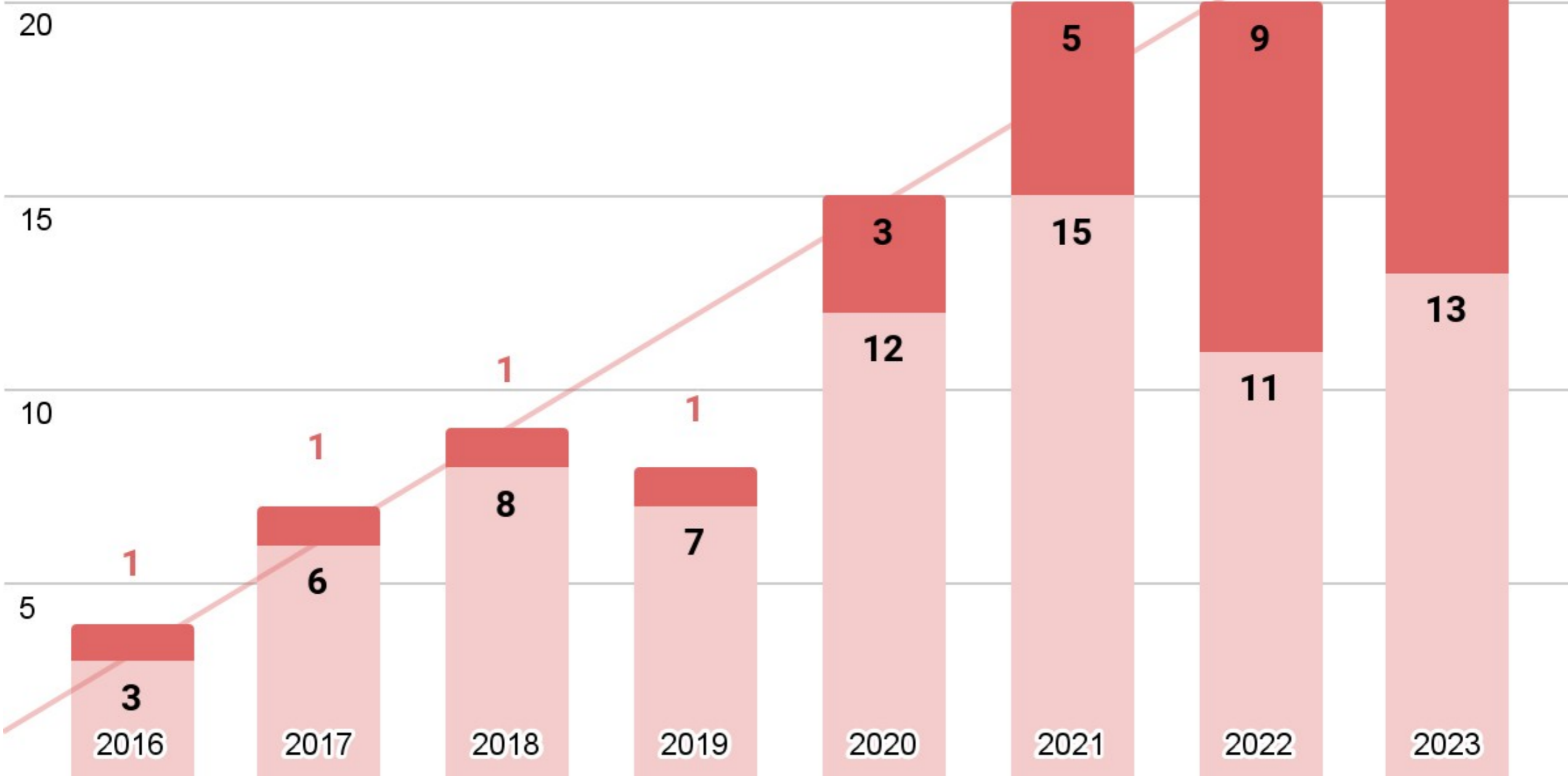


**Self-developing**  
**13 projects**  
+300 dwellings



## Sostre Cívic housing projects

Living Developing





FRANCE

SPAIN

Barcelona  
(CATALONIA)

The total housing cooperatives in Catalonia developing /co-living **+30** projects

**+550** dwellings

  
**24** projects  
**547** dwellings

# Housing in Spain: a right not guaranteed

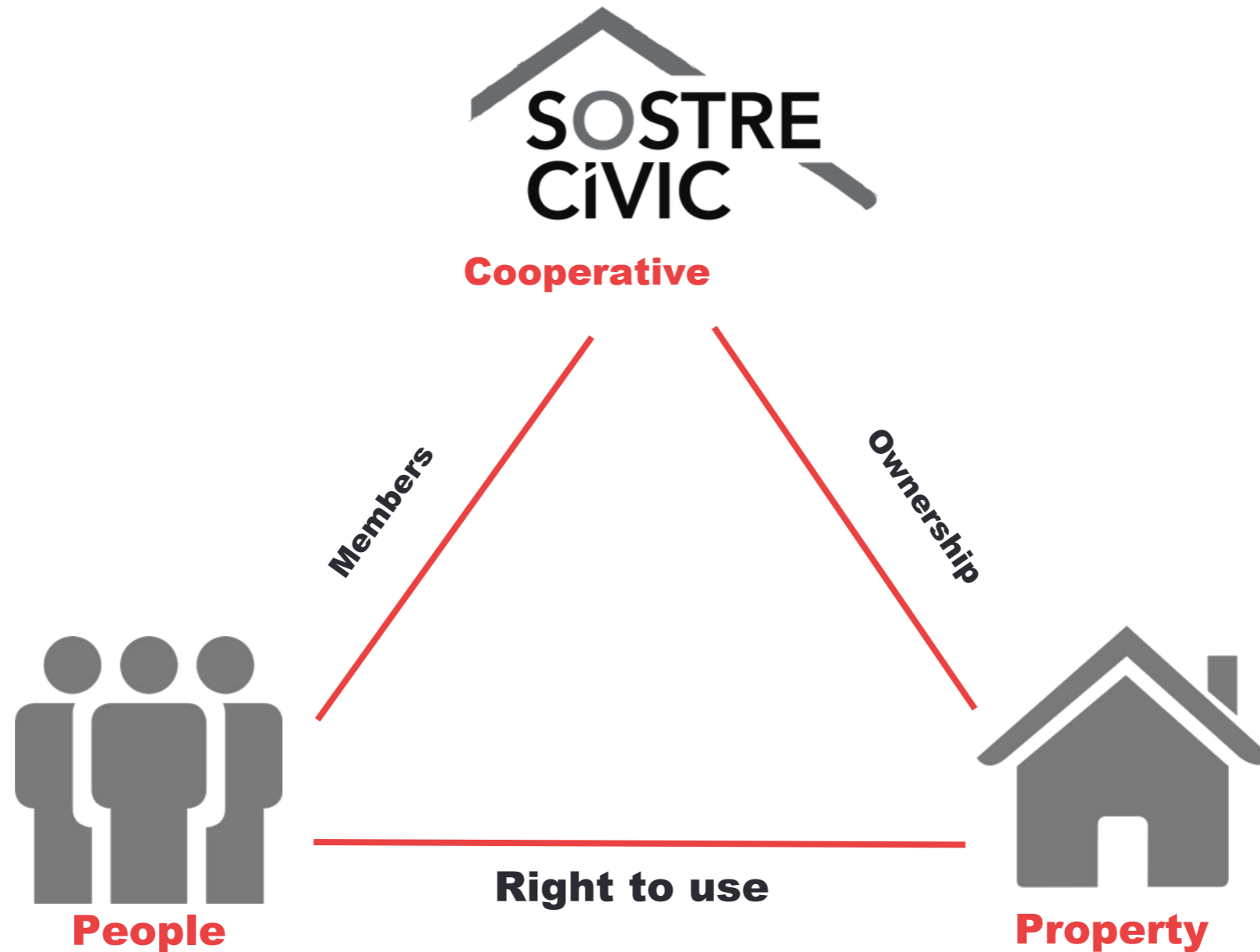
**Private property:  
76%**

**Rent to income  
ratio**

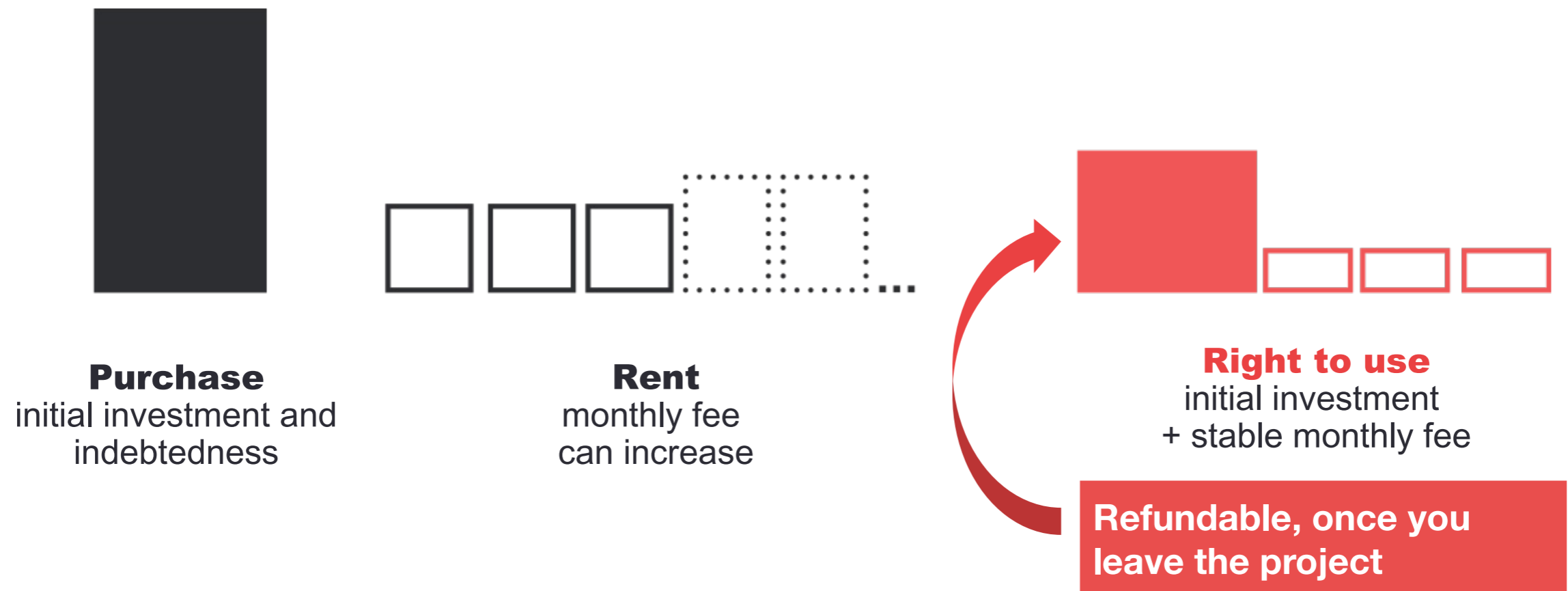
**Catalonia: 57%**  
**Spain: 40%**

**Social housing  
stock: 2.5%**

# Collective ownership

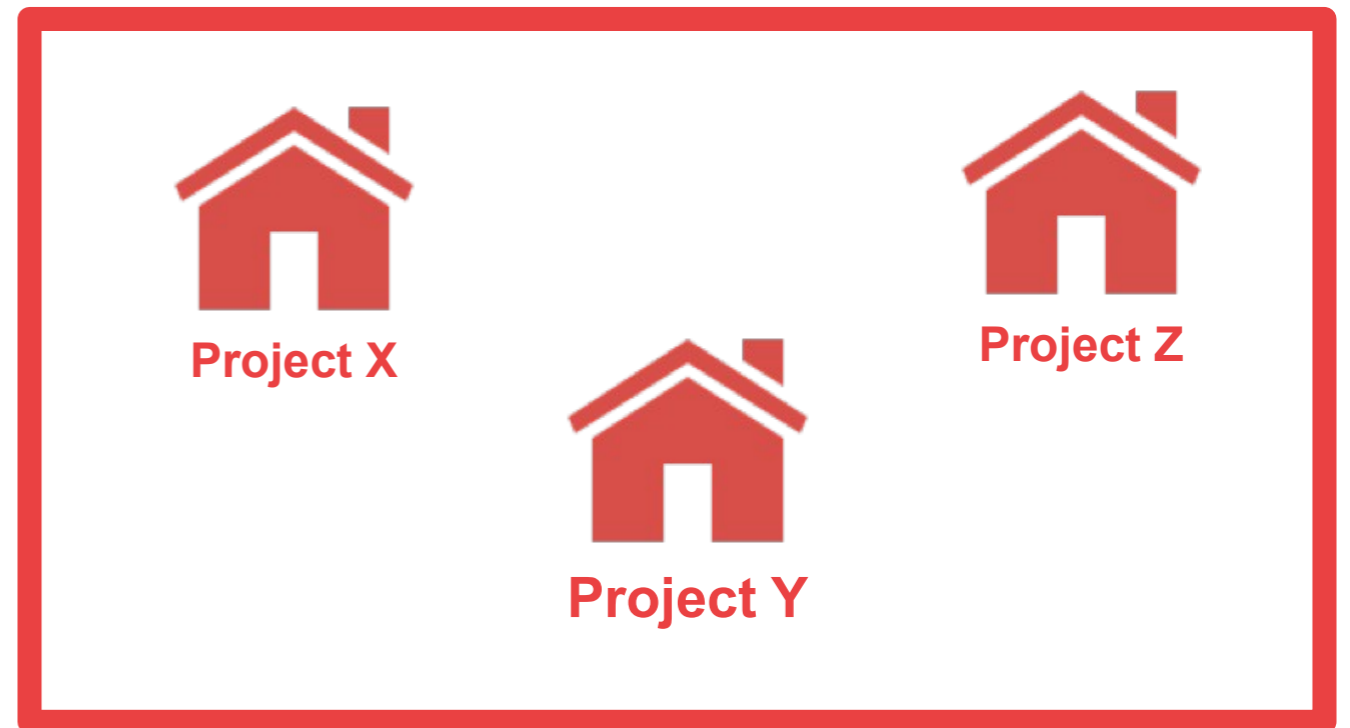
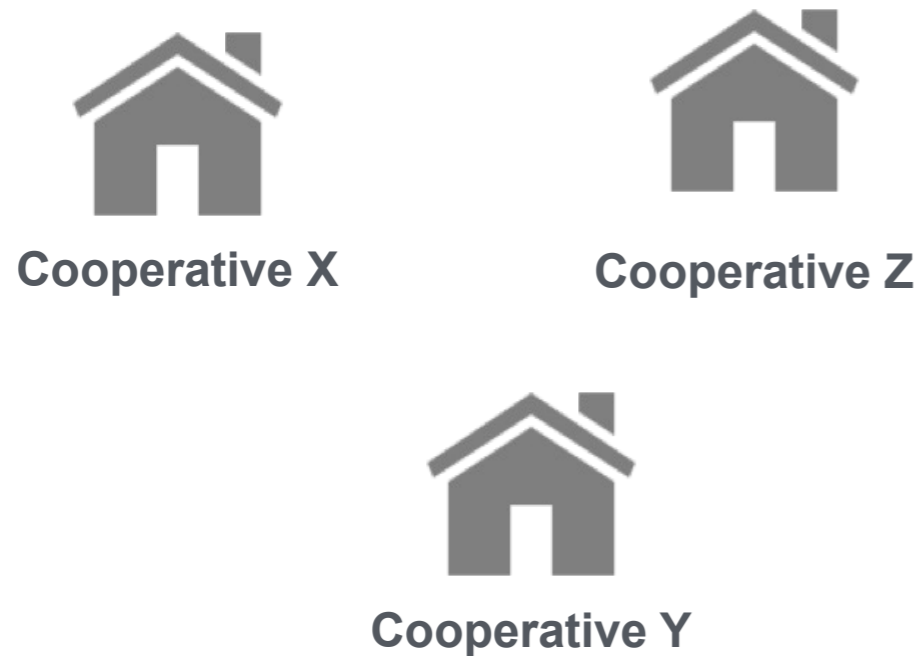


# Right to use: no rent, no purchase



# A multiple-project cooperative

Sostre Cívic is a single entity that **promotes various cooperative housing projects**. Each project is managed independently, and it has separate financial management and funding.



**Multi-project cooperative**



# A multiple-project cooperative

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**Facilitates**  
new projects



**Mutual**  
**support**



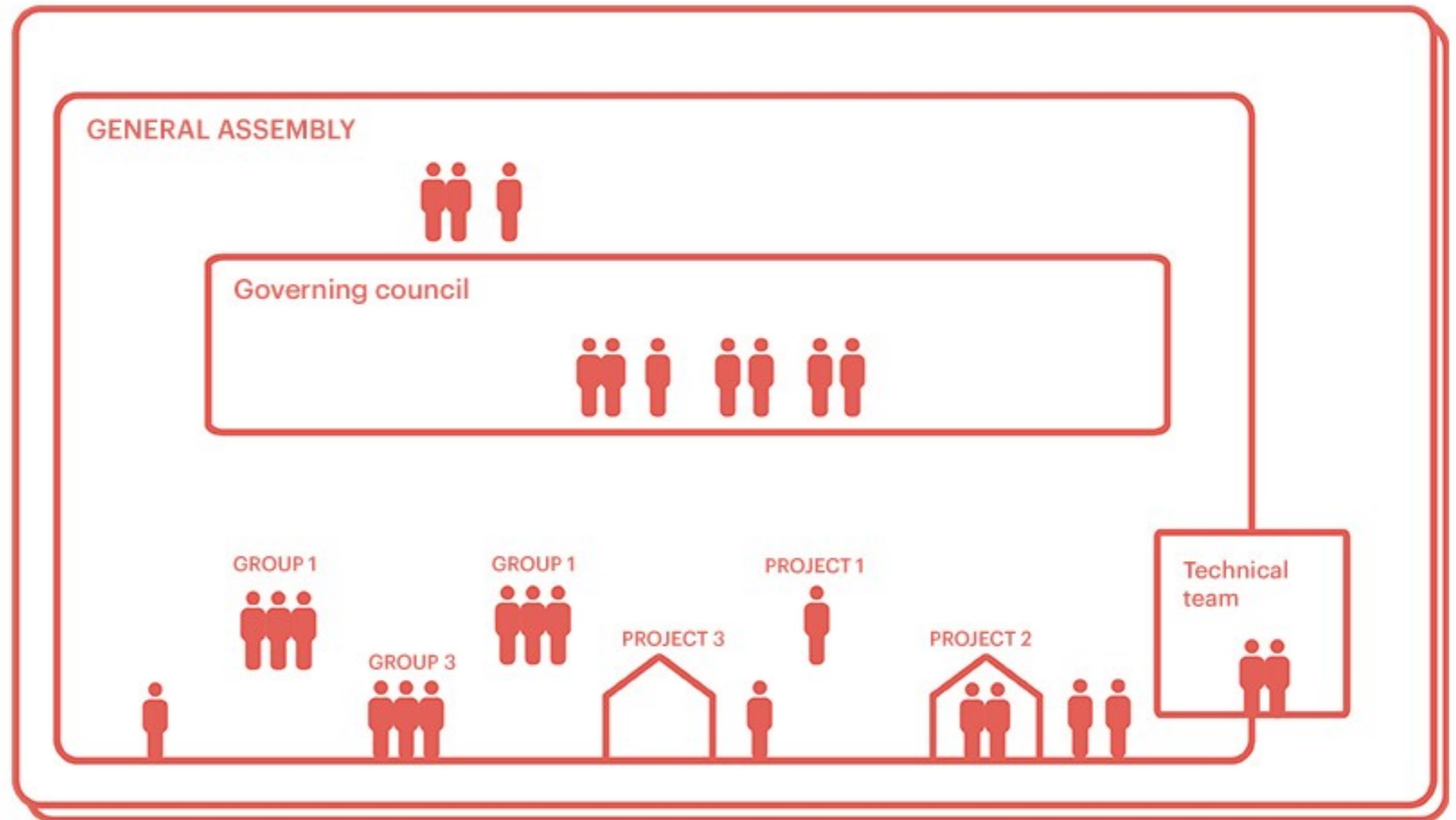
**Permanent**  
**affordability**

# **Assembly-led organization**

**1200 members**



# Assembly-led organization



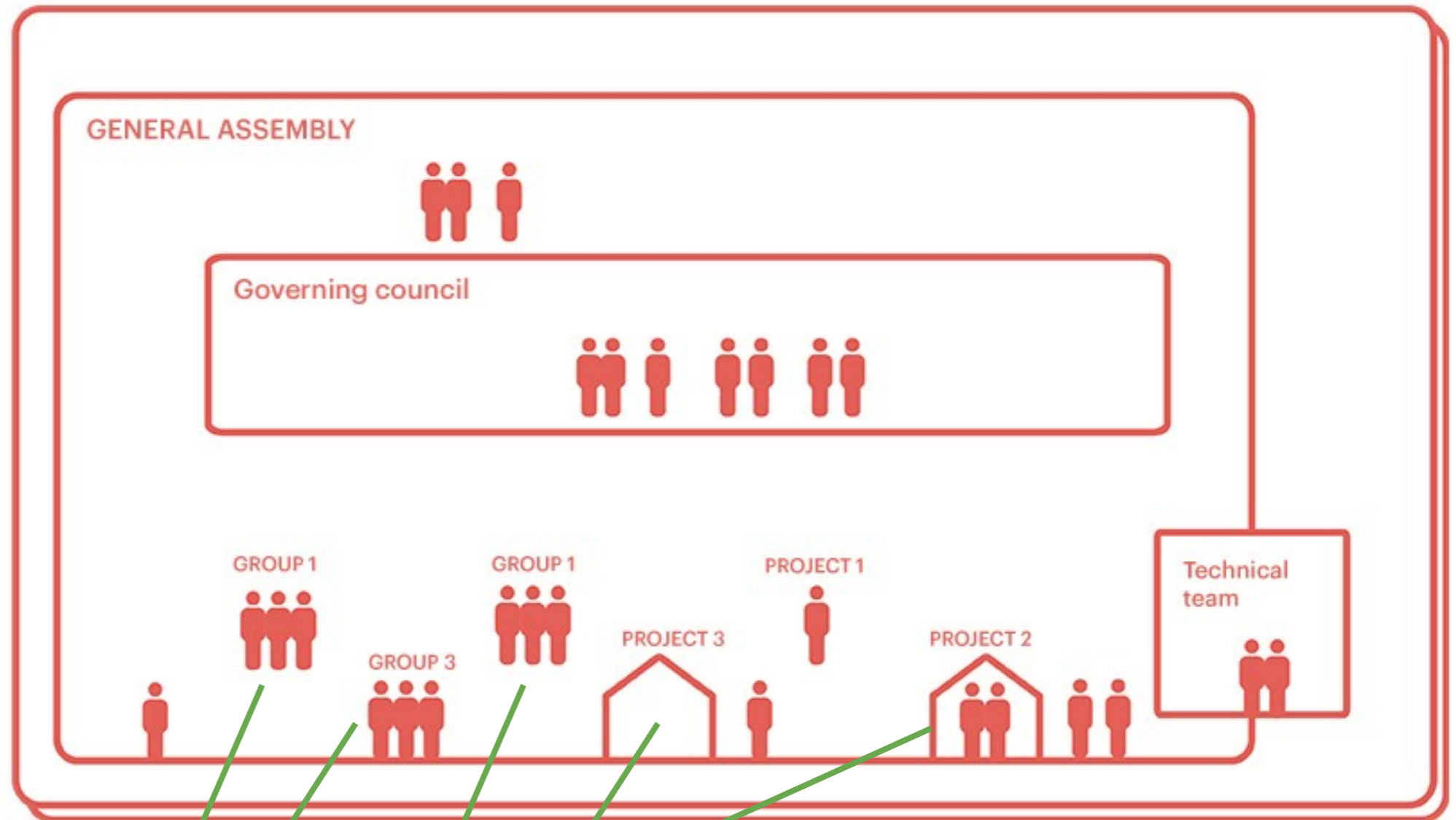
## General area

- Executive commission
- Elder section
- Economy section
- Assets section
- Construction section

## Projects area

- Projects council
- Groups meeting
- Members meeting

# Assembly-led organization



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## Individual projects

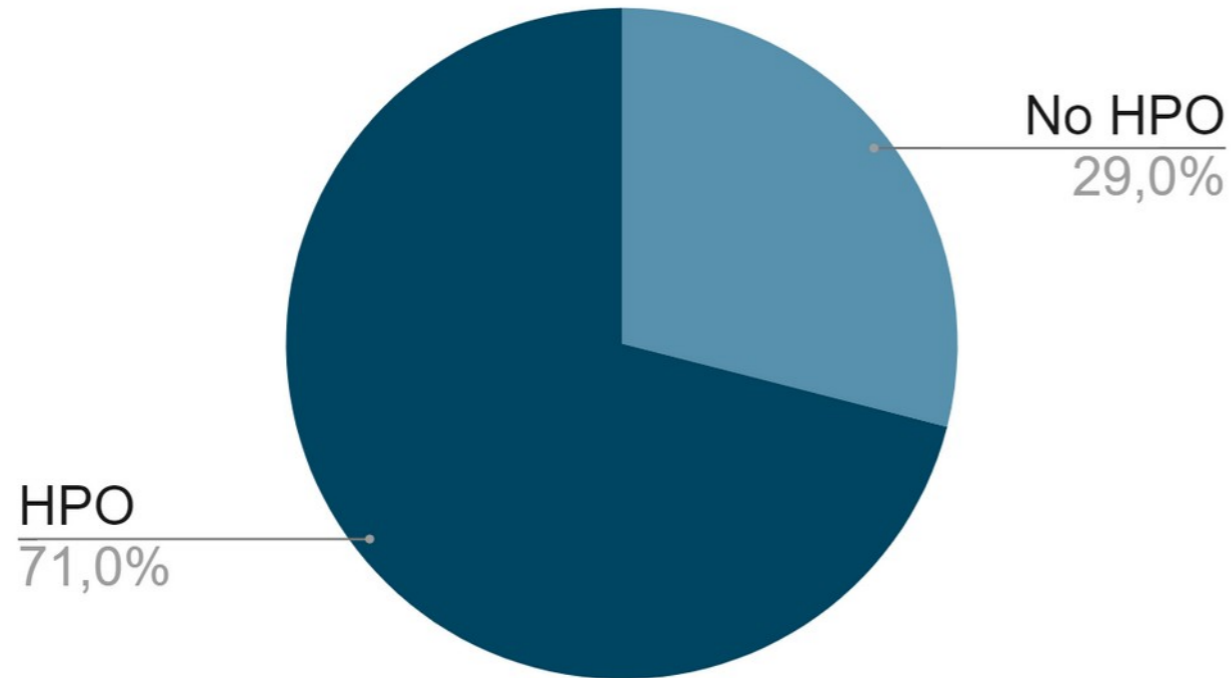
- |                        |                  |
|------------------------|------------------|
| General Assembly       | Economy com.     |
| Co-living and care com | Maintenance com. |
| ...                    | ...              |

# General information

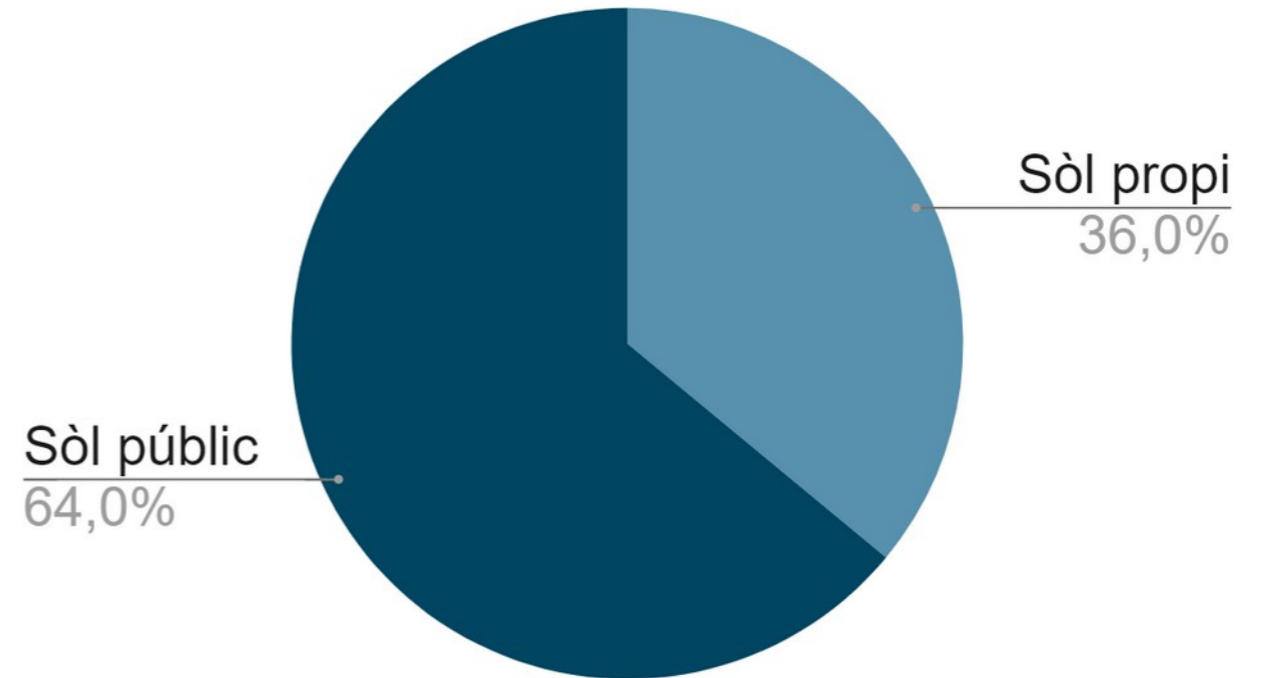
	2023		Forecast 2025	
	Projects	Dwellings	Projects	Dwellings
<b>Living</b>	11	166	17	283
<b>Developing</b>	13	381	13	352
<b>Total</b>	<b>24</b>	<b>547</b>	<b>30</b>	<b>635</b>

# General information

**Social housing**

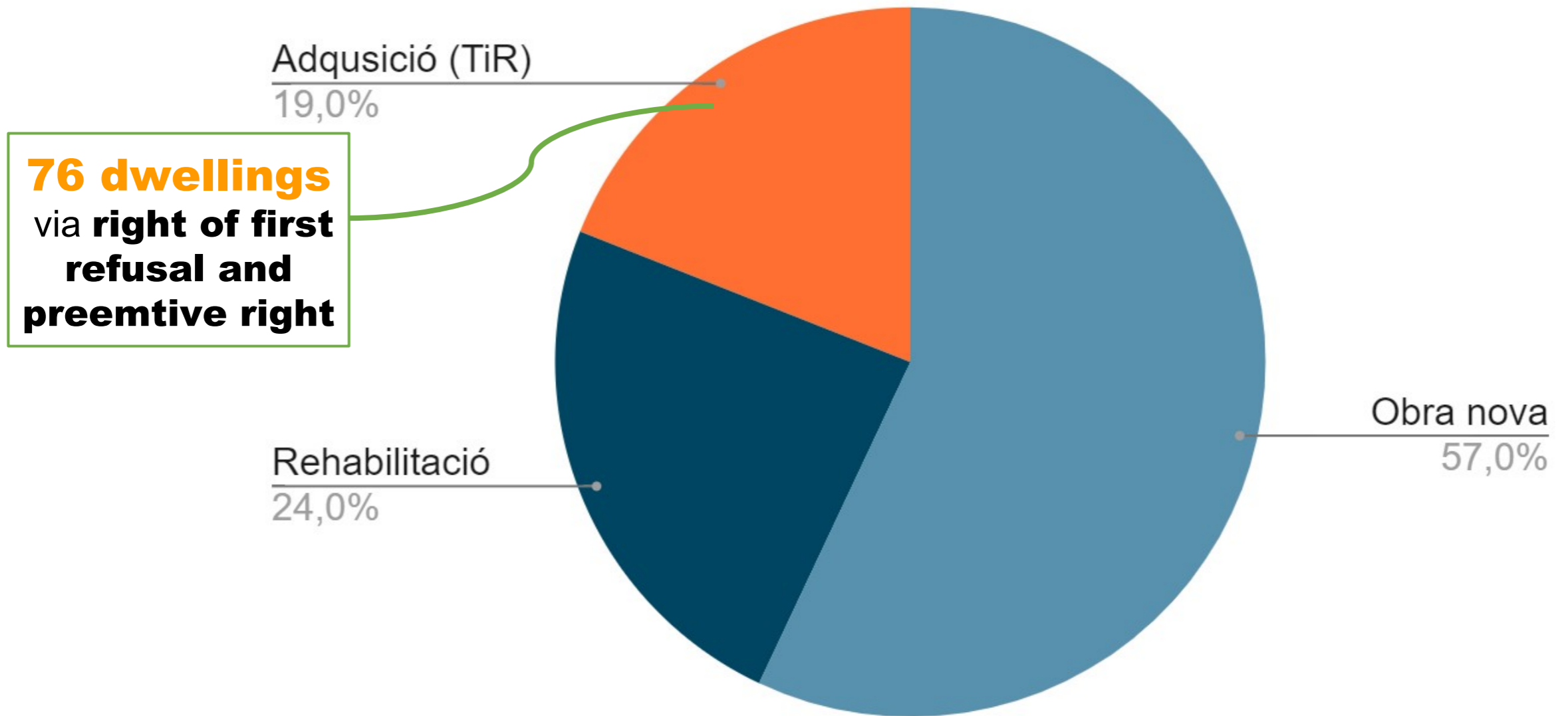


**Type of land/asset**



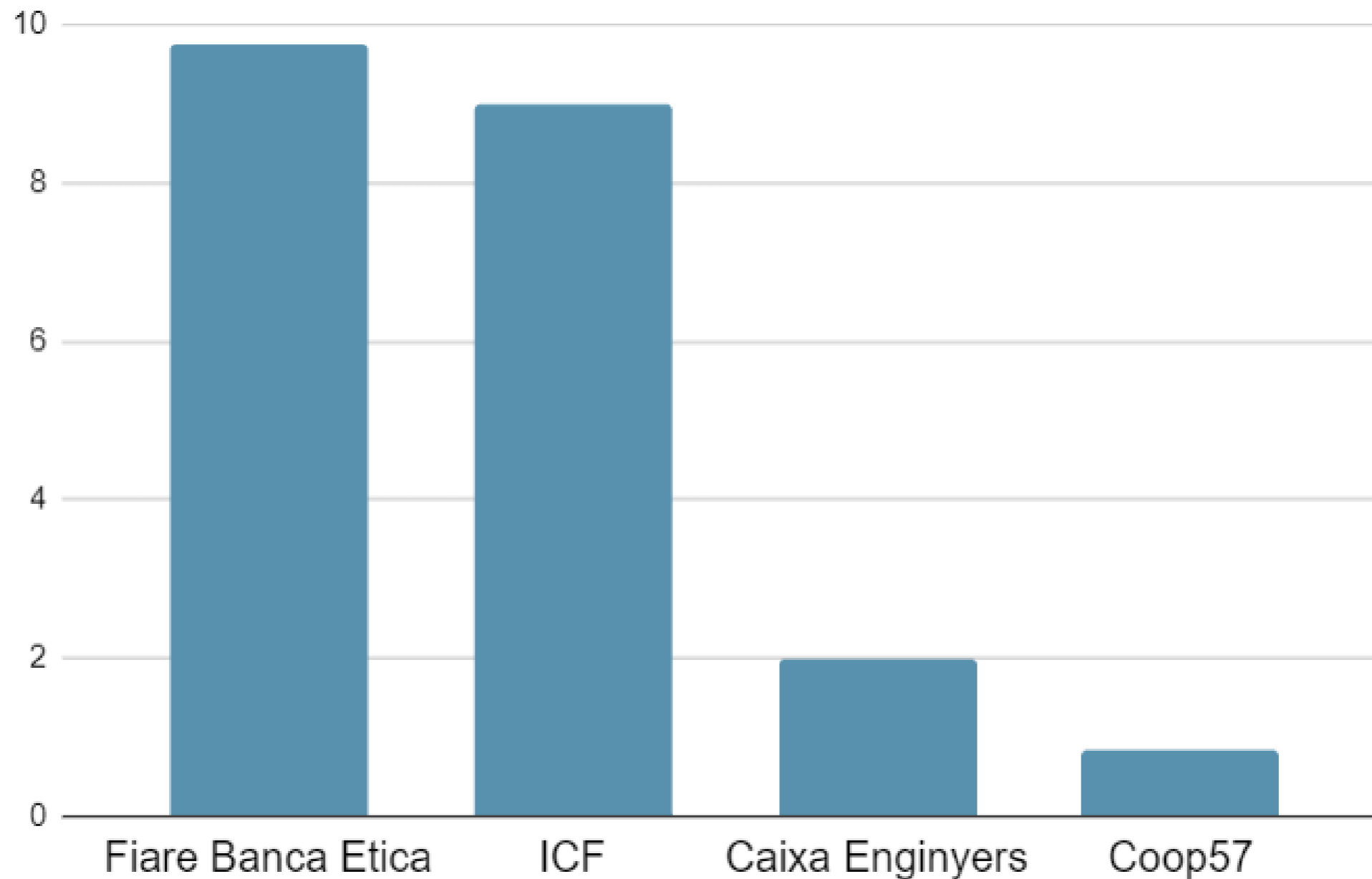
# General information

## Type of project



# Financing

In M€, formalized and approved loans





# Principles and values

**non-profit  
& social  
economy**



**affordable  
housing**



**self-  
management  
empowerment**



**sustainability**



**right to  
housing  
& social  
justice**



# LA CONS TRUCTIVA.



CONSTRUCTORA COOPERATIVA

## ETHICAL AND SUSTAINABLE CONSTRUCTION

- Non-profit Services Cooperative
- **4 works:** 88 dwellings, 9 million EUR



### **Ethical Construction:**

Members participate during the process, creating more transparent and fairer intermediary framework



### **Social Construction:**

Recruitment of companies from the social economy



### **Sustainable build:**

30-40% reduction in energy demand (with respect to conventional housing)



# Cooperative housing for youth and elders



Affordable housing projects for people under 35



Self-managed care homes for elders. Against the commodification of old age

# Public-cooperative collaboration



## Grant to use **public land** or **property**

During 75-99 years,  
by law



## Government grants and loans

Examples:

- 1) Catalan government grants 5000€ per dwelling with a maximum of 125 000€
- 2) Catalan government gives competitive loans for social housing
- 3) Local governments give fiscal advantages to housing cooperatives



## **Private property** acquisition

# Networking

## Structuring the cooperative housing sector



## Social developers



## Social economy



## International



Co-operative Housing International  
A Sector of the International Co-operative Alliance



# Featured projects

# Princesa 49

**Barcelona**

**Public land**

**Direct awarding**

**Rehabilitation**

**Number of units**

5 dwelling 43–65m<sup>2</sup>

**Economic impact**

Initial contribution:

€10.800

Monthly fee

€550



# La Balma

**Barcelona**

**Public land**

**Awarding by tender**

**New construction**

**Number of units**

20 dwellings 49 - 75m<sup>2</sup>

**Economic impact**

Initial contribution: €33.000

Monthly fee: €520





# Cirerers

**Barcelona**

**Public land**

**Awarding by tender**

**New construction**

**Number of units**

32 dwellings 40 - 64m<sup>2</sup>

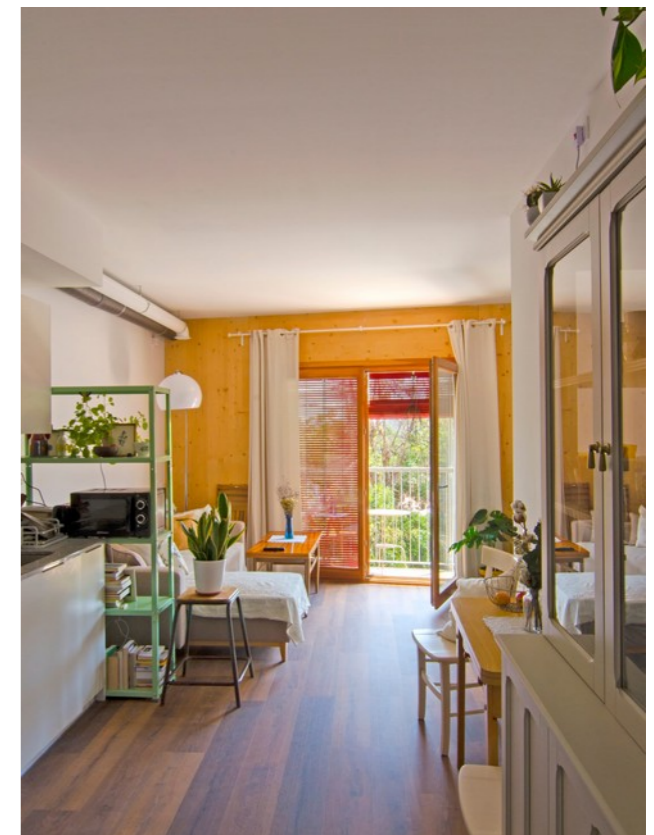
**Economic impact**

Initial contribution:

€22.500

Monthly fee:

€420



# La Xicoira

**Olesa de Montserrat  
(Barcelona)**

**Purchase from the  
private market  
Rehabilitation**

**Number of units**

25 dwellings 40-60m<sup>2</sup>

**Economic impact**

Initial contribution: €8.500



# La Sala

**Calonge i St. Antoni  
(Girona)**

**Purchase from the  
private market  
Rehabilitation**

**Only for young people**

**Number of units**

14 dwellings 40-60 m<sup>2</sup>

**Economic impact**

Initial contribution: €9.000

Monthly fee: €400



# El Turrós

**Argelaguer  
(Girona)**

**Purchase from the  
private market  
Rehabilitation**

## **Number of units**

Unique unit of coexistence for 10 people: there are no private spaces that are complete homes.

## **Economic impact**

Initial contribution: €15.000

Monthly fee: €400



## Sant Hilari Sacalm (Barcelona)

**Purchase from the  
private market  
Rehabilitation**

### **Number of units**

30 dwellings 71m<sup>2</sup>

**Common spaces** 718  
m<sup>2</sup>

### **Economic impact**

Initial contribution: €35.000

Monthly fee: €890



# Walden XXI

**Sant Feliu de Guíxols  
(Girona)**

**Purchase from  
the private market  
Rehabilitation**

**Number of units**

31 dwellings 45m<sup>2</sup>

**Common spaces** 636 m<sup>2</sup>

**Economic impact**

Initial contribution: €45.000





sostrecivic.cat

