

calico

Care and
Living in Community

PRESENTATION FILE



www.calico.brussels - info@calico.brussels



BRUSSELS HOUSING
BRUSSELS REGIONAL PUBLIC SERVICE



EUROPEAN UNION
European Regional Development Fund





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Presentation

CALICO, 'CAre and Living in COmmunity', is a project of 34 apartments in cohousing providing a generational and social mix in interaction with its neighbourhood. Its priorities are gender perspective, the integration of birth and end-of-life at the heart of the community, care, and access to housing within the framework of a Community Land Trust, i.e. land managed as a common good.

The CALICO project received co-financing from the European ERDF fund under the call for projects **«Urban Innovative Actions»**. Started in **November 2018**, it will end in **October 2021** with its inhabitants expected to move in in **summer 2021**.





In a few words



Antispeculative

CALICO is a Community Land Trust. By securing the land in a public utility foundation, we will ensure the homes' long term affordability.



Life cycles

CALICO integrates a facility for birth and end of life for those who desire to give birth or leave life in a familiar, community oriented environment surrounded by their loved ones.



Gender

CALICO integrates a gender perspective in the project as a whole.



Neighbourhood

CALICO will be open and integrated within its neighbourhood, and will have a common garden and a shared space.



Care

CALICO will put in place a mutualised care system bringing volunteers and professionals together.



Intergenerational

CALICO will ensure a generational mix within each housing cluster.



Participation

CALICO is carried by its inhabitants and built with them.



In more detail

1. Community Land Trust housing

CLTs (Community Land Trusts) are organizations that acquire land to manage it as a common good, together and in the interest of the community. The system originated in the 1970s in the United States. CLTs can take many forms, but some basic principles remain unchanged: ownership of land is separated from ownership of buildings, allowing low-income households to buy housing at a lower price than market price and allowing the price of housing to remain affordable for subsequent generations, thanks to fixed resale rates tied to the land which stays CLT ownership.

The **CLT of Brussels (CLTB)** has been in existence since 2012. The first CLT in continental Europe and co-coordinator of CALICO with the **Brussels Capital Region**, it is internationally recognized as a pioneer in its field and twice funded by the European Union for innovative projects. By using housing as a means of integrating populations in difficulty, it involves its candidate owners at each stage of housing production, in order to nurture empowerment and social cohesion of local populations.



2. A birth and end-of-life facility within community-led housing

The concept of «mourance», developed by psychologist and psychotherapist Lydia Müller, seeks to integrate death and grief into the process of life, as part of a cycle and not an end. The integration within CALICO of a birth and end-of-life facility will provide adequate spaces for people wishing to give birth or leave life in an empathetic and familiar environment. Integrated within the housing cluster, it will be coordinated by the partner **Pass-ages**. This association's purpose is to create a benevolent living space in Brussels, open to its environment, designed to welcome anyone who wishes to live these «life passages» naturally, in harmony and in connection with others, accompanied by professionals and volunteers.

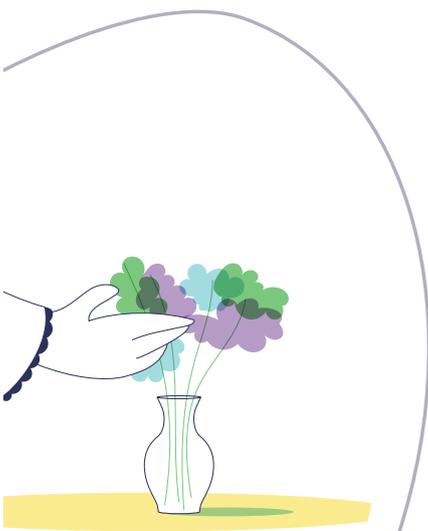


3. Housing focused on gender issues

In terms of precariousness, gender is an aggravating factor, and this has a mechanical impact on women's access to housing. In Belgium, the gender pay gap is 21% while the pension gap is 26%. In addition, 80% of parents raising single children are women. Furthermore, there are various gender-based factors of discrimination related to housing accessibility, which partly explain the fact that the number of homeless women almost tripled between 2002 and 2011 (Lelubre, 2012). **Angela D** is CALICO's partner association responsible for putting gender issues at the center of our housing project through awareness-raising and training activities on gender equality issues.

4. Care integration

The **EVA bxl** association, alongside **VUB** and housing partners, will be in charge of integrating care into the home through a series of interactions between volunteers and medical professionals. The English word «care» used in French characterizes a helping relationship, within a family or in a professional setting; it refers both to the activity of caring for a person who depends on it, as well as how this care is received, its uniqueness residing in a sharp combination of technical and emotional skills. It is a way of taking care of the other person while taking that person into account as a whole being. Care will be integrated in a participative and comprehensive way within the housing cluster.



5. Intergenerational housing

Ageing of the population is a phenomenon that affects Belgium as much as its neighbours. The risk of isolation of older people increases as a society becomes more individualized, and their meagre incomes rarely give them the opportunity to live in affordable and adequate housing. By ensuring that all generations are represented within its housing project, CALICO will allow seniors not only access to affordable housing, but, if they so wish, they will have the possibility of always being in the company of others while actively participating in the life of the housing cluster. The younger residents will be able to enjoy presence and transmission from elder residents.



6. Neighbourhood integration

With a space open to local initiatives and projects designed in collaboration with its neighbourhood, CALICO will be a full-fledged player in the local urban fabric. The **VUB University** is responsible for analysing the success of the project and disseminating it. The Brussels-Capital Region's initiator of territorial development and its study and expertise centre, **perspective.brussels**, will provide its expertise in the local urban fabric through its Referent for Housing.



7. An innovative cooperative model

20 of CALICO's apartments will be bought and financed by two cooperatives managed by the partnership, and then rented out to tenants. Pass-ages' apartments will be bought by a cooperative built and managed by its inhabitants. Angela.D's apartments will be owned by the real estate investment cooperative « Common Ground », an initiative of several Brussels associations. Most of the apartments will be rented under social housing rates thanks to social housing agency « Logements Pour Tous ». The land will stay within ownership of the CLTB foundation, in order to maintain anti-speculation clauses on the housing units. This model will reinforce participative governance in rental housing and reinforce the use of both social rental housing and private financing within perpetually affordable social housing.



34 LOGEMENTS CRÉÉS

8. An answer to the challenges facing Brussels

At 1.2 million inhabitants, Brussels is a world-oriented metropolis, thanks to its status as capital city of Europe, its cultural diversity and its central spot at the center of North-West Europe.

As is the case in many other big European cities, Brussels is experiencing difficulties in housing access. Those difficulties mostly affect vulnerable social classes such as women, elderly people, low-income families and migrants. Often, they have to spend over 60% of their income on housing.

One specificity of Brussels is that it has a young population with one of the highest demographic growths in Europe of the last 20 years. However, Brussels is also just as concerned with problems related to an ageing population as the rest of Europe. New, specific needs appear, notably in terms of care. Innovative approaches are needed to strengthen peoples' autonomy within their living spaces and develop intergenerational solidarity.

It is in order to answer in an integrated manner to these challenges that Brussels' public powers, associations and universities have joined forces to take part in project CALICO (Care and Living in Community).





The partnership

Main partners



EUROPEAN UNION
European Regional Development Fund



The **Community Land Trust of Bruxelles**, active in the production of antispeculative and affordable housing for low-income households since 2012, manages one of the housing clusters and the real estate operation.



Brussels Housing (Brussels-Capital Region) is the Main Urban Authority and co-coordinator of project CALICO.



Pass-ages manages the facility for birth and end-of-life integrated in one of the housing clusters.



Angela. D manages one of the three housing clusters and works towards a common appropriation of the gender perspective with all project partners.



Eva bxl works in the field of mutual care in Brussels and organizes the integration of mutual care practices within CALICO.



VUB is the university in charge of the project's evaluation and replicability assessment, as well as studying its impact on the neighbourhood.



Centre for expertise and initiator of Brussels' territorial development strategy, **perspective.brussels** brings its expertise to CALICO through its Referent for Housing.

Associated partners, not included in the European financing of the project



The **Commune of Forest** works with CALICO to help its integration within the neighbourhood.



The **social welfare centre (CPAS) of Forest** will manage the Housing First units.



Social housing agency **Logement Pour Tous** will manage CALICO's social rental housing units.



Association **Diogènes** will be accompanying the Housing First units in partnership with the CPAS of Forest.



Fair Ground is a social real estate cooperative. They will buy all apartments managed by Logement Pour Tous destined to Angela.D's candidates to housing.





Illustrations, situation and representation

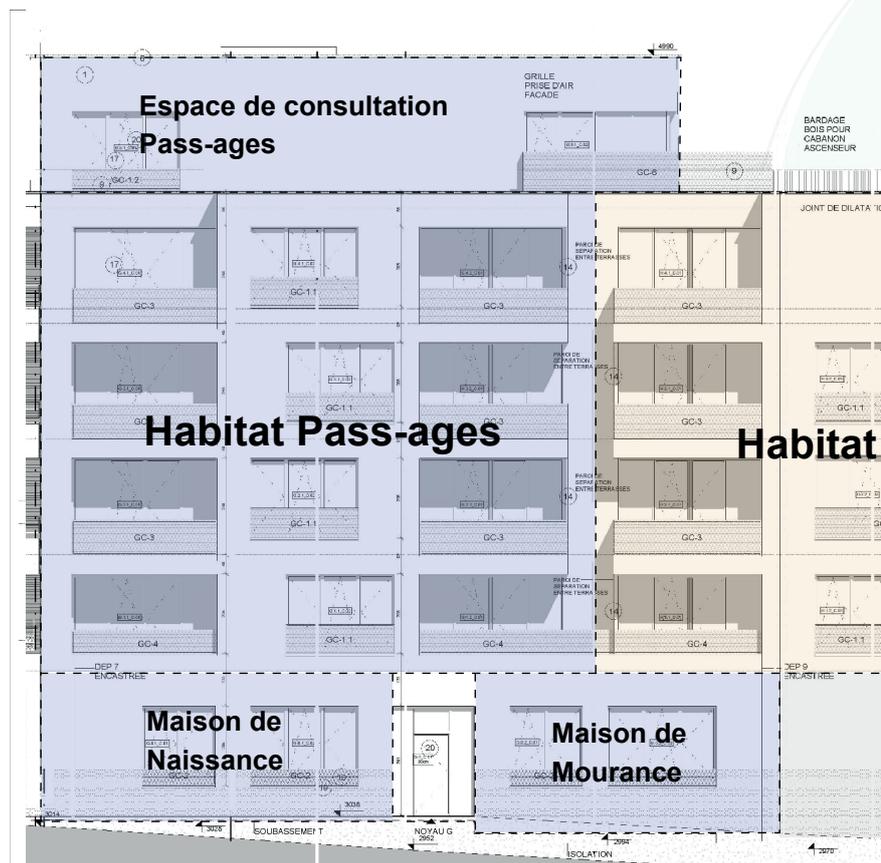
Building promoters' illustrations of finished building



Seen from rue du Delta



Seen from the shared garden

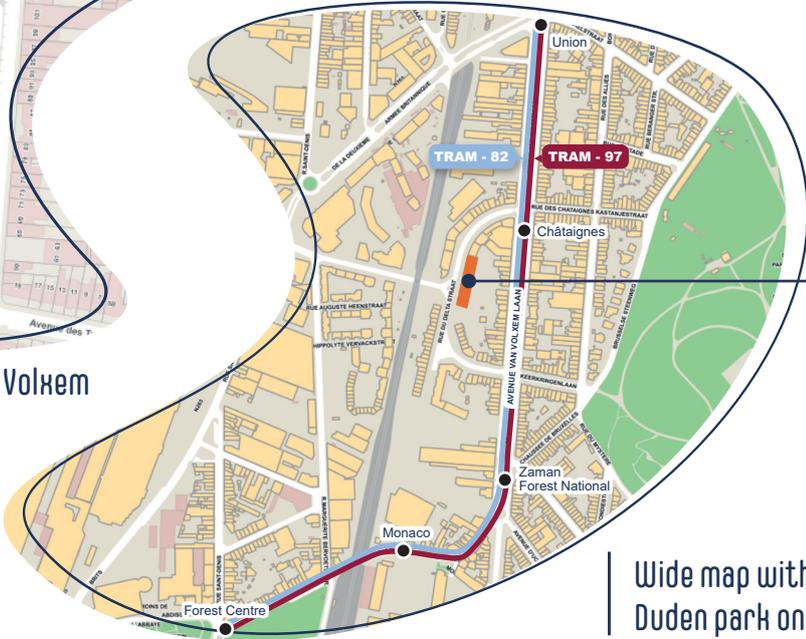


CALICO's neighbourhood

Rue du Delta, 1190 Forest



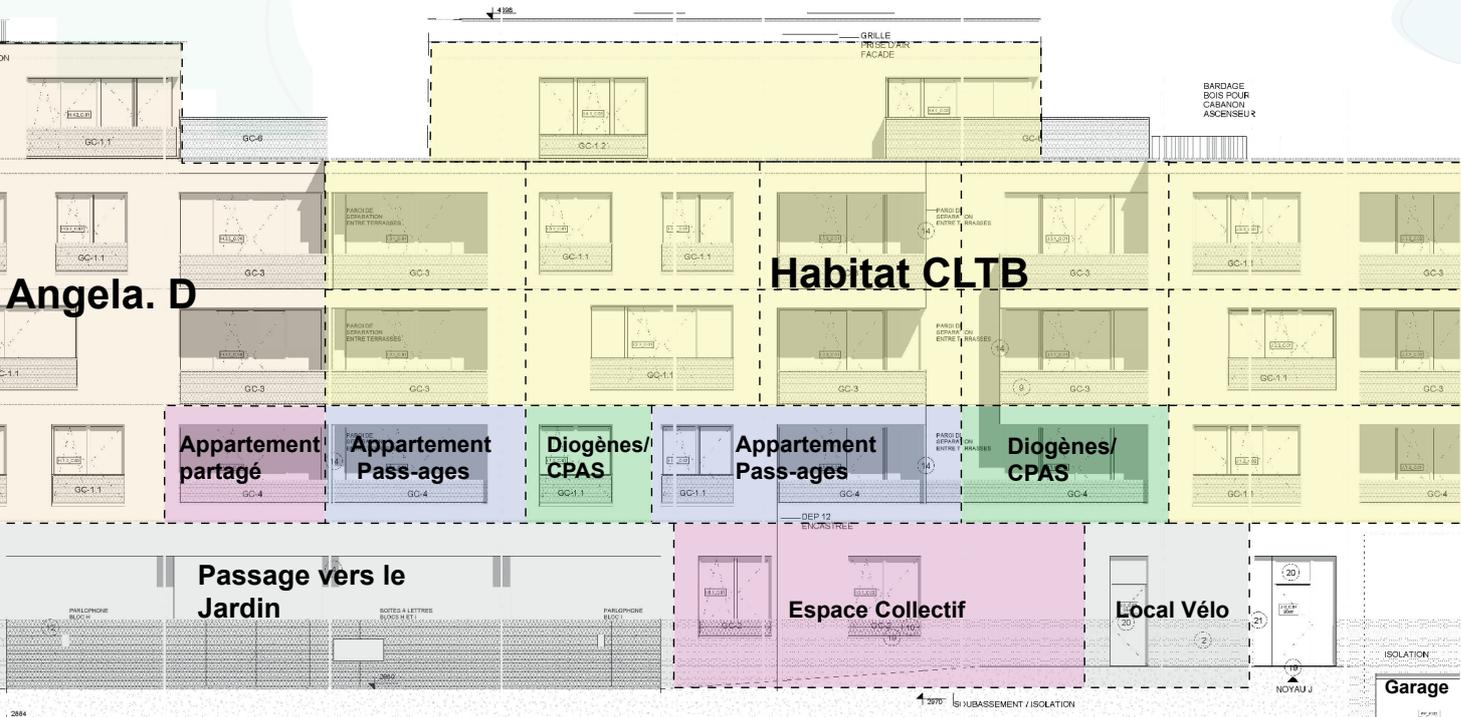
Closer map with avenue Van Volxem in the middle



Wide map with Duden park on the right

Simplified representation

CALICO housing units as seen from the facade of the building







Awards & Recognition

Prizes :

Selected as part of the third call for projects of Urban Innovative Actions : <https://www.uia-initiative.eu/en/uia-cities/brussels-capital-region>

Finalist of « Wellbeing Cities Awards » 2020 : <https://newcities.org/2020-wellbeing-cities-award-brussels-belgium>

In the media :

La Libre Belgique, « L'Europe alloue 5 millions d'euros à un habitat groupé solidaire », 18 octobre 2018.

Bruzz, « VUB monitort Community Land Trust-project met 33 woningen », 26 mars 2019.

Metro, « VUB-wetenschappers monitoren drie jaar lang Brussels woonproject » , 26 mars 2019.

La Libre Belgique, « L'habitat intergénérationnel était au coeur de l'actualité », 28 mars 2019.

Plus Magazine, « VUB-wetenschappers monitoren drie jaar lang Brussels woonproject », 26 mars 2019.

Fondation Roi Baudouin, « Un logement accessible et du lien social », 24 septembre 2020.

Les échos du logement, « Calico. Soins, genre et rencontre inter-générationnelle au coeur d'un habitat en commun », 29 septembre 2020.

Tome 3 de la collection Architectures Wallonie-Bruxelles, Cellule architecture de la Fédération Wallonie-Bruxelles, printemps 2020.

La Libre Immo, « Un concept nouveau d'habitat groupé intergénérationnel va voir le jour à Forest », 1er mars 2021.

La Libre Immo, « Fair Ground, la coopérative immobilière qui ambitionne de repenser nos quartiers », 8 avril 2021.

In conferences :

Midi du logement, 27 mars et du 23 avril 2019, Bruxelles :
« Présentation du projet innovateur de cohabitation CALICO ».

Cities Forum, 3 février 2020, Porto, « Community-led housing practices ».

Cities engaging in the right to housing, 24 avril 2020, en ligne,
« Community-led practices: cooperative, co-housing and CLT practices ».

Fit for future housing conference, 9 septembre 2020,
« The Just City session ».



For more information :

www.calico.brussels
info@calico.brussels



BRUSSELS HOUSING
BRUSSELS REGIONAL PUBLIC SERVICE

Place Saint-Lazare 2 • 1035 Bruxelles
T +32 (0)2 204 21 11

logement@sprb.brussels
www.logement.brussels