

# EUI-IA: Rock the Block Integrated Participatory Roadmaps for Affordable Co-Living

Eirini Iliopoulou & Aggeliki Demertzi, SYMBOLO GP

info@symbologp.gr

## Περίληψη

The overarching challenge to be tackled is the vicious circle created between low housing quality/ unsatisfied housing needs and weak community bonds. The proposed solution tackles the related challenges in 3 solution pillars: Technical (green/digital/aesthetic/functional/circular/inclusive) transformations; Neighbourhood-community building and upskilling; Institutional interventions for care and support. RtB is conceptually, methodologically, and institutionally innovative. It seeks affordable housing solutions in state-of-the-art technologies and new mutually caring relations. It employs 'Polykatoikia' as the intervention unit to deal collectively with common problems in contrast to fragmented housing strategies. It sets up a new transferable urban policy and funding tool public call/ assessment/ contracting/ consultation/ funding scheme) and two new municipal structures (Co-living Hub & Housing Office). The goal is to offer multilevel affordability solutions that will go through technical transformations and will be secured within communities of care and institutional protection.

## Εκτενής Περιγραφή ( Πλαίσιο / Διαδικασία και μέθοδοι/ Κύρια Στοιχεία)

The RtB project perceives 'affordable housing' as a need, right and demand for **quality housing infrastructure, satisfied housing needs, and mutual care**.

Challenges to be referenced:

- increasing rents (+12% across Greece in 2022);
- ageing buildings (55% were built before the 70's; 20% of them are older);
- energy poverty (35.6% unable to pay bills on time, while 22,7% unable to keep home warm);
- aesthetic poverty
- weakening social cohesion (e.g., 5,139 reports of domestic violence in the 1st semester of 2022).
- Fragmented housing strategies (e.g., Exoikonomo; Loan Programmes) employ 'households' as the intervention unit. Shared problems within blocks are continuously addressed at different speeds.
- management issues within blocks, low levels of agreement among residents and weak mutual support, leading to degradation of both the buildings and their lives' quality.
- Renovation and green upgrading of housing infrastructure often leads to green gentrification and eviction

The proposed solution operationalizes the conceptual triad of 'affordable housing' (quality housing infrastructure; satisfied housing needs; care and support) and tackles the related challenges in 3 solution pillars:

- Technical (green/digital/aesthetic/functional/circular/inclusive) transformations
- Community building and upskilling
- Institutional interventions for care and support

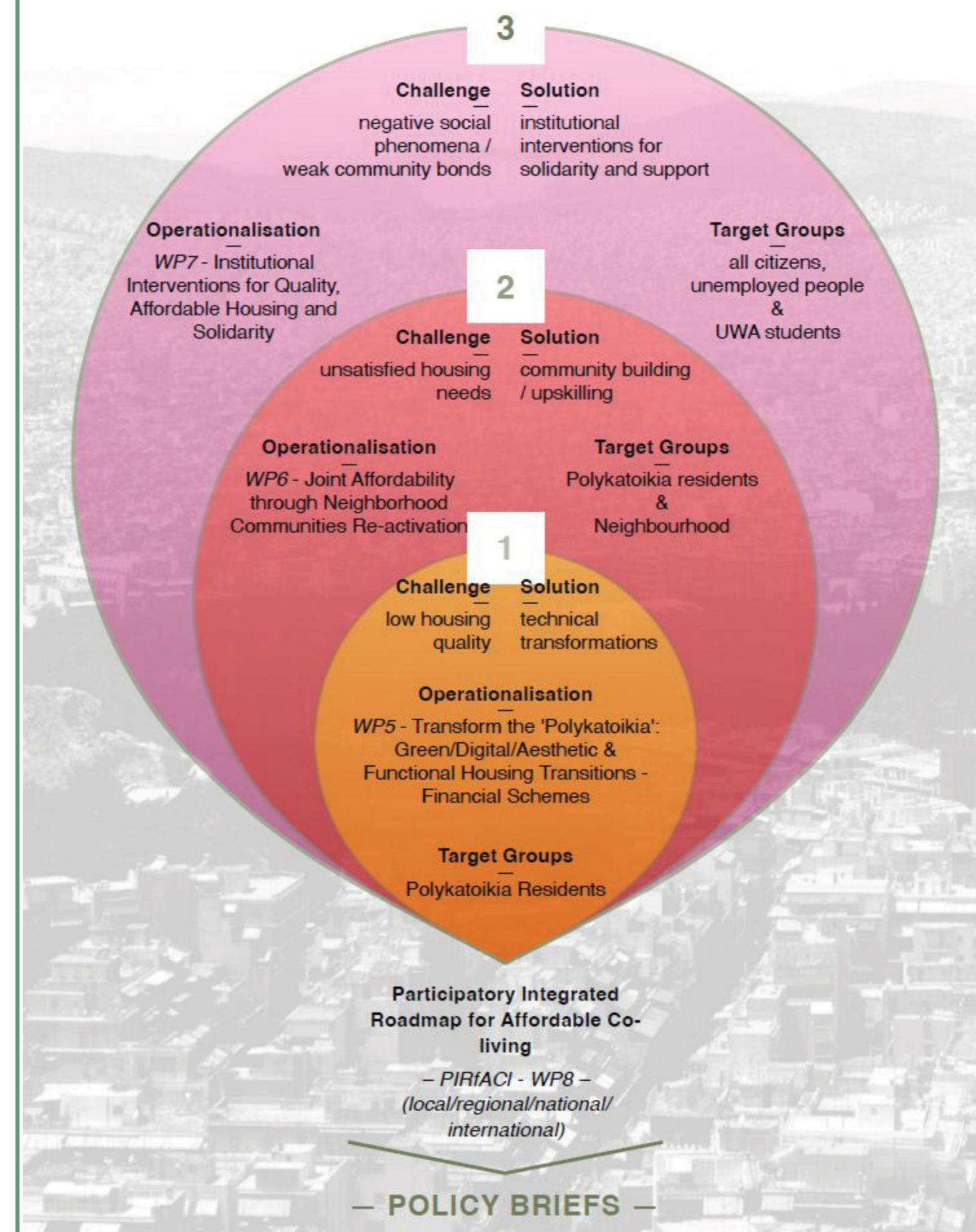
**Main Outputs:** - Policy and Funding Tool - Building-specific action plans - Technical Solutions - Digital Monitoring - Affordability & Sustainability Plans - Inclusion/ Circularity/ Soft Green Skills and Up-skilling plans - Participatory Integrated Roadmaps for Affordable Co-living & Policy briefs

## Πηγές

- (1) George Kandyliis, Thomas Maloutas and Nikolina Myofa (2018), Exceptional Social Housing in a Residual Welfare State: Housing Estates in Athens, Greece, In: D. B. Hess et al. (eds.), Housing Estates in Europe, The Urban Book Series, [https://doi.org/10.1007/978-3-319-92813-5\\_4](https://doi.org/10.1007/978-3-319-92813-5_4)
- (2) Selana Vronti (2016), Rethinking the Athens Apartment Building, In: <https://www.greece-is.com/where-we-live/>
- (3) Anastasia Koutoumanou (2018), Recording the use and ownership patterns of apartments in the Athenian apartment block (polykatoikia) In: <https://www.athenssocialatlas.gr/en/article/use-and-ownership-patterns-of-apartments-in-the-athenian-apartment-block/>
- (4) Platon Issaias (2014), Beyond the Informal City: Athens and the Possibility of an Urban Common, PhD Thesis

## Αποτελέσματα/Καταγραφή διαδικασίας

### Rock-the-Block (City of Egaleo - Greece)



### Partnership

- City of Egaleo (Leader)
- SYMBOLO GP
- NCSR Demokritos
- Aristotle Uni. Thessaloniki
- Regional Dev. Institute/ Panteion Uni.
- Urbana
- InCommon
- Ohi Pezoume Performing Arts
- Area - Architecture Research Athens

Diagram 1: Conceptual and Operational Rock-the-Block Diagram, Source: Project Team



Picture 1: Athens cityscape, Source: © GETTY IMAGES/IDEAL IMAGE In: Selana Vronti (2016), Rethinking the Athens Apartment Building

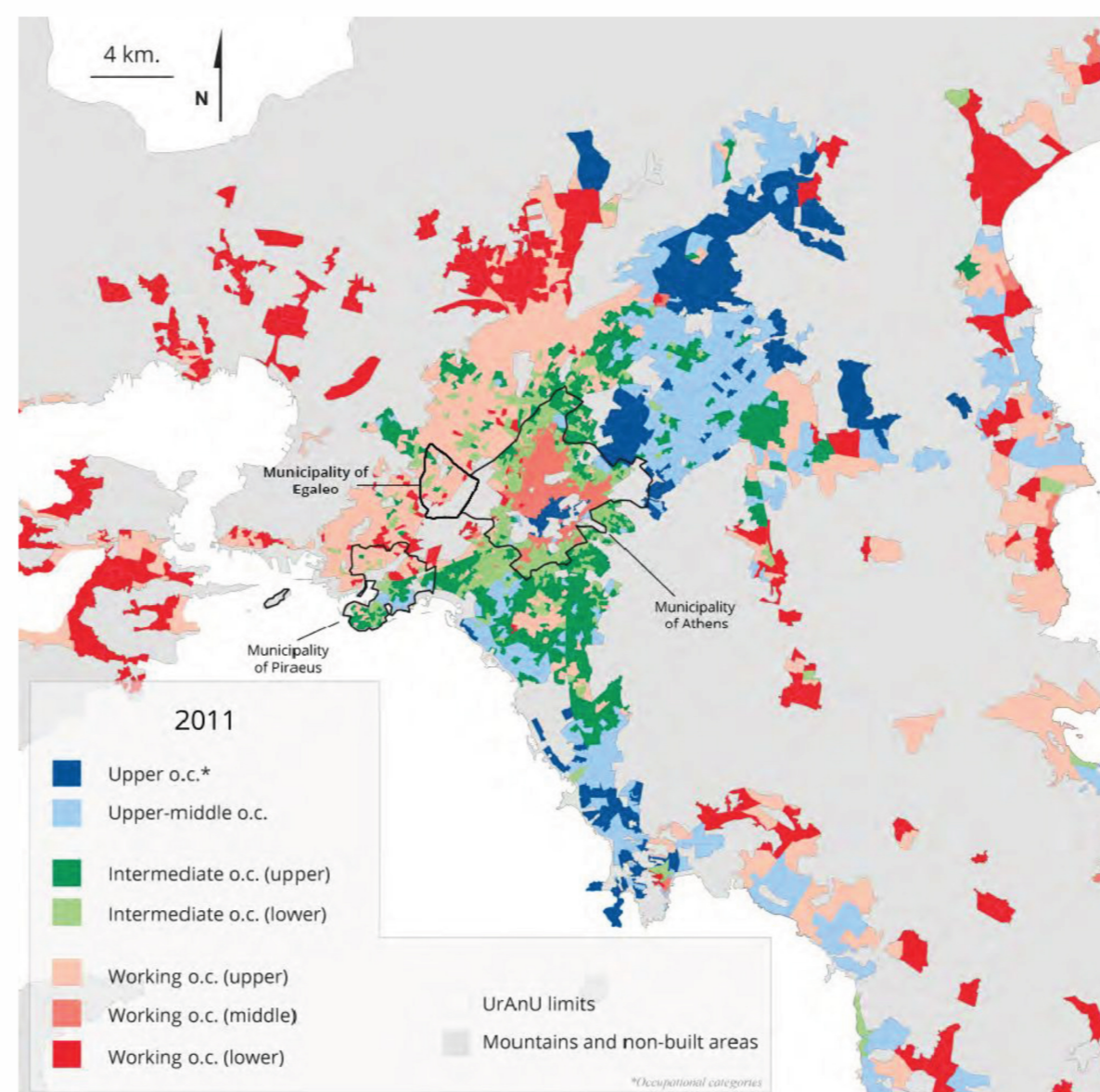


Figure 1: Social typology of residential areas in Attiki (2011) Source: Maloutas Thomas, Spyrellis Stavros Nikiforos (2019), «Inequality and segregation in Athens: Maps and data», authors editing

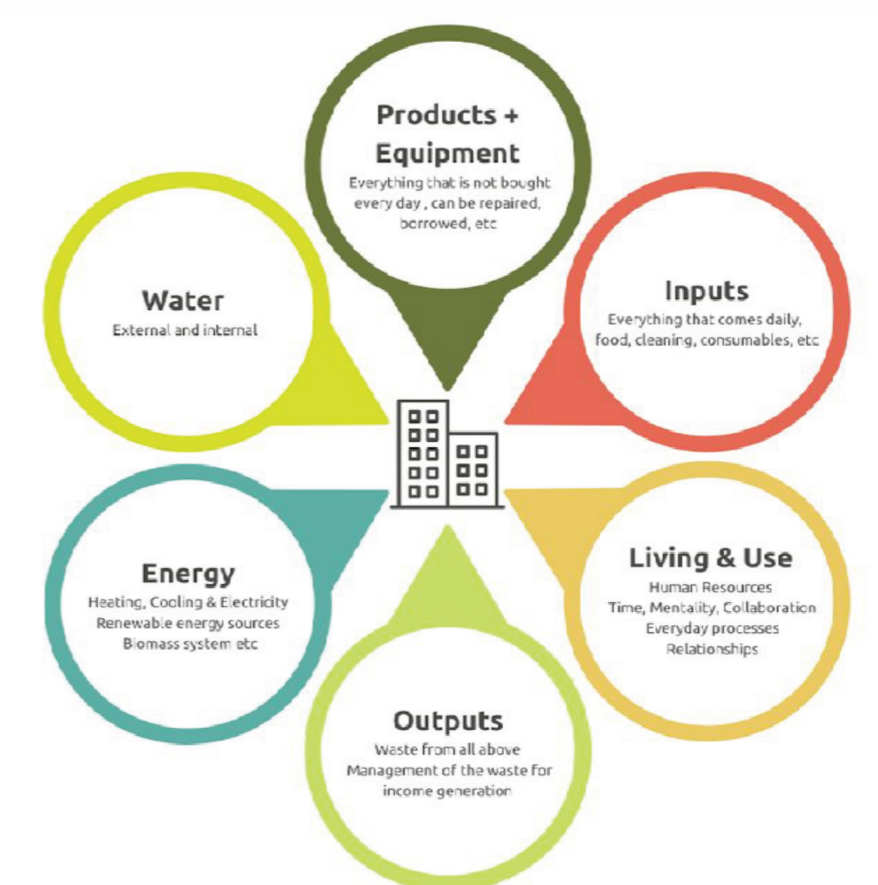


Figure 2: Building Resources and Circularity Applications Source: Project Team