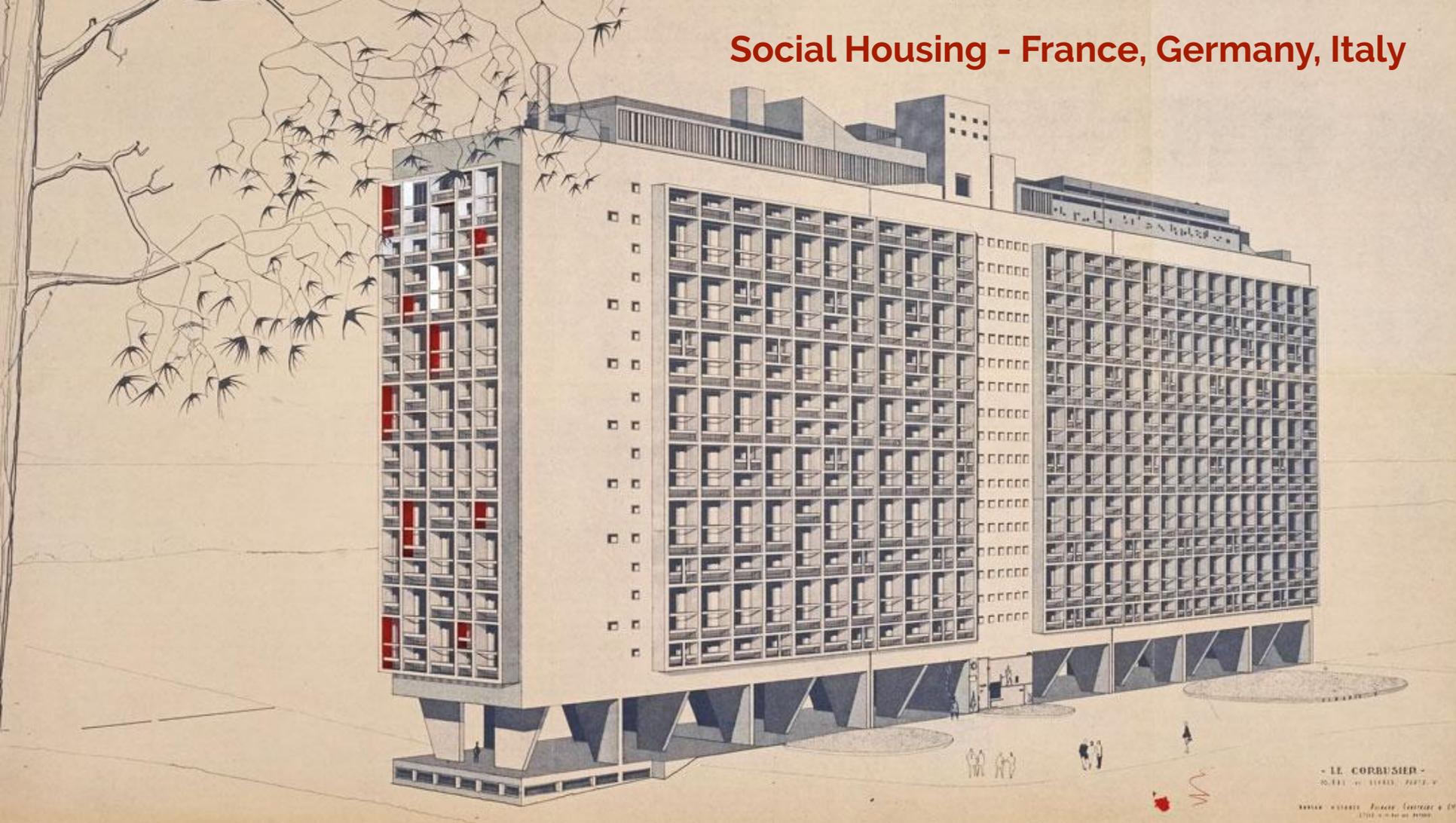


# Social Housing - France, Germany, Italy



- LE CORBUSIER -  
30.101 - 40.11.1923 - PART. V

BRUNER, NUNZIATI, PASCARELLI, SERRAVALLO & C.  
L. 1914 - 10000 - ROMA

# Social Housing - Germany

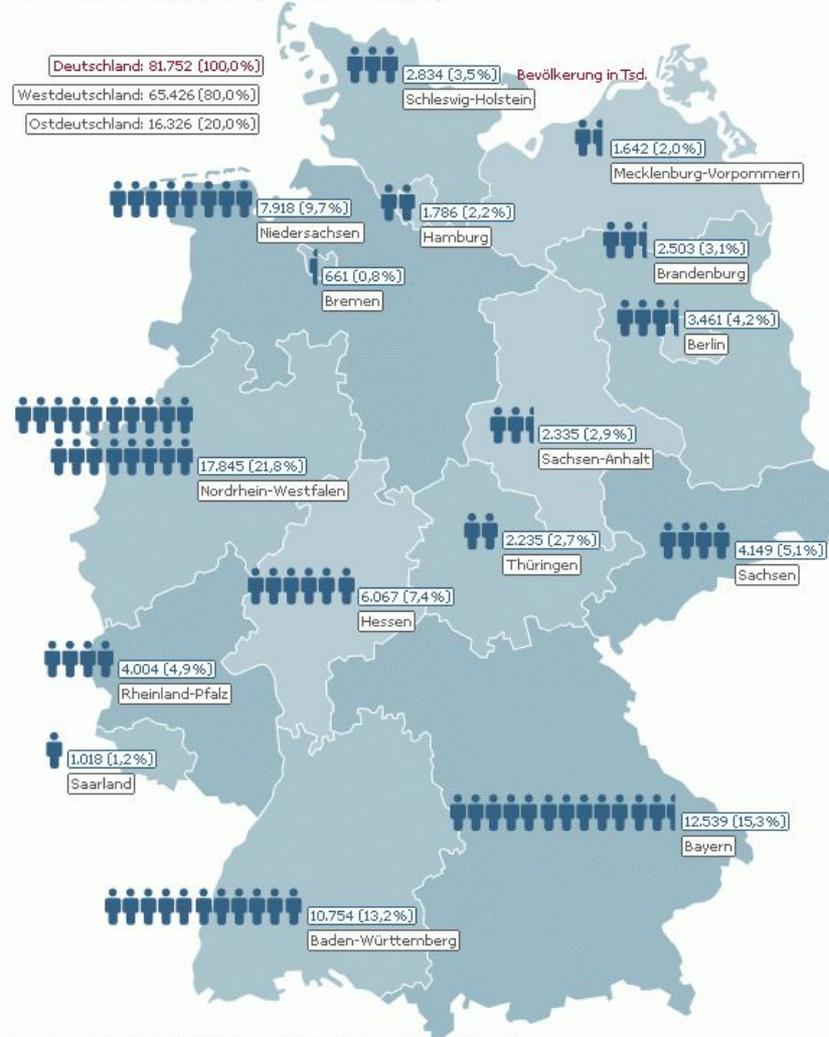
In Germany, social housing promotion is taken over by the individual federal states!

Amount of flats in NRW:  
8,97 Mio

Social housing flats in NRW 2018:  
458.000

Ca. **5%** of the flats are social housing

You are allowed to live in a social housing if you have a so called  
“Wohnberechtigungsschein”



Quelle: Statistische Ämter des Bundes und der Länder: [www.statistik-portal.de](http://www.statistik-portal.de)  
Lizenz: Creative Commons by-nc-nd/3.0/de  
Bundeszentrale für politische Bildung, 2012, [www.bpb.de](http://www.bpb.de)

# Social Housing - Germany NRW

## Wohnberechtigungsschein

You are entitled to a  
“Wohnberechtigungsschein” if you do  
not earn more than the following  
amounts annually (Netto)

single person household: 18.430 €

Two-person household: 22.210 €

One adult and one child: 22.870 €

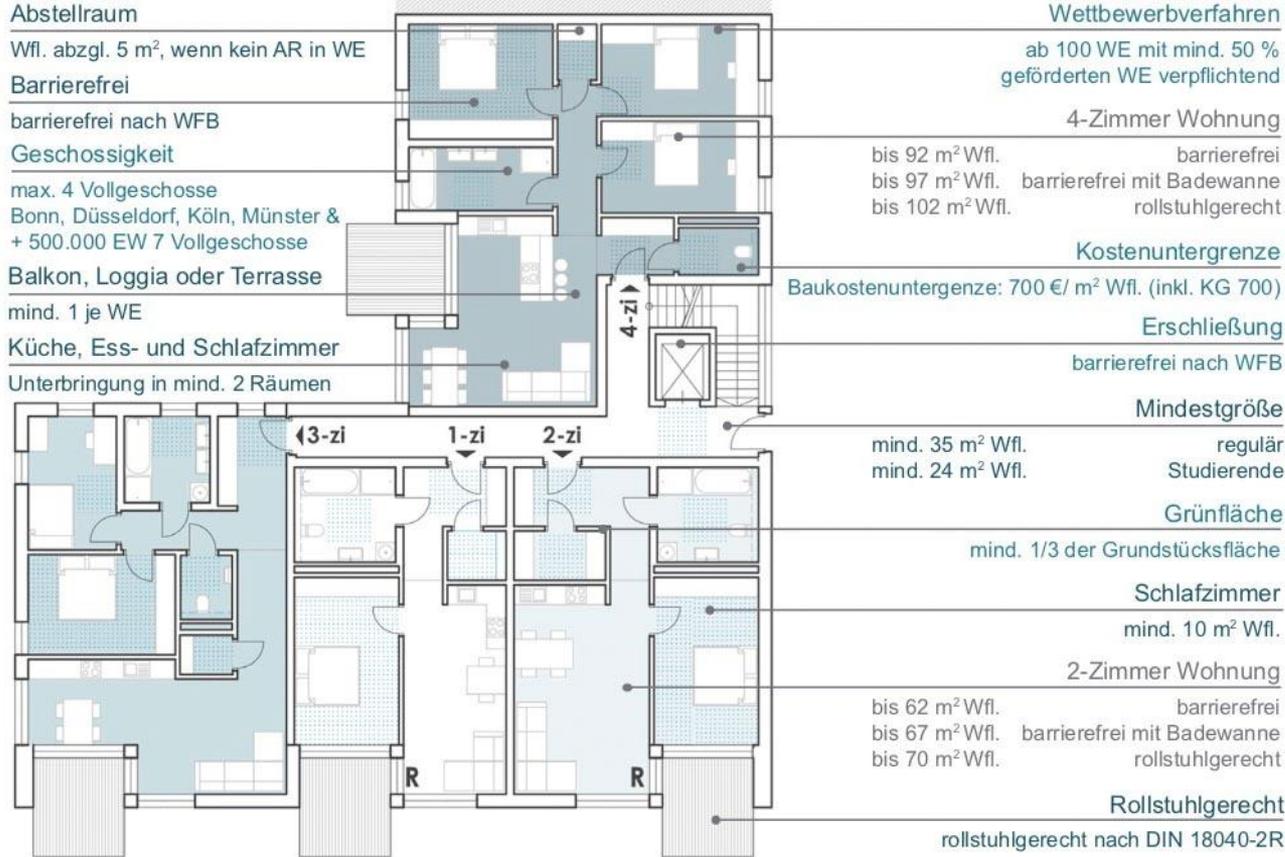
Each additional person: 5.100 €.

Each additional child: 660 €

Average income per year in Germany:

**39.949 €** (Brutto)

# Social Housing - Germany NRW



**But since February 2019, rented flats can only be subsidised if they are barrierfree!!**

## Social Housing - Germany NRW Stadthaus Gelb Cologne Ehrenfeld



In the densely built-up core district of Ehrenfeld, this building closes the last gap at a street corner.

It houses 9 very different apartments:

**smaller social apartments,  
family apartments and  
loft apartments.**

**Projectdata:**

**Living Space: 870m<sup>2</sup>**

**9 Flats**

**Block development Inner City**

# Social Housing - Germany NRW

## Stadthaus Gelb Cologne Ehrenfeld



# Social Housing - Germany NRW

## Stadthaus Gelb Cologne Ehrenfeld





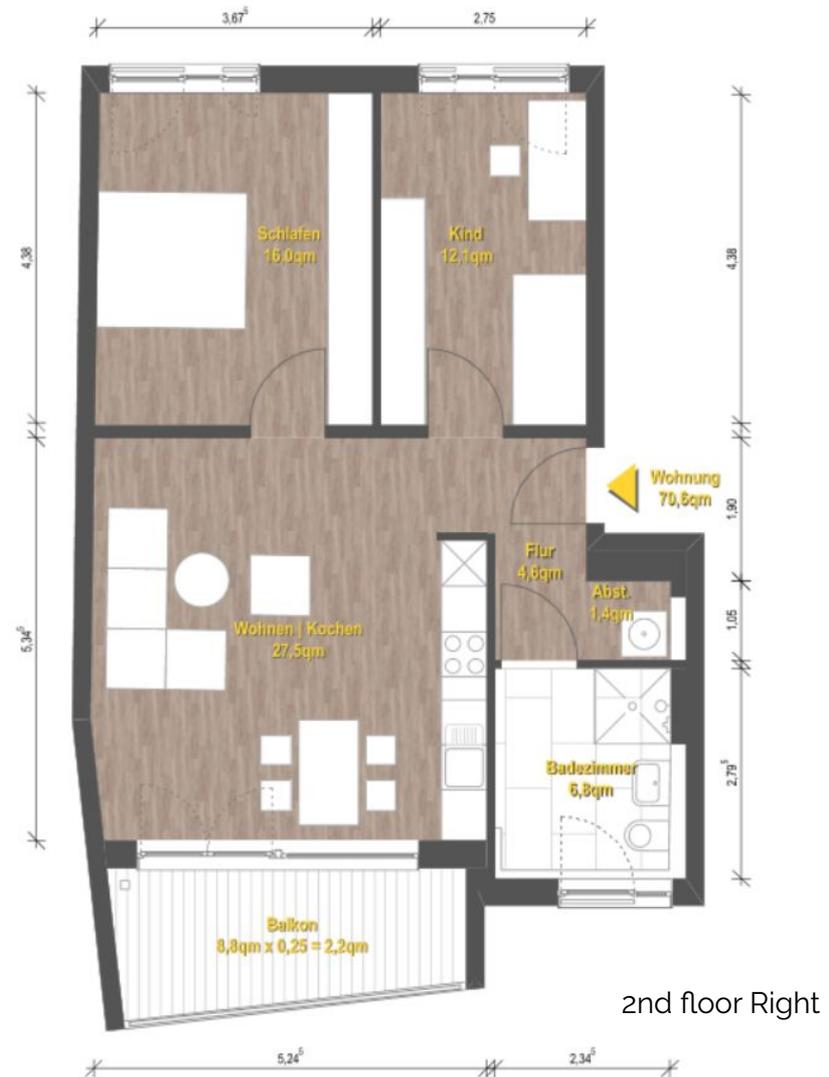
# Social Housing - Germany NRW

## Stadthaus Gelb Cologne Ehrenfeld



Ground floor Right

# Social Housing - Germany NRW Stadthaus Gelb Cologne Ehrenfeld



# Social Housing - Germany NRW

## Stadthaus Gelb Cologne Ehrenfeld



# Social Housing - Germany NRW

## Stadthaus Gelb Cologne



Top floor

## Social Housing - Italy

An official definition of social housing in Italy has been provided for the first time in 2008: it consists mainly of dwellings rented on a permanent basis, but also dwellings built or rehabilitated through public and private contribution or the use of public funding with the goal of achieving **social mix**.

Social rental housing currently represents about the **4%** of the national housing stock.

Social housing in Italy has a mission of general interest in **“safeguarding social cohesion, to reduce the housing problems of disadvantaged people and families who are unable to access housing in the open market”**.

Priority in accessing social housing is given to people in bad living condition, family with several children or to people experiencing enforced cohabitation.

## **Social Housing - Italy** **Cenni di Cambiamento**

The complex consists of several and various apartments which are connected by common spaces thought like different paths and articulated places so that they can be lived in different moments during the daily routine and from different kind of inhabitants, in a way to create community between the neighborhoods.



# Social Housing - Italy

## Cenni di Cambiamento



## Social Housing - Italy Cenni di Cambiamento



CENTRO SPORTIVO

DEPOSITO ATM

# Social Housing - Italy

## Cenni di Cambiamento

Via Gabelli

PARCO PUBBLICO

Via Cairo

CASCINA  
TORRETTE  
DI TRENNO

ORTI SOCIALI

Via Dovesco

CASERMA  
SANTA BARBARA



# Social Housing - Italy

## Cenni di Cambiamento



underground floor

# Social Housing - Italy

## Cenni di Cambiamento



groundfloor

# Social Housing - Italy

## Cenni di Cambiamento



first floor

# Social Housing - Italy

## Cenni di Cambiamento



# Social Housing - Italy

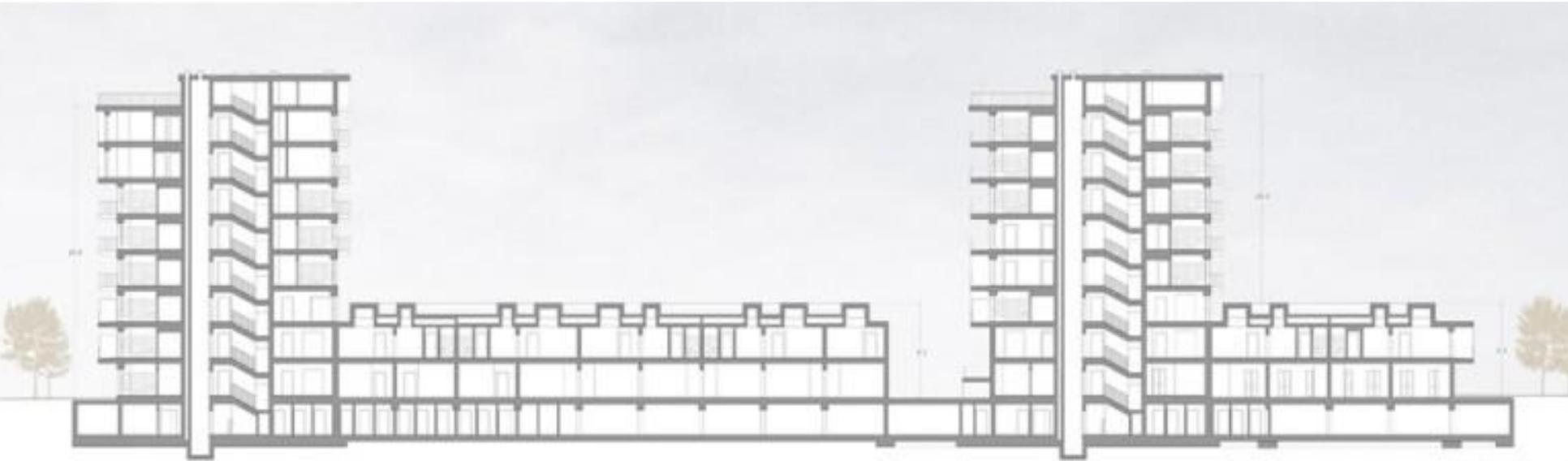
## Cenni di Cambiamento



sixth floor - tower C

# Social Housing - Italy

## Cenni di Cambiamento



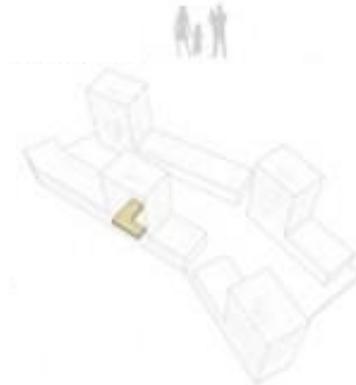
section

# Social Housing - Italy

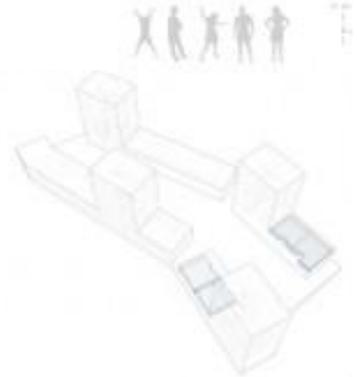
## Cenni di Cambiamento



Type A1 - family  
110 m<sup>2</sup>  
4-roomed flat



Type A4/A5- young people  
115/125 m<sup>2</sup>  
5-roomed flat

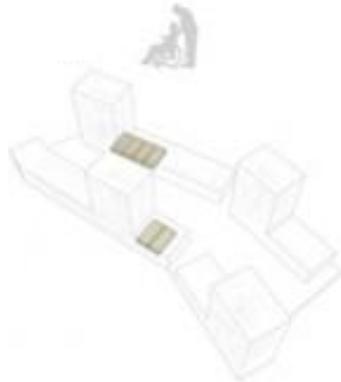


# Social Housing - Italy

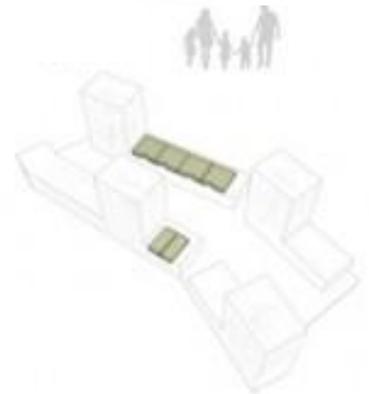
## Cenni di Cambiamento



Type B4 - disabled people  
65 m<sup>2</sup>  
2-roomed flat



Type A2 - families  
115 m<sup>2</sup>  
4-roomed flat  
+ common spaces



# Social Housing - France

## HLM

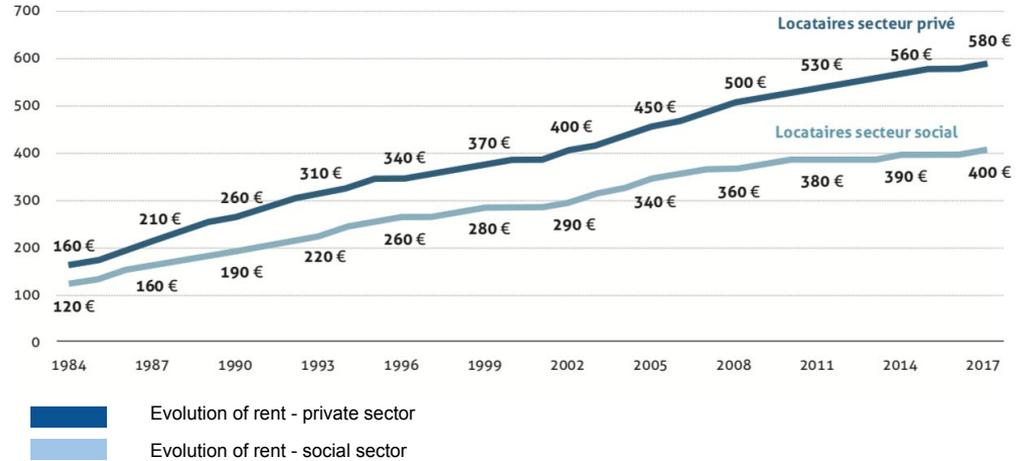
In France, 84% of social housing is managed by “HLM” organisms.

HLM = low-income housing

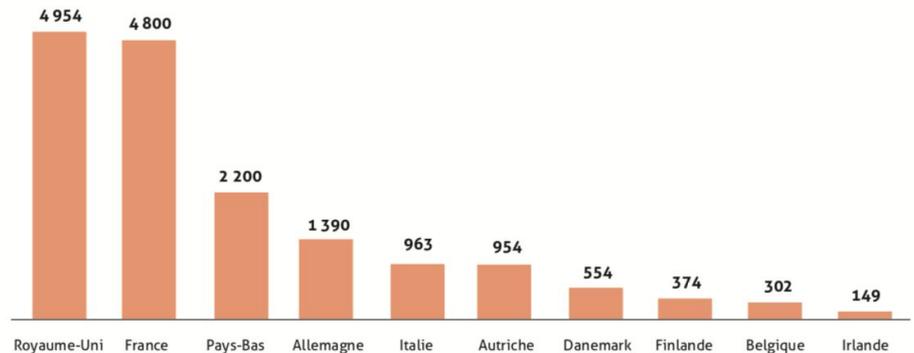
4.8 M social housing in France in 2016

Access to a social housing depends of family composition, housing location, and income.

15% of households live in social housing



Number of social rental housing in Europe - thousands of homes

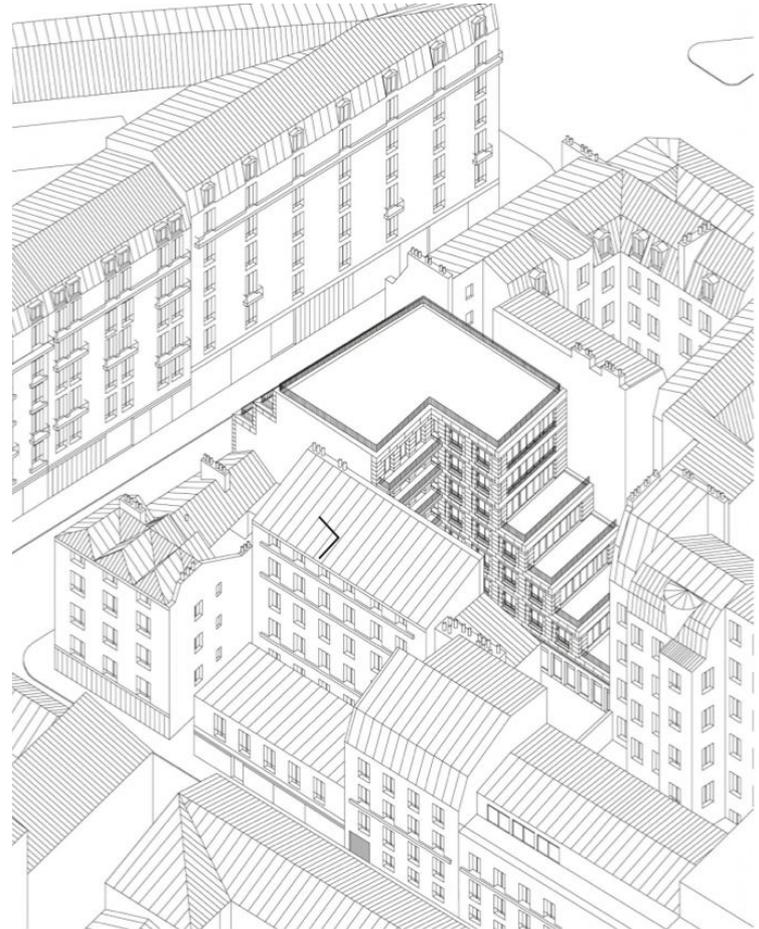


## Social Housing - France

### Social housings - Parix XI - Rue Oberkampf

Barrault Pressacco Architects

17 flats - 1 store - 3 200 000 €



## Social Housing - France

### 17 social housings/1 store - Parix XI - Rue Oberkampf

Barrault Pressacco Architects

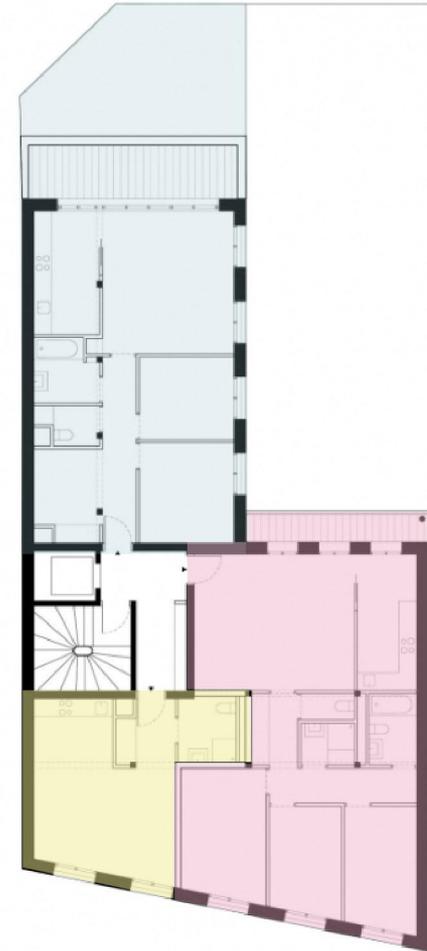
Two urban and architectural morphologies are here confronted :

- the typical faubourg of the Parisian East
- the Hausmannian renovations of the second Half of the 19th century

The building's volumetry is decomposed in two different parts :

- the main facade aligned to Oberkampf street follows the lines of the other buildings
- the central part operates a serie of tiers in the center of the block

-  2 bedrooms flat with terrace
-  3 bedrooms flat with terrace
-  Studio flat

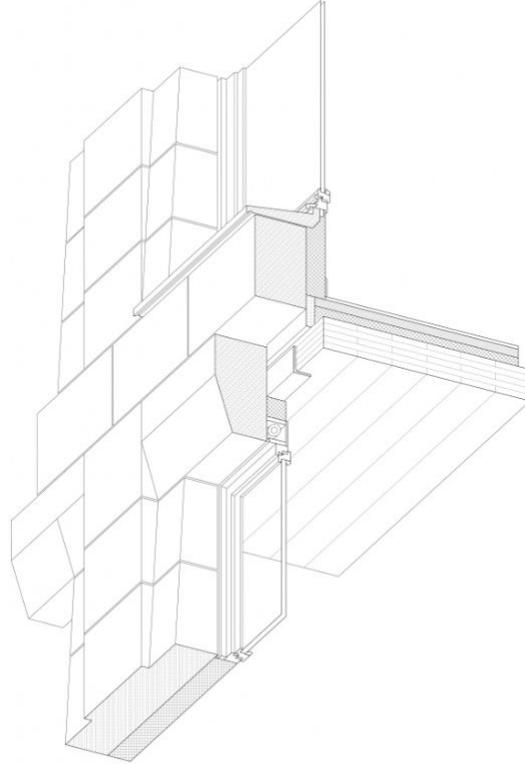


## Social Housing - France Structural files

6 levels massive  
carrier stone (30-35  
cm thick)

Resting on ground  
floor's reinforced  
concrete porticoes

The floors are made  
up with CLT boards  
resting on steel  
beam-column  
structure



thank you for your attention

GROUP 2

Attinà Luca

Heinemann Jana Kristin

Receveur Apolline Prune Chloe