Sostre Cívic
Cooperative housing in right to use
An alternative way to right to housing from cooperativeism and citizenship
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

**12 projects**
+300 dwellings
Sostre Cívic housing projects

- Living
- Developing


- 2016: 3 living, 1 developing
- 2017: 6 living, 1 developing
- 2018: 8 living, 1 developing
- 2019: 7 living, 1 developing
- 2020: 3 living, 12 developing
- 2021: 15 living, 5 developing
- 2022: 9 living, 11 developing
- 2023: 11 living, 13 developing
The total cooperative housing in Catalonia developing /co-living

+30 projects

+550 dwellings

SPAIN

FRANCE

Barcelona (CATALONIA)
Housing in Spain: a right not guaranteed

- Private property: 76%
- Social housing stock: 2.5%
- Rent to income ratio
  - Catalonia: 57%
  - Spain: 40%

*Sources:
INE, National Statistics Institute, 2019
Private market study by Fotocasa and Infojobs, 2019
Source: Eurostat, 2011
Collective ownership

Cooperative

Members

Tenure

Right to use

People

Heritage
Right to use:
no rent, no purchase

Purchase
initial investment and
indebtedness

Rent
monthly fee
can increase

Right to use
initial investment
+ stable monthly fee

Refundable, once you
leave the project
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.
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Facilitates new projects

Mutual support

Permanent affordability
COOPERATIVA SOSTRE CÍVIC

Assembly-led organization

1200 members
Assembly-led organization

**General org.**
- Executive commission
- Elder com.
- Economy com.
- Heritage com.
- Construction com.

**Project org.**
- Projects council
- Groups meeting
- Members meeting
COOPERATIVA SOSTRE CÍVIC

Assembly-led organization

**General org.**
Executive commission
Elder com.
Economy com.
Heritage com.
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**Project org.**
Projects council
Groups meeting
Members meeting

**Individual projects**
General Assembly
Coliving and care com.
...
Economy com.
Maintenance com.
...
Principles and values

- non-profit & social economy
- affordable housing
- self-management & empowerment
- sustainability
- right to housing & social justice
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 youngsters and elders

Affordable housing projects for -35 people only to young emancipation

Nursing homes for elders +65 self-managed. Against the commodification of old age
Public-cooperative collaboration options

**Grant of use public land or heritage**
During 75-99 years, by law

**State grants and tax benefits**
Examples:
1. Catalan government gives 5000€ for pay initials contributions
2. Catalan government gives public bank credits tax free for make social housing
3. Local governments gives tax free for cooperatives housing

**Private heritage acquisition**
Featured projects
Princesa49
Barcelona
Public land
Direct awarding
Rehabilitation

Number of units
5 dwelling 43–65m²

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 - 75m²

Economic impact
Initial contribution: €33,000
Monthly fee: €520
Cirerers

Barcelona
Public land.
Awarding by tender
New construction

Number of units
32 dwellings 40 - 64m²

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 40-60m2

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 m²

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
Solterra

Sant Hilari Sacalm (Barcelona)
Purchase from the private market.
Rehabilitation.

Number of units
30 dwellings 71m²
Common spaces 718 m²

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 45m²
Common spaces 636 m²

Economic impact
Initial contribution: €45,000
Un Sostre per viure

capitalsocial.sostrecivic.cat
HABITATGE COOPERATIU