

## incremental housing

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### sustainable development

- A well developed understanding of human activities and their impacts on the **environmental**, **social** and **economic** spheres of a city. Sustainable development should **minimize** negative impacts of human activities, while **maximizing** the productive use of local resources in an affordable way without compromising **future** availability.

### sustainable housing

- Sustainable housing should effectively balance the **needs and priorities** of the inhabitants considering **ability to pay**. The housing concept should incorporate ideals of **good management** to ensure long-term usability.

### different names

- incremental housing
- vivienda progresiva
- habitação progressiva
- bridhishil avash
- افزایشی مسکن

### different concepts

- social housing
- individual initiative
- low / middle-income
- increase floor space
- improve quality

**examples**

**incremental housing in the usa**

- middle-class
  - building a
  - basement
- low-income
  - trailer park

**examples**

**incremental housing in nepal**

- socio-cultural and economic focus
- save and build housing model
- use of local materials (bamboo)
- empowering community

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**examples**

**9 x 18- chile**

approche = enlargement + upgrading

- 216.300 plots 9x18m
- housing for relatives (177.000 ppl > 80% of the demand)
- no new plot needed
- pericentral location
- preservation of social network
- avoid urban sprawl + increase density

**examples**

- by government
- full participation by dwellers
- possibility of getting extended by resident
- core house, diy

**examples**

**brazil**

- core house provided by the state
- access to credit for upgrade and enlargement
- less degree of enforcement of regulations

1990  
1997  
2003  
2010

White: Second floor

Mussi, Andrea (2010)

**Iba proposal**

**context**

**Berlin's Rented Flats according to Owners and Occupancy 2006**

let to rent flats total: 1,647,008

Ownership/Occupancy	Count	Percentage
Private landlords (including companies, individual owners)	1,402,308	85.1%
Municipal housing companies	312,800	18.9%
Other private (landlords)	48,300	4.1%
Other private (landlords)	67,100	6.3%
Other private (landlords)	198,400	13.3%
Other private (landlords)	43,700	4.8%
Other private (landlords)	28,700	3.7%
Other private (landlords)	1,700	0.1%
Other private (landlords)	112,800	8.6%
Other private (landlords)	119,800	9.3%
Other private (landlords)	9,700	0.8%

Source: Senatverwaltung & Stadtentwicklung

[http://www.stadtentwicklung.berlin.de/internationales\\_eu/newsletter/download/news05\\_presentation\\_berlin\\_kickoff\\_1\\_90608.pdf](http://www.stadtentwicklung.berlin.de/internationales_eu/newsletter/download/news05_presentation_berlin_kickoff_1_90608.pdf)

**Iba proposal**

**basic concept**

- low-income residences
- quantity → incremental increase of quality
- use of existing building stock
- subsidized rent / affordability

**Iba proposal**

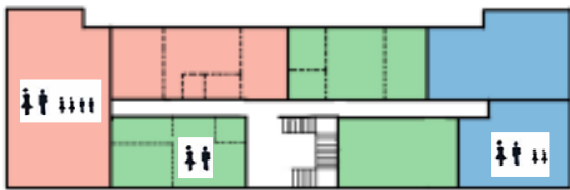
**actors and roles**

**state**

- inhabitant selection
- land and building provision
- renewal investment / basic habitability conditions
  - shell + common spaces + sanitation + insulation + heating + alternative energy

**inhabitant**

- interior subdivisions
- finishings
  - doors + painting + other improvements



schematic diagram for the incremental planning of houses

- partition done by state
- - - partition done by inhabitants

management and sustainability

- community managed buildings
- upgrading incentives
  - partial reimbursement of costs
  - rent control
- long term tenancy



financing

- lease of ground floor to commercial interests
- state as guarantor for small loans

conclusions

- sustainable development as critical element in social housing
- utilizes local resources and knowledge
- minimize initial investment of state
- widely replicable in developed urban contexts, considering:
  - target group
  - state land ownership
  - renovation of historic structures

Thank you!