

Cities 4 Co-Housing

Innovation Transfer Network

QUARTERLY NETWORK JOURNAL #4

March to May 2026



URBACT



Co-funded by
the European Union
Interreg



BRUSSELS REGIONAL PUBLIC SERVICE

AUTHOR

Dr Orna Rosenfeld, URBACT Lead Expert

DESIGN

Brussels Housing



BRUSSELS HOUSING

BRUSSELS REGIONAL PUBLIC SERVICE

For more information:

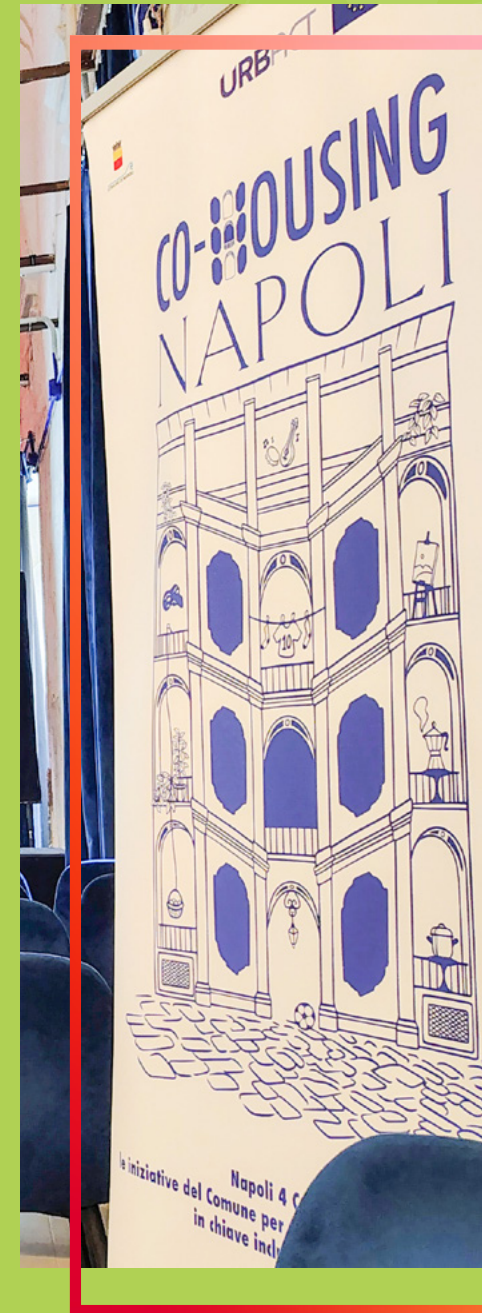
<https://urbact.eu/networks/cities-4-co-housingDESIGN>

Cities 4 Co-Housing Innovation Transfer Network

The publication of the 4th Quarterly Network Journal marks the beginning of the Prepare for Re-Use Phase of the URBACT Cities4Co-Housing Innovation Transfer Network.

During this period, partner cities reached a significant milestone by completing their Investment and Continuity Plans, transforming nearly two years of collective learning, testing, and adaptation into concrete implementation frameworks at local level. Inspired by the pioneering CALICO project in the Brussels-Capital Region, the network has supported cities in developing locally adapted actions across the governance, social, legal and financial, and building dimensions of collaborative housing.

The focus of this phase has been on moving from planning to implementation readiness. Partners have worked to finalise the actions contained in their Investment and Continuity Plans, strengthen funding and financing strategies, and establish robust monitoring and evaluation frameworks to support future delivery. Through continued peer learning, collaboration with URBACT Local Groups, and structured exchanges at network level, Cities4Co-Housing has demonstrated how cities can transform innovative housing practices into investable and actionable solutions. As European cities continue to face growing affordability pressures, the network offers practical lessons on how community-led housing approaches can contribute to delivering long-term, inclusive, and affordable housing at local level.



Who is Involved

The partnership is led by Regional Public Service
Brussels - Brussels Housing (Belgium),
with project partners in:

- 1 Fuenlabrada,
Spain
- 2 Vila Nova de Gaia,
Gaiurb, EM, Portugal
- 3 Thessaloniki,
Greece
- 4 Naples,
Italy
- 5 Nikšić,
local community Stara Varoš,
Montenegro



Executive Summary

The fourth Quarterly Network Journal captures a decisive moment in the journey of the URBACT Cities4Co-Housing Innovation Transfer Network as partners enter the Prepare for Re-Use Phase and approach the conclusion of their two-year collaboration. During the reporting period (March–May 2026), the partnership achieved one of its most significant milestones: the completion of almost all Investment and Continuity Plans, transforming the knowledge, testing actions, and practical experience accumulated throughout the network into implementation-ready frameworks for inclusive and affordable housing.

Building on the pioneering CALICO model from the Brussels-Capital Region, partner cities continued to adapt and translate community-led housing principles into their local contexts. Particular progress was made in strengthening the governance, financial, and monitoring dimensions of the plans, while refining locally tailored actions across the four CALICO modules: Governance, Social, Legal and Financial, and Building. Importantly, the Cities4Co-Housing partnership became the first URBACT Innovation Transfer Network to submit its Investment Plans to URBACT in December 2025, demonstrating both the commitment of the partners and the effectiveness of the phased methodology used throughout the process.

A major highlight of this period was the final transnational meeting hosted by the Municipality of Naples. Unlike previous meetings focused primarily on planning and action development, Naples marked a transition towards implementation, reflection, and legacy-building. Through direct exchanges with CALICO residents, workshops on governance and community management, site visits, and structured reflection sessions, partners were able to connect policy design with lived experience and gain practical insights into the realities of collaborative housing.

The meeting also provided an opportunity to reflect on the transformation achieved across the network. Cities reported stronger local partnerships, enhanced stakeholder engagement, greater understanding of collaborative housing models, and increased confidence in adapting complex housing innovations to their local circumstances. The “before and after” reflections demonstrated how partner cities had evolved from exploring new concepts to developing concrete projects, governance mechanisms, testing actions, and implementation pathways.

The journal also highlights the substantial local progress achieved by each partner city. Across the network, municipalities strengthened URBACT Local Groups, tested innovative

actions, engaged residents and stakeholders, refined governance models, and advanced pilot projects ranging from intergenerational housing and community land trust approaches to renewable energy communities and social rental innovations.

As the network approaches its conclusion, attention is now turning towards dissemination and long-term impact. Partners contributed to the development of the final network product—a joint video documenting the transfer journey and lessons learned—and are preparing for the final network event in Brussels. At the same time, the partnership expressed a strong commitment to continuing collaboration beyond the formal end of the project through ongoing exchanges, shared resources, and informal cooperation mechanisms.

The Cities4Co-Housing experience demonstrates that innovative housing solutions can be successfully transferred across different European contexts when supported by trust, peer learning, local stakeholder engagement, and a shared commitment to action. At a time when housing affordability has become a major European priority, the network offers practical evidence that community-led housing approaches can move beyond experimentation and become credible, scalable, and investable responses to Europe’s housing crisis.



Contents

Cities4Co-Housing Innovative Transfer Network.....	3
Who is Involved.....	4
Executive Summary.....	5

1. Introduction: Where are we in the network journey and where are we heading? 8

Investment and Continuity Plans State of Play	10
Transnational Meeting Spotlight	11
Looking Ahead.....	11

2. Transnational Meeting (TNM) in Naples 12

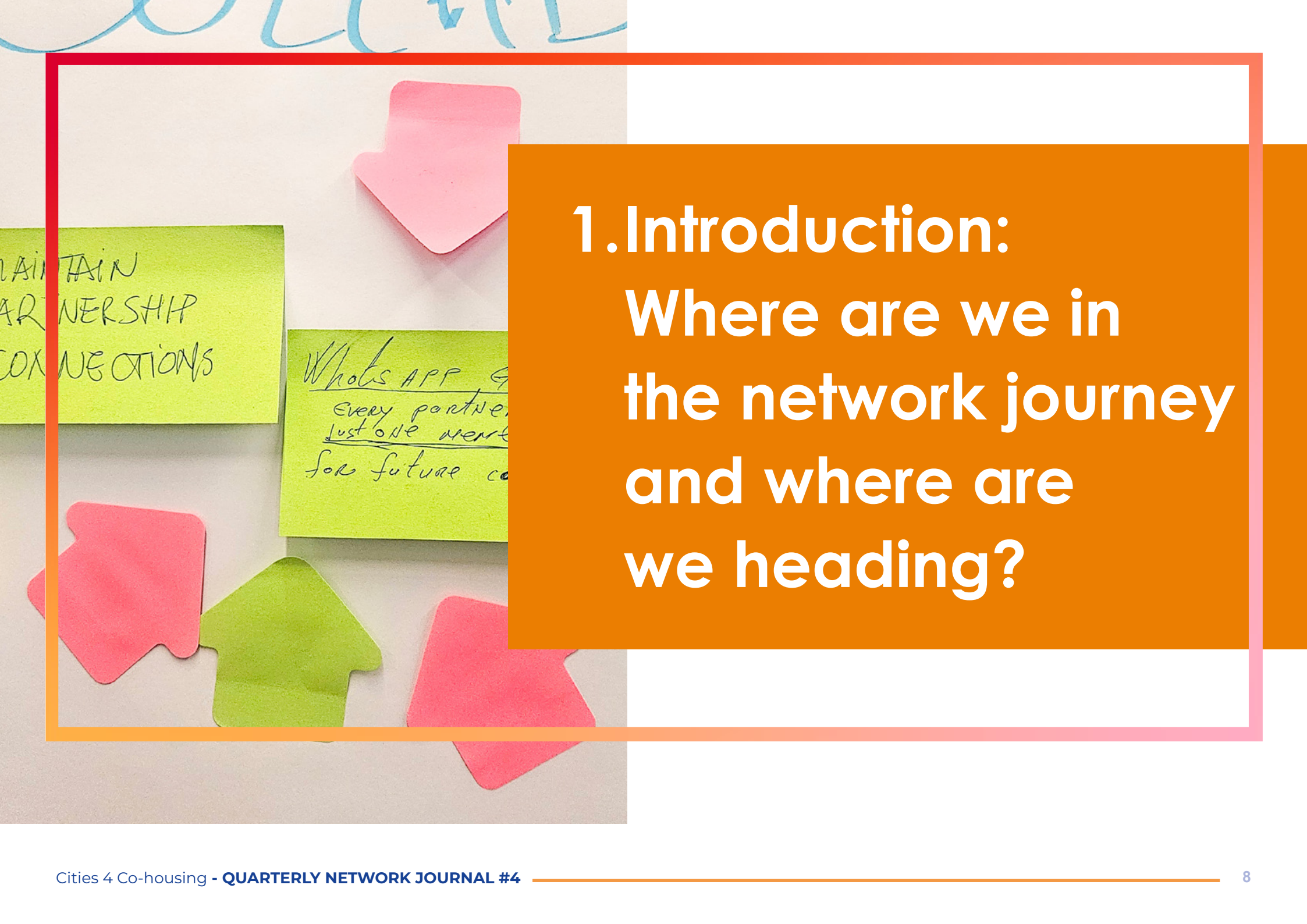
Setting the Meeting Objectives	14
A housing seminar hosted by the Municipality of Naples.....	15
Developing the Final Network Product	16
Exchanging with and learning from CALICO residents	17
Reflecting on the Cities 4 Co-Housing Innovation Network Journey.....	19
The 'before and after the network' difference for each partner	20
What has happened at network and at local level thanks to the cooperation of cities through URBACT	22

Which Partners Inspired Which Partners?	23
What Partners Want to Celebrate and Are Grateful For: Reflections from the Naples Meeting	24
Continuing the Collaboration Beyond the Network	26

3. Local Progress 27

1. Brussels	28
2. Fuenlabrada	30
3. Naples	32
4. Nikšić	34
5. Thessaloniki	36
6. Vila Nova de Gaia.....	37

4. Progress and Next Steps 40

The background of the slide features a collage of sticky notes and arrows. On the left, a green sticky note reads 'MAINTAIN PARTNERSHIP CONNECTIONS'. Below it, another green note says 'Who's APP & Every partner just one member for future co'. Several pink and green paper arrows are scattered around the notes, pointing in various directions. A large orange rectangle with a white border is positioned on the right side of the slide, containing the main text.

1. Introduction: Where are we in the network journey and where are we heading?

The fourth Network Journal of the Cities-4Co-Housing Innovation Transfer Network captures a pivotal moment in the network journey as partners enter the Prepare for Re-Use Phase (March–May 2026). This stage builds on nearly two years of collaborative learning, experimentation, and local adaptation of the CALICO model, during which partner cities have progressively transformed shared knowledge into concrete strategies, actions, and implementation frameworks for inclusive and affordable housing.

During the reporting period, the partnership achieved a major milestone with the completion of almost all Investment and Continuity Plans. Across the network, proposed actions were further refined through local stakeholder engagement, tested where feasible, and strengthened through peer review and expert support. At the same time, partners advanced the financial, governance, and monitoring components of their plans, increasing their implementation readiness and long-term sustainability.

This section provides an overview of the network's current position at the start of the Prepare for Re-Use Phase and outlines the key steps leading towards the conclusion of the Innovation Transfer Network. It highlights the state of play of the Investment and Continuity Plans, reflects on the

outcomes of the transnational meeting in Naples, and looks ahead to the network's final activities, including the production of the final network product, the closing event in Brussels, and the wider dissemination of results and lessons learned across Europe.



Investment and Continuity Plans State of Play

As the Cities4Co-Housing network entered the Prepare for Re-Use Phase, partner cities reached a major milestone with the completion of almost all Investment and Continuity Plans, transforming two years of collaborative learning and experimentation into implementation-ready frameworks. Building on the progress achieved during the Adapt Phase, cities further refined the actions developed under the four CALICO modules and strengthened the governance, financial, and monitoring components of their plans. This achievement reflects both the commitment of the partner cities and the effectiveness of the collective learning process that has underpinned the transfer of the CALICO model across diverse local contexts.

Particular attention was given to strengthening the actions developed under the four CALICO modules, clarifying implementation pathways, identifying funding opportunities, and finalising monitoring and evaluation frameworks. The focus shifted from designing actions to preparing for their delivery, ensuring that the plans are supported by realistic governance arrangements, sustainable financing strategies, and clear implementation mechanisms.

During this period, activities increasingly focused on the local level, with partner cities engaging their stakeholders and preparing for the implementation of their plans. Cities continued to work closely with their UR-BACT Local Groups, validating proposed actions, refining implementation approaches, and strengthening local ownership of the plans. This process was further supported through expert review, feedback, and targeted guidance on the Investment and Continuity Plans. Together, these efforts enabled partners to move towards implementation-attuned strategies capable of delivering inclusive, community-led, and affordable housing solutions in their cities.



Transnational Meeting Spotlight

A key milestone during the first stage of the Prepare for Re-Use Phase was the transnational meeting hosted in Naples, Italy (5–7 May 2026). As the final network meeting of the Cities4Co-Housing Innovation Transfer Network, it brought together partner cities, CALICO residents, and local stakeholders to reflect on the achievements of the transfer journey and prepare for the final stages of the project.

The meeting focused on implementation readiness, knowledge capitalisation, and future collaboration. Through discussions with CALICO residents, workshops on governance arrangements for co-housing, and visits to local community-led initiatives, partners gained practical insights into the opportunities and challenges of delivering collaborative housing in practice.

The meeting also provided an opportunity to reflect on the network journey, identify opportunities for future cooperation, and record contributions for the network's final communication product. Overall, Naples marked the transition from planning to implementation, enabling partners to consolidate their learning and prepare for the dissemination and legacy of the Cities4Co-Housing experience across Europe.

Looking Ahead

As the Cities4Co-Housing network approaches the conclusion of its Innovation Transfer Network journey and the end of the Re-Use Phase, the coming months will focus on finalising the network's key outputs and sharing its achievements with a wider European audience.

A major milestone will be the final network event in Brussels in June 2026, where the partnership will present the results of more than two years of collaboration, learning, and innovation in affordable housing. The event will bring together European stakeholders working on housing and urban development, while also creating opportunities for exchange with representatives from the public, private, and philanthropic investment communities.

In parallel, the partnership will complete its final network product, capturing the experiences, achievements, and lessons learned through the transfer of the CALICO model across diverse local contexts. The Brussels event will also provide an opportunity to celebrate the collective achievements of the partner cities and the strong relationships developed throughout the network journey.

To support continued collaboration beyond the formal end of the project, the partnership will establish dedicated communication channels, including a WhatsApp group, enabling partners to remain connected, exchange knowledge, and explore future opportunities for cooperation.





2. Transnational Meeting (TNM) in Naples

A key milestone during the first stage of the Prepare for Re-Use Phase was the transnational meeting hosted in Naples, Italy (5–7 May 2026). As the final network meeting of the Cities4Co-Housing Innovation Transfer Network, it brought together partner cities, CALICO residents, local stakeholders, and network representatives to reflect on the achievements of the transfer journey and prepare for the final stages of the project.

Unlike previous meetings, which focused primarily on developing and refining Investment and Continuity Plans, the Naples meeting concentrated on implementation readiness, exchange with the local stakeholders, knowledge capitalisation, and future collaboration. Through facilitated discussions, exchanges with CALICO residents, and site visits to local housing and community initiatives, partners explored the practical realities of community-led housing, including governance arrangements, everyday management, resident participation, and the challenges and opportunities of living in collaborative housing environments.

A particular highlight of the meeting was the direct dialogue with CALICO residents, who shared their experiences of living within the project and provided practical recommendations to partner cities. Dedicated workshops also explored the governance rules underpinning co-housing developments, offering valuable insights into the agreements, responsibilities, and everyday practices required to sustain collaborative living models over time.

The meeting further provided an opportunity for partners to reflect collectively on the network journey, assess the progress achieved through the transfer of the CALICO model, and identify opportunities for future cooperation beyond the formal lifetime of the network. In parallel, recording sessions were organised for the network's final communication product, capturing the experiences, achievements, and lessons learned by partner cities throughout the project.

Overall, the Naples meeting marked an important transition from planning to implementation and legacy-building, enabling partners to consolidate their learning, strengthen their readiness for delivery, and contribute to the final dissemination of the Cities4Co-Housing experience across Europe.





Setting the Meeting Objectives

The agenda of the Naples meeting was structured around four interconnected objectives: capturing and disseminating the knowledge generated through the network, learning directly from the lived experience of CALICO residents, reflecting on the achievements of the partnership, and exploring opportunities for future collaboration beyond the formal lifetime of the project.

► Day 1

Knowledge Sharing and Final Network Product

The meeting opened with a seminar hosted by the Municipality of Naples, presenting local housing policies and initiatives developed within the URBACT framework. The afternoon focused on recording sessions for the Final Network Product, enabling partner cities and the Lead Expert to document their experiences, achievements, and lessons learned throughout the transfer journey. In parallel, partners had the opportunity to participate in discussions between CALICO residents, Naples ULG members, and municipal representatives.

► Day 2

Learning from CALICO residents and Reflecting on the Network Journey

A central feature of the meeting was a facilitated discussion with CALICO residents, who shared their experiences of living within the project, highlighting

both opportunities and challenges and providing recommendations to partner cities. This was followed by a workshop on the governance rules of collaborative housing, exploring the agreements, contracts, and practical arrangements that support everyday life in CALICO. The afternoon was dedicated to a collective reflection on the Cities4Co-Housing journey and discussions on future collaboration opportunities after the end of the network. Additional recording sessions for the final network product took place later in the day.

► Day 3

Local Practice Exchange

The final day included a study visit to the San Nicola a Nilo solidarity condominium and an exchange with the Asilo Filangieri community, providing partners with an opportunity to explore additional examples of community-led initiatives and common-good approaches within the city of Naples.

A housing seminar hosted by the Municipality of Naples

Organised by the Municipality of Naples, the event presented a comprehensive overview of the city's emerging housing strategy and demonstrated how lessons from the URBACT Cities4Co-Housing network are being translated into concrete local actions. The seminar showcased Naples' efforts to move beyond emergency responses to housing challenges by developing an integrated approach that combines affordable housing delivery, urban regeneration, social inclusion, welfare services, innovative financing mechanisms, and community-led housing models. Particular attention was given to the Community Land Trust (CLT) approach and the CALICO project in Brussels, highlighting their potential to provide long-term affor-

dable housing while fostering community cohesion, mutual support, and resident participation.

The seminar also presented a portfolio of ambitious housing initiatives currently under development in Naples, including new co-housing and co-living projects, the regeneration of public buildings, solidarity housing schemes, social housing developments, innovative governance models, and new approaches to affordability and access to housing finance. These projects demonstrate how the city is adapting European good practices to local realities while embedding housing within broader social and urban development objectives.

For the Cities4Co-Housing network, the seminar represented an important local milestone. Organised as an optional activity by

the Municipality of Naples, its objective was to engage local stakeholders and demonstrate the benefits of community-led housing approaches inspired by the CALICO and Community Land Trust models.

The event proved highly successful: despite being optional, all network partners chose to attend, reflecting both the relevance of the topics discussed and the strong interest in understanding how Naples is translating network learning into practical housing solutions. The seminar provided a valuable opportunity to connect European policy exchange with local implementation and illustrated the growing commitment of Naples to developing innovative and affordable housing solutions for its residents as well as exchange first hand with the CALICO residents that attended the event.



Developing the Final Network Product

As the Cities4Co-Housing network entered the final stage of its journey, an important focus of the Naples transnational meeting was the development of the network's final output: a joint video showcasing the experience, achievements, and lessons generated through the transfer of the CALICO model across Europe.

The production of the video formed a dedicated component of the meeting programme on both Day 1 and Day 2. During this time, the Communication Officer from the Lead Partner, the Brussels-Capital Region, conducted individual recordings with the Lead Expert, Lead Partner representatives, and each partner city. These interviews captured the diversity of local experiences while highlighting the common challenges and ambitions shared across the network.

The final video will present the Cities4Co-Housing project, introduce the CALICO model developed in Brussels, and showcase how partner cities have adapted its principles to their local contexts. Through a series of interviews, cities will share their experiences, key lessons, achievements, and next steps towards implementation.

Designed primarily for cities, public authorities, housing practitioners, and policy-makers, the video will also be accessible to a wider audience through online dissemination and social media channels. It will demonstrate how cities can adapt innovative community-led housing approaches and move from experimentation towards implementation.

Beyond documenting the network's achievements, the final product will serve as a practical learning resource and a lasting legacy of the Cities4Co-Housing network. It will highlight the value of European cooperation, peer learning, and knowledge exchange in developing innovative and scalable responses to housing affordability challenges.



Exchanging with and learning from CALICO residents

For the Naples meeting, the exchange with CALICO residents was one of the most distinctive and valuable learning moments of the programme. It enabled partner cities to move beyond analysing the CALICO model from an institutional perspective and engage directly with the people who live and experience the model on a daily basis. The session was organised in two complementary parts: a collective dialogue on the lived experience of CALICO and a workshop dedicated to governance, rules, and resident participation documents.



Workshop 1.

Exchange with CALICO Residents: Understanding the Lived Experience:

Workshop Description

The first session with the residents brought together the entire partnership and a group of CALICO residents for an open exchange on their experience of living within the CALICO community. The objective was to provide partner cities with first-hand insights into the social, organisational, and human dimensions of community-led housing, complementing the technical and strategic discussions that had characterised much of the network's work.

The discussion explored a broad range of themes, including the resident selection process, everyday life within CALICO, participation in the design and management of the project, relationships with partner organisations, and the opportunities and challenges encountered throughout the development of the initiative. Particular attention was given to understanding how the project evolved over time and how residents experienced different stages of the journey—from project conception and move-in to collective living and long-term management.

The session generated rich reflections on community building, mutual support, shared responsibility, and the realities of collective decision-making. For many partners, it provided

a unique opportunity to understand how governance arrangements as well as self-governance, selection processes, and physical design choices ultimately affect residents' daily lives.

Methodology

The workshop was organised as a facilitated dialogue between CALICO residents and the partner cities. Rather than following a formal presentation format, the session was structured around a series of thematic discussion prompts covering:

- The resident selection process;
- Life in CALICO before and after moving into the project;
- Experiences of collective governance and management;
- Participation in the design of the housing development;
- Relationships with NGOs, public authorities, and other partners;
- Key opportunities and challenges encountered throughout the project lifecycle.

The prompts were expanded by the partners during their exchange with the residents. This approach encouraged open discussion, allowing all participants to explore both the successes and difficulties associated with implementing and living within a community-led housing project.

Workshop 2.

Exploring Governance and Rules with CALICO Residents:

Workshop Description

Building on the broader discussion of the lived experience, the second workshop focused specifically on governance arrangements, contractual frameworks, and the rules that underpin the functioning of the CALICO project – the documents produced by the CALICO management and the residents themselves. After the initial presentation by the documents by the residents, the objective was to enable partner cities to test and refine the governance-related actions included in their Investment and Continuity Plans through direct feedback from residents and CALICO representatives.

The workshop highlighted the importance of governance as a foundation for long-term community cohesion. Partners explored how CALICO balances collective decision-making, individual responsibilities, conflict resolution, and community care through a range of formal and informal mechanisms. The discussions also examined the practical implications of governance documents and internal rules in supporting community life.

For partner cities developing actions under the governance, legal, and social dimensions of the CALICO model, the workshop provided

a valuable opportunity to validate assumptions, identify potential implementation challenges, and better understand the perspectives of future users and residents in a neutral manner through the eyes of the CALICO residents. The direct interaction between cities and residents helped bridge the gap between policy design and lived experience, reinforcing the people-centred nature of the transfer process.

Methodology

The workshop followed a structured three-stage format. First, CALICO residents presented a selection of key governance and management documents used within the project, including the CALICO Charter, Care Charter, governance arrangements for common spaces, working group mandates, resident assemblies, and contractual documents. These presentations provided participants with practical examples of how governance is organised and implemented in practice.

This was followed by an extended question-and-answer session, allowing partner cities to explore specific aspects of governance, participation, rights, responsibilities, and community management.

In the final stage, partner cities worked in small groups with CALICO residents and representatives. Each participating city presented a governance-related action, contractual mechanism, or rule that it was developing within its Investment Plan. CALICO residents then provided direct feedback based on their experience, highlighting strengths, potential risks, and practical considerations for implementation. The session concluded with a plenary discussion during which both cities and residents shared the key lessons emerging from the exchanges.

Reflecting on the Cities 4 Co-Housing Innovation Network Journey

As the Cities4Co-Housing network approaches the conclusion of its URBACT journey, the partnership took time in Naples not only to look ahead to implementation, but also to reflect on how far it has come. Over the past two years, six cities have worked together to transfer and adapt the pioneering CALICO model, navigating different local realities while pursuing a common ambition: to develop more inclusive, community-led, and affordable housing solutions.

This reflection exercise provided an opportunity to step back from the technical work of Investment and Continuity Plans and exa-

mine the broader impact of the network. Partners were invited to consider the transformation that had taken place both locally and collectively: how their projects evolved, what had changed in their cities, which ideas and practices had inspired them most, and how cooperation within the network had shaped their thinking and actions.

The session also looked beyond the formal end of the URBACT programme, encouraging partners to identify their next steps, celebrate achievements, and acknowledge the relationships, knowledge, and confidence gained through the transfer process. Through a series of facilitated discussions and collective reflections, the exercise highlighted not only the tangible outputs of the network, but also the less visible outco-

mes: stronger partnerships, increased local capacity, new approaches to housing governance, and a shared commitment to advancing affordable housing solutions across Europe.

The reflections demonstrated that the value of Cities4Co-Housing extends beyond the plans and actions developed during the project. The network has created a community of practice that will continue to influence local housing policies and initiatives long after the formal conclusion of the ITN. In this section we present the highlights from this workshop.



The 'before and after the network' difference for each partner

As part of the reflection on the network journey, partners were invited to look back and assess the transformation that had taken place over the two years of cooperation. Through a simple "before and after the network" exercise, each city reflected on its starting point when joining Cities4Co-Housing and compared it with the achievements, capacities, partnerships, and concrete results developed by the end of the project. The exercise revealed not only tangible outcomes, such as new housing projects, governance structures, testing actions, and investment plans, but also important institutional changes, including stronger cross-departmental collaboration, increased confidence in implementing innovative housing solutions, and deeper engagement with local communities. Together, these reflections demonstrate the significant added value of the network and the lasting impact of the transfer of the CALICO model across diverse European contexts.

Fuenlabrada



Before joining the network, Fuenlabrada had the existing EUI SHARE project framework but needed a concrete methodology to develop an investment plan and implement participatory governance and co-housing principles effectively.



They developed a strong understanding of the CALICO methodology and successfully applied it to their EUI SHARE project. They moved from general ideas to establishing a preliminary financial framework for rental models and creating concrete testing actions. They actively engaged the community, hosting workshops with youth on voluntary "time banks" and consulting elderly residents to co-design shared spaces and assess the attractiveness of new legal models.



Naples



Naples faced a severe housing emergency and lacked the tools and frameworks needed to involve private actors in delivering non-speculative, affordable housing.



The city successfully selected the Stadera 1.3.7 Solidarity Condominium as its main pilot project. Naples broke down administrative silos by forming a multisectoral working group to deeply explore Community Land Trust (CLT) models and non-speculative public-private partnerships (PPP). Furthermore, they developed a data-driven calculation tool to assess the specific housing affordability limits of Neapolitan families, moving from abstract challenges to concrete, data-backed policy planning.



Nikšić

BEFORE

The partner had no prior experience with European projects when joining the ITN, making this a steep learning curve. The local community lacked structured mechanisms to connect energy transitions with social inclusion.

AFTER

ITN participation became an excellent experience for both the team and the local community. The municipality successfully combined environmental upgrading with social inclusion. A major practical achievement was establishing management boards in 9 out of 12 multi-stair-core residential blocks, a crucial prerequisite for their plans to install solar panels and share revenues. They also empowered vulnerable groups by conducting targeted focus groups to link single mothers with women-led social entrepreneurship.



Thessaloniki

BEFORE

For Thessaloniki, the idea of co-housing was interesting but very abstract at the beginning of the process, and they initially thought it wasn't applicable due to Greece's challenging regulatory environment and the absence of a permanent social housing sector.

AFTER

Their progress is illustrated perfectly with the quote: "Before joining the network we had some ideas, now we have a plan." After two years, co-housing is now deeply embedded in their local agency plan and committed to social partners. They achieved a massive milestone by securing a vacant public property on Siatistis Street for a 10-unit pilot development. They also integrated collaborative housing into their Social Rental Agency (SRA) ecosystem and developed practical tools, such as a "Statute Starter Kit" for governance and a gender- and care-sensitive tenant matching pathway.



Vila Nova de Gaia

BEFORE

Before joining the network, the team felt isolated and operated individually in administrative silos. In 2024, they had secured the budget to purchase homes but had no idea how to design eligibility and selection criteria, nor how to design the governance for the day-to-day management of the housing, open spaces, or social aspects.

AFTER

After working through the network, they developed a comprehensive and interconnected way of working, successfully aligning Urban Planning, Housing, and the municipal company GAURB. By 2026, they had not only acquired the housing but successfully implemented the allocation for 30 units in Grijó. Drawing inspiration from CALICO, they used adapted grading criteria to intentionally create an intergenerational community (mixing households over 55, single-parent families, and general households). They also designed a Social and Housing Transition Team to support residents and explored adapting CLT principles to Portuguese law.



What has happened at network and at local level thanks to the cooperation of cities through URBACT

At the Network Level

According to partner feedback received during the transitional meeting in Naples, the ITN successfully fostered important, collaborative relationships with other cities. Beyond just networking, the partners engaged in intensive peer learning and collective intelligence gathering during Transnational Meetings (TNMs) in Vila Nova de Gaia, Fuenlabrada, Thessaloniki and Naples. Rather than working in isolation, partners actively acted as "critical friends" to one another. Using structured methodologies like the "Thinking Hats" and "Spiral of Inquiry," they peer-reviewed each other's draft Investment Plans and tested ideas during transnational meeting. Most importantly, the partners expressed strong interest in continuing their exchange and collaboration after the ITN is concluded.

At the Local Level

At the local level, the partners reported significant progress across several dimensions:

Improved cooperation on the local level, especially within ULG group organisations:

The formation of URBACT Local Groups (ULGs) successfully broke down traditional working silos by bringing together highly diverse stakeholders. For example, Naples established a ULG with over 45 stakeholders, including municipal departments and universities; Thessaloniki engaged over 25 organizations, including NGOs and academic institutions; and Fuenlabrada brought together youth organizations, neighbourhood associations, and local businesses.

Improved understanding of residents' needs related to housing:

Partners actively deployed testing actions to map local needs directly from the community. Nikšić conducted highly targeted focus groups to understand the specific vulnerabilities and entrepreneurial needs of single mothers. Naples used innovative QR-code questionnaires to capture residents' satisfaction and needs regarding neighbourhood services. In Brussels, the lead partner engaged children directly to co-design and activate communal garden spaces.

Gained a better understanding of social and collaborative housing:

By deeply engaging with the ITN and working on their local projects, cities built significant knowledge around CALICO's four core modules: Governance, Social, Legal & Financial, and Build-

ing. For example, Thessaloniki advanced its knowledge and strategic planning to introduce cooperative housing in a city where a permanent social housing sector previously did not exist.

Gained confidence in the possibility of transferring a complex practice (CALICO) despite initial doubts:

Initially, the legal, financial, and governance innovations of the CALICO project were seen as the most challenging to transfer due to differing national legislations. However, partners gained confidence by learning to treat the Community Land Trust (CLT) model not as a rigid template to replicate, but as a "flexible source of inspiration". This enabled cities to adapt the core principles to their realities—such as Naples studying non-speculative public-private partnerships and Vila Nova de Gaia assessing CLT mechanisms under Portuguese law.

Involvement of other people (stopping isolated work):

Partners stopped working in administrative isolation by forming cross-departmental and multisectoral working groups. For example, Vila Nova de Gaia successfully aligned Urban Planning, Housing, and the municipal company GAURB around their proof of concept. Naples similarly formed a multisectoral working group to deeply explore housing implementation tools.

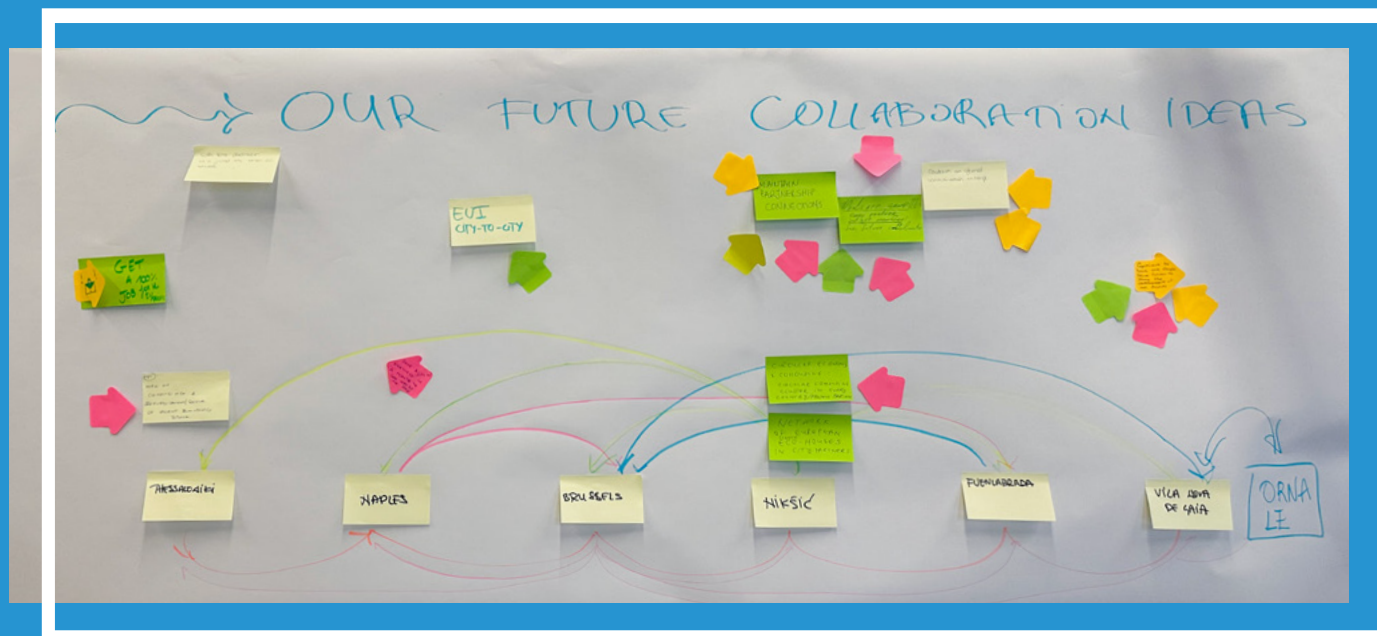
Which Partners Inspired Which Partners?

One of the most interesting reflections emerging from the exercise was how perceptions of inspiration evolved throughout the discussion. At the beginning, partners readily identified specific cities that had inspired them through particular projects, testing actions, or areas of focus and expertise. However, as the conversation progressed, a broader conclusion emerged: every partner had learned from every other partner. The transfer process was not one-directional but rather a collective exchange of knowledge, experiences, challenges, and solutions.

Naturally, the CALICO model in Brussels remained the primary source of inspiration for the network. Its innovative approach to community-led affordable housing, combining governance, social, legal and financial, and building dimensions, provided the foundation upon which all partners developed their local adaptations. At the same time, the transnational learning process enabled cities to draw inspiration from one another in highly practical ways.

Several examples were highlighted during the reflection. Thessaloniki inspired other partners through its early progress in preparing the Investment Plan, which became a reference point for many cities. Vila Nova de Gaia was inspired by Fuenlabrada; Fuenlabrada and Naples inspired each other on intergenerational communities and resident charters.

Ultimately, however, the strongest message emerging from the exercise was that inspiration flowed in all directions. Partners recognised that each city contributed something unique to the network and that the collective learning process was strengthened by the diversity of local contexts and experiences. Many participants also acknowledged the role of the Lead Expert in facilitating knowledge exchange, creating opportunities for peer learning, and helping cities translate inspiration into practical action. By the end of the discussion, the partnership concluded that the greatest strength of Cities4Co-Housing was not any single project or city, but the collective intelligence, trust, and mutual support that had developed across the network over the two-year journey.



What Partners Want to Celebrate and Are Grateful For: Reflections from the Naples Meeting

As part of the reflection on the network journey, partners were invited to identify one achievement they wished to celebrate and one aspect of the Cities4Co-Housing experience for which they felt particularly grateful. The responses revealed that, beyond the technical outputs and housing projects developed during the network, partners valued the human, institutional, and collaborative dimensions of the transfer process.

The concluding session captured during the Naples meeting highlights a profound sense of achievement, mutual appreciation, and technical growth across the partner cities. When reflecting on the core questions—"What is one thing you want to celebrate?" and "What is one thing you are grateful for?"—the responses from Fuenlabrada, Nikšić, Vila Nova de Gaia, Thessaloniki, and Naples fall into three interconnected pillars: strengthening collaborative networks, deepening specialized knowledge of co-housing, and navigating shared challenges.

1. Fuenlabrada: Deepening Partnerships and Project Synergy

Fuenlabrada's contributions focus heavily on the mechanics of strong, smooth collaboration and high-level engagement.

- **Seamless Cooperation:** The city celebrates "Smooth collaboration" and a palpable "Confidence between partners," indicating that the ITN journey has successfully fostered a high-trust environment.
- **Strategic Connections:** They explicitly note gratitude for "Network partnership" and a high-profile "Meeting with the Calico President," alongside "Learning about the community of Calico." This highlights the value Fuenlabrada places on transnational exchange and benchmarking against established, inspirational co-housing models.

2. Nikšić: Local Mobilization and Forward-Looking Agendas

For Nikšić, the journey has been instrumental in establishing structural foundations locally while integrating broader societal and environmental goals.

- **Institutional and Social Milestones:** The partner celebrates the formal "ULG [UR-BACT Local Group] formation" and the power of "Sharing experiences." * Community and Sustainability: They express gratitude for "Social activities (football competitions)" that build community spirit, while simultaneously looking ahead with a distinct focus on aligning co-housing initiatives with sustainability through "Focus on green energy."

3. Vila Nova de Gaia: Experimental Freedom and Knowledge Exchange

Vila Nova de Gaia emphasizes the practical, tactical execution of community actions and the experimental freedom permitted by the network.

- **Action-Oriented Learning:** The city celebrates the "Methodology of community actions" and the vital "Opportunity of sharing" experiences across borders.
- **Agility:** There is a distinct appreciation for the iterative nature of the network, explicitly celebrating the process of "Testing and trying" new approaches on the ground.

4. Thessaloniki: Relational Building and Co-Housing Mechanics

Thessaloniki's reflections center on the conceptual breakthroughs regarding co-housing and the local relationships required to make them a reality.

- **Localized Networks:** They celebrate building "Good relationships #ULG" and "Building partnerships for cohousing" with a specific emphasis on the "Local" dimension.
- **Conceptual Clarity:** The partner expresses gratitude for gaining a "Understanding deeper of cohousing"—proving that the ITN peer-learning sessions successfully demystified complex housing models for the municipality.

5. Naples: Embracing Critical Reflection and Transversal Growth

As the host of this reflective milestone, Naples showcases a mature appreciation for both the highs and the structural lows of the project journey.

- **Authentic Problem Solving:** In a standout reflection, Naples celebrates "Going through criticality and obstacles," supported by a healthy "Critical view." This underscores that the partner values the network not just for its easy successes, but as a safe space to troubleshoot real-world municipal roadblocks.
- **Sustained Engagement:** They express gratitude for "Sharing and understanding" via "Partners projects," alongside the execution of vibrant "Social events #meetings" that kept the human element of the network alive.

Continuing the Collaboration Beyond the Network

One of the strongest messages emerging from the final reflection exercise was the partners' enthusiasm to continue collaborating beyond the formal conclusion of the Cities4Co-Housing Innovation Transfer Network. Throughout the two-year journey, the partnership developed not only a shared body of knowledge and practical experience, but also strong professional relationships and mutual trust. Partners expressed a clear desire to remain connected, continue exchanging experiences, and support one another in the implementation of their Investment and Continuity Plans.

To facilitate this ongoing cooperation, the partnership agreed to establish both informal and practical mechanisms for future exchange. A dedicated WhatsApp group will be created to maintain regular communication, share opportunities, seek advice, and exchange updates on local developments. In parallel, partners agreed to preserve the shared ITN Google Drive, which has served as the central repository for network documents, testing actions, and Investment Plans throughout the project. Maintaining access to this extensive knowledge base will allow cities to continue drawing inspiration from

each other's work, monitor progress in implementation, and build on the collective learning generated during the network.

The discussion demonstrated that Cities4Co-Housing has evolved beyond a temporary project partnership into a lasting community of practice. While the formal URBACT journey may be coming to an end, the relationships, knowledge exchange, and spirit of collaboration established through the network are expected to continue supporting partners in their efforts to deliver inclusive and affordable housing solutions in the years ahead.



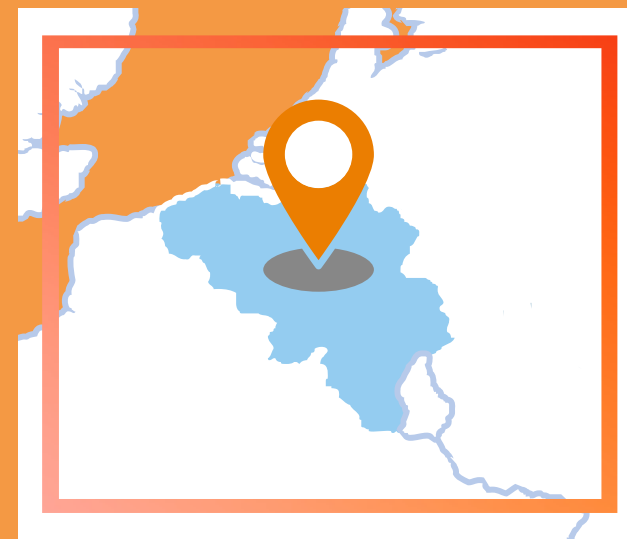


3. Local Progress

1. Brussels

During this reporting period, the Brussels Capital Region continued to advance several key strands of work within the Cities 4 Co-Housing network. Particular emphasis was placed on the further development of the Continuity Plan, building on the feedback provided by the Lead Expert. At the same time, notable progress was made in relation to the local testing actions, in particular the implementation of the chicken coop and the further preparation of the playground in the communal garden at CA-

LICO. In parallel, communication activities were pursued through social media and the regular updating of the URBACT project webpage. The Brussels Capital Region also further refined the concept for its final network product, envisaged as a joint video bringing together contributions from each project partner in their respective national languages. In addition, preparatory work was undertaken for the final network event to be held in Brussels from 15 to 17 June.



ULG Meetings and Takeaways

No additional ULG meeting was organised during this reporting period. Priority was instead given to the advancement of strategic deliverables, communication activities, testing actions, and preparations for the final phase of the network.

Testing Actions

Significant progress was achieved during this reporting period in relation to the testing actions concerning the installation of the chicken coop and the playground in the communal garden at CALICO. These actions have continued to develop in a concrete manner and have helped to reinforce the participatory dimension of the project.

With regard to the chicken coop, a participatory building weekend (chantier participatif) was organised on 18 and 19 April, during which the structure was installed in the communal garden. The chicken coop was built through

the joint involvement of several CALICO residents, a number of colleagues from Brussels Housing, and a local artisan. This initiative is particularly noteworthy for its strongly participatory character, as it combined practical collaboration, shared ownership, and direct resident involvement in the improvement of the collective living environment.

As for the playground, a public procurement procedure was launched during the reporting period. The purchase and delivery of the play equipment to CALICO are expected to take place shortly. This step marks an important phase in the implementation of the

testing action and will contribute to making the communal garden more welcoming and functional for children and families.

In parallel, the banner designed for the communal garden at CALICO remained an important visible output of the testing actions. Installed on the front gate of the site, it contributes to enhancing the visibility and legibility of the shared garden for the surrounding neighbourhood, while also providing tangible visibility to the participatory work undertaken with residents.

Communication

Communication activities continued at both local and network level. The Brussels Capital Region published a LinkedIn post highlighting its participation in the Innovation Transfer Network Meeting organised by URBACT in February. In addition, a further LinkedIn post was dedicated to one of the local testing actions, namely the installation of the banner for the communal garden at CALICO. The URBACT project webpage was also kept regularly updated throughout the reporting period.

The Brussels Capital Region also further developed the concept for its final network

product. The proposed format consists of a video bringing together contributions from each partner, with participants responding in their national language to a shared set of questions. These include: their identity and institutional affiliation; a one-sentence presentation of their project; the local challenge being addressed; the ways in which Cities 4 Co-Housing has supported their work; the main lesson drawn from CALICO; the results achieved to date; the next envisaged step; and one word to summarise their journey within the network.

Continuity plan:

The Brussels Capital Region further refined its Continuity Plan on the basis of the feedback received from the Lead Expert. Compared with the previous draft version, the latest version was streamlined and made more operational shifting from a more extensive analytical discussion on replicability, scaling-up and the governance structure of the CALICO model towards a clearer focus on concrete actions, testing actions and implementation steps.



2. Fuenlabrada

During these months Fuenlabrada has focused on obtaining information about the activities and times when both elderly and young people are interested in participating in the banking time and in workshops with elderly people to work on the legal model.



ULG Meetings and Takeaways

In recent months, the activity of the ULG has focused on meetings with older people to understand their feelings on the project's legal model and on raising awareness of the banking time survey.

Testing Actions

Module I Governance

Action 1. Determine the amount of voluntary banking time young people will spend on the SHARE Project.

As preliminary findings from the survey conducted with young people, Fuenlabrada has identified the following:

- The survey was predominantly completed by women.
- The average age is 28 years.
- Regarding the types of activities they would like to carry out with elderly people, these are mainly cultural and intergenerational activities.
- In terms of the benefits they expect to gain from spending time with elderly people, these include: learning from their experience and developing empathy and social skills.
- They consider that meeting once a week, for 2 to 3 hours, would be sufficient to establish this relationship and create this banking time.

Action 2. Co-define the use of common spaces co-define together with the potential residents and users, the rules of use of the common spaces of the SHARE Building.

No actions have been taken on this action.

Module III. Legal & Financial

Action 1. Create and assess the attractiveness of the legal model among the elderly.

Two meetings were held with elderly people (on March 16 and 26) to work on the document outlining the legal framework for participation in the project. One meeting focused on the key concepts of the project, assessing whether they were easily understandable. The other was more specific, involving group reading of the different articles of the framework and identifying the concepts that were more difficult to understand.

Module IV. Building

Action 1. Co-design of the common areas of the SHARE building between potential participants and the architecture studio.

No actions have been taken on this action.

Communication

Fuenlabrada has launched a communication campaign to spread the Cities 4 co-housing network, the participation of Fuenlabrada and the lessons learned from integrating the CALICO experience into the SHARE project.

This campaign consists of a series of videos. These videos encourage people to participate in the ULG.

During this period Fuenlabrada has launched [a video of elderly people encouraging other elderly people to participate in the ULG](#).



Investment Plan :

Over these months, the final adjustments have been made to the investment plan.



3. Naples

Between March and May 2026, the Municipality of Naples continued its activities within the “Prepare for Re-Use” phase of the Cities4Co-Housing network, focusing on finalising plans by drawing lessons from testing actions and exploring funding for future implementation. During this period, data collection activities were carried out relating to the completed Testing Actions, as well as implementation activities for the actions still under development. All of these activities contributed to the finalization of the Investment Plan. Finally, in May, the fifth transnational meeting of the network was hosted in Naples.



ULG Meetings and Takeaways

During the reporting period (March 2026 – May 2026), the staff worked to continue the activities initiated through the testing actions. Numerous meetings were held, both in person and online, with various members of the ULG. These meetings aimed, on the one hand, to implement the activities envisaged in the investment plan and discuss action plans and resource allocation to achieve the established objectives, and, on the other, to finalize the design phase of the Stadera 1.3.7. intervention, a pilot project in the city of Naples.

An important ULG meeting was held on the afternoon of May 5th, during which ULG members had the opportunity to engage with the network's European partners and a group of residents from the Calico project in Brussels, a landmark experience within the "Cities 4 CoHousing" project. The meeting provided an opportunity to explore collaborative living and community participation practices. The meeting also allowed local stakeholders to gain greater awareness of the feasibility of cooperative condominiums, while acknowledging the limitations and challenges that could arise during their implementation and management.

From May 5 to 7, 2026, the City of Naples

hosted the network's fifth transnational meeting. The meeting gave us partners the opportunity to discuss the finalization of our respective investment plans and the possibilities for future collaboration after the conclusion of the current project. During a visit on the morning of May 7, the City of Naples had the opportunity to show the network partners the solidarity condominium on Via San Nicola a Nilo and one of Naples' common assets, L'Asilo.

Testing Actions

During the reporting period, most activities focused on implementing and finalizing the planned testing actions.

Action No. 1

The Charter of Solidarity

The initiative to draft a Solidarity Charter involves the residents of a social condominium located on Via S. Nicola a Nilo. Several informal meetings have already been held with some of them in the condominium courtyard. The process the municipality intends to undertake with them was explained, and they were enthusiastic about the proposed activities. Thanks to the availability of financial resources from various funding sources, a scholarship was awarded to the University of Naples Federico II to establish an experimental social support program for the ma-

nagement of the Social Condominium. This program involves engaging residents and the local community, supervising, supporting, and monitoring the experimental Social Condominium project, evaluating the impacts of the Social Pact, and monitoring the implementation of the Condominium Charter.

Action No. 2

Housing Affordability.

Following data collection, a tool was developed that can calculate the number of square meters available for purchase or rent in various neighborhoods of Naples for four different worker categories. This tool is intended to be a useful tool for the planning and programming of the city's housing policies. Subsequently, it was deemed appropriate to transfer this system to a georeferenced platform, with the aim of mapping housing affordability in Naples and making the tool more dynamic, intuitive, and easy to use. To this end, the staff involved is currently engaged in training sessions with IT experts..

Action No. 3

Establish a non-speculative public-private partnership model.

The working group formed following the first workshop last November is working to develop a sustainable economic model for a

non-speculative public-private partnership to form the basis of a planned pilot project in an area east of the municipality of Naples. The parameters for the model are currently being defined.

Action No. 4

Integrate active citizen participation in a co-design process for sustainable condominiums.

The preliminary design phase of the Stadera 1.3.7. project is nearly complete. The data collected during the citizen survey has been shared with the design team. More active citizen participation (through workshops) is expected in a more advanced design phase, to better identify the group of potential residents.

Communication

Communication activities regarding all the news and work being carried out within the network, both locally and transnationally, have been communicated via the email channel specifically created for the ULG.

Updates on all activities are always available on the dedicated page of the City of Naples's official website.

A major communication and dissemination event on the City of Naples's co-housing initiatives was organized on the morning of

May 5th, with an institutional meeting attended by the Deputy Mayor of the City of Naples, Professor Laura Lieto, and the Regional Councilor for Housing Policies, Claudia Pecoraro. During the meeting, ongoing actions and future prospects for co-housing projects promoted in the city were explored, as part of the Urbact Cities 4 Co-Housing project.

Particular attention was paid to communicating the event, for which informational and promotional materials with specially designed graphics were produced and distributed.

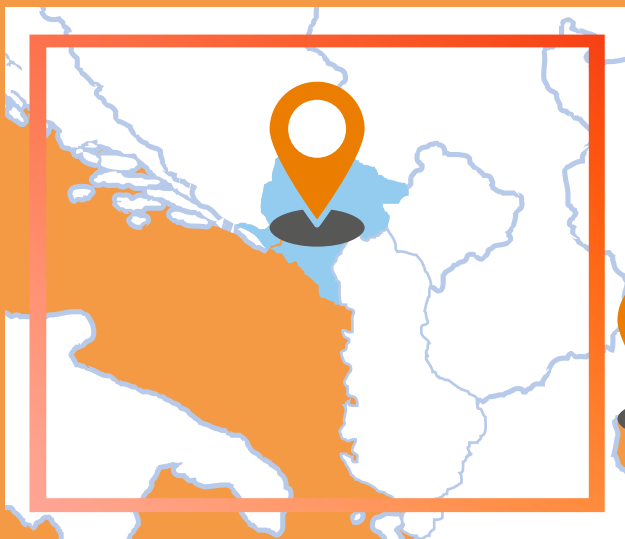
Investment Plan

During the reporting period, the Investment Plan, which focuses on the actions the City of Naples intends to undertake, has been finalized. For each action, the proposed challenge was outlined, along with a description of the various phases of the action, the resources required, the obstacles and risks that could arise, the partners to be involved, the timeline, the indicators, and the relevance to cross-cutting issues.

4. Nikšić

During this reporting period Nikšić has finalized all elements of the investment plan. Nikšić had a very useful online meeting with the lead expert, Dr. Orna Rosenfeld, who provided them advices how to finish the final version of our plan.

Nikšić has also participated in the meeting in Naples in May, where they had greatly useful conversations with the project partners. During their stay, they had an opportunity to visit social housing units in Naples, and to get better understanding of importance of integration between quality of life and local cultural events.



ULG Meetings and Takeaways

During this period with members of our ULG, specially with Environmental Movement Ozon, Nikšić has worked on the preparation of the preliminary study on environmental impact of the solar roof installation, as planned for the four buildings in our project. The preliminary study draft has been created, and once it is finalized Nikšić will organize the meeting with the residents to inform them on the study results and outcomes. Nikšić plans to organize such meeting in next two months.

Testing Actions

As scheduled in o Nikšić's investment plan, they continued with organization of small scale social activities. In Local community Sta-ra Varos, in order to strengthen cooperation within the neighborhood, Nikšić had gatherings of residents at the kids football tournament where we had opportunity in a casual atmosphere to talk to residents and their children about importance of energy communities. Once again, they confirmed interest among the youth for any topic where energy efficiency or environmental issues were concerned. It was an opportunity to publicly display URBACT poster regarding our project.

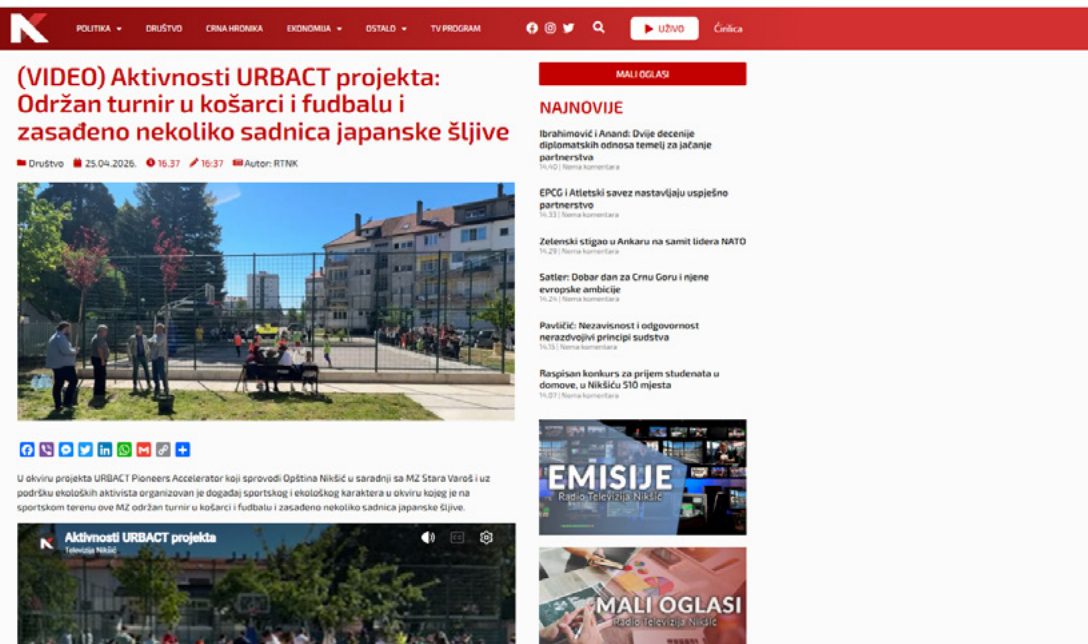


Communication

Communication efforts included active participation in meeting in Naples and cooperation on video creation for the Cities 4 Co-Housing project. Also, for the above mentioned small scale social activity, we invited local media, RTV NK, which made the following post: <https://rtnk.me/drustvo/video-aktivnosti-urbact-projekta-odrzan-turnir-u-kosarci-i-fudbalu-i-zasadjeno-nekoliko-sadnica-japanske-sljive/>

Investment Plan

During this period Nikšić finalized all elements of our investment plan. The focus was on the last chapters of the plan, part four - monitoring, and part five - evaluation.



5. Thessaloniki

Over the last quarter, the Thessaloniki partnership has moved from design to delivery in the Cities 4 Co Housing (C4CH) programme, finalising its local Investment Plan and starting implementation of the two Testing Actions selected and championed by the Local Group (ULG). These focus on, first, building a resident led governance base through the Statute Starter Kit, and second, operationalising a gender and care informed matching pathway within the Social Rental Agency (SRA).



The Investment Plan consolidates these elements into a single cohousing pathway for Thessaloniki, linking community capacity building, gender and care aware allocation, and a gradual activation of vacant public assets under MDAT's coordination. In a context with no national social housing framework, it is expected to contribute by providing a concrete “people and practice first” route into social and cooperative housing: creating an initial resident working group, embedding feminist care principles into SRA matching procedures, and preparing the ground for Siatistis and future sites to operate under non speculative, community oriented governance, as social collaborative housing projects.

A major milestone has been the completion of Testing Action 2, the gender and care informed matching pathway. Grounded in collaboration between MDAT's SRA, NGO IRIDA, and the Solidarity Cohousing Initiative, a local grassroots organisation, the team co designed a standard operating procedure (SOP) that centres safeguarding, consent and warm handovers for single mother households and other care intensive profiles. The action produced a full pathway blueprint, including roles, eligibility criteria, co living protocols and a Protection Checklist, and will lead in the near future to a micro pilot.

In parallel, Testing Action 1 on the Resident Voice Labs and Statute Starter Kit has reached the production phase, with the core handbook, editable statute template, checklists and training deck now finalised. The action will conclude with a dedicated workshop at the end of June, convening ULG members, prospective residents and NGO partners to beta test the kit and formally launch a first proto group of residents aligned with the governance pillar of the Investment Plan.

Overall, by engaging actively in C4CH, Thessaloniki is positioning itself as a laboratory for care centred, community led housing in a difficult institutional environment. The exchanges with the lead expert and partner cities offer both political encouragement and very practical tools, allowing MDAT, the Municipality and the ULG to translate pioneering models like CALICO into workable, context sensitive steps that can gradually reshape local practices around social rental, cohousing and the reuse of vacant buildings.

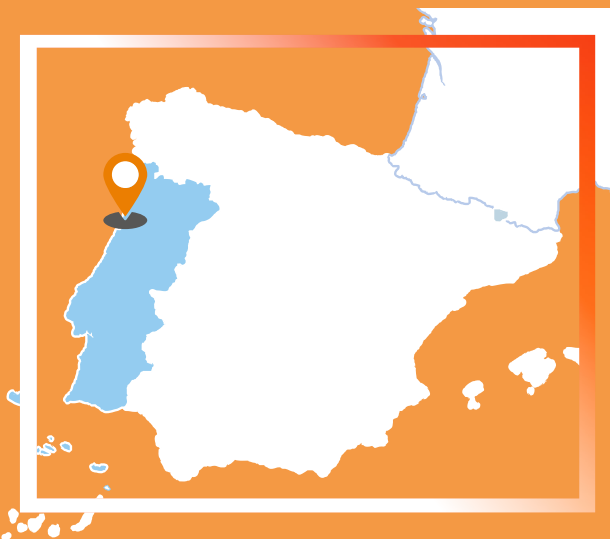
6. Vila Nova de Gaia

During this reporting period, Vila Nova de Gaia concluded the development of its Integrated Investment Plan for Collaborative Housing, consolidating the strategic, governance and implementation framework for the local adaptation of the CALICO model.

The period was marked by a stronger operational focus on the Proof of Concept in Grijó and by a significant intensification of community-based work with residents. The project evolved from strategic design into a more structured testing phase centred on governance practices, community-building and participatory management mechanisms.

Particular emphasis was placed on the consolidation of the Social and Housing Transition Team, which now operates through weekly coordination meetings and maintains a continuous communication channel with residents. This structure has progressively become a key operational mechanism for mediation, facilitation and community engagement within the pilot.

The direct contact with CALICO residents during the last transnational meeting represented an important milestone for the local team. The experience provided practical insights regarding community dynamics, participatory governance and conflict prevention, reinforcing the confidence and operational maturity of the Transition Team in Gaia



ULG Meetings and Takeaways

During this period, the Urban Local Group continued to support the implementation of the testing phase through direct engagement with residents and local stakeholders.

The work increasingly shifted from conceptual discussions towards practical community-building activities and governance testing.

Two neighbour meetings were held within the pilot site in Grijó, allowing residents to progressively engage in:

- identification of shared priorities;
- discussion of coexistence rules and collective responsibilities;
- reflection on community values and mutual support mechanisms;
- co-definition of future common space dynamics.

Participation levels remained positive and demonstrated growing trust between residents and the project team.

The meetings confirmed that residents are more responsive to practical and operational discussions directly connected to their daily lives than to abstract governance concepts. This has helped refine the facilitation methodology used locally.

An important outcome of this phase was the progressive co-creation of a Community Values Charter. The process is being developed collaboratively with residents and aims to establish a shared framework of principles, coexistence rules and community commitments for the pilot.

The municipality and Gaiurb are also preparing a community celebration event that will formally present the Charter and promote collective commitment by residents and stakeholders.

Testing Actions

Testing activities continued to evolve across the Governance, Social and Building dimensions of the pilot.

Governance

The governance testing phase became more operational during this period.

The Social and Housing Transition Team consolidated its role as a permanent facilitation and mediation structure supporting the pilot community. Weekly coordination mee-

tings now allow continuous monitoring of residents' concerns, emerging conflicts, participation dynamics and implementation needs. The team also maintains a direct communication channel with residents, strengthening proximity and responsiveness.

The ongoing work on the Community Values Charter represents one of the main governance outputs currently under development. The process is helping test:

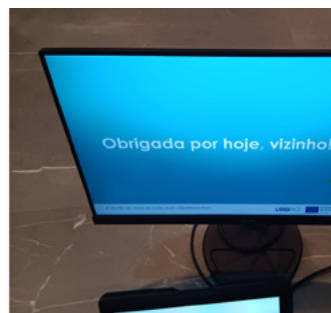
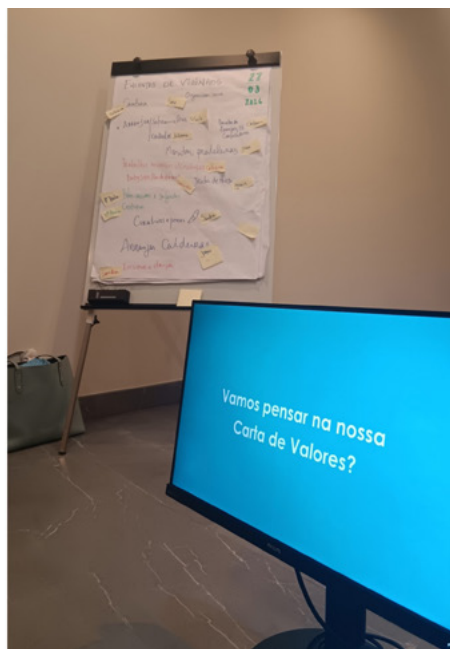
- participatory decision-making approaches;
- shared responsibility mechanisms;
- collective definition of acceptable behaviours and coexistence principles;
- community engagement methodologies.

Social

The project continued to strengthen social cohesion and neighbour relations within the pilot site.

Residents demonstrated increasing willingness to participate in collective activities and informal support dynamics. Small-scale community initiatives emerged spontaneously during this period, including discussions around shared celebrations and collective use of outdoor spaces.

The participatory process also confirmed the importance of continuous facilitation and



mediation in preventing tensions and supporting long-term community stability.

Building

Work related to shared spaces and participatory design continued through discussions with residents regarding:

- use of common outdoor areas;
- maintenance responsibilities;
- coexistence rules for shared spaces;
- safety and cleanliness concerns.

The feedback collected during neighbour meetings is helping inform future design and operational decisions linked to common spaces and community management.

Communication

Communication activities focused on:

- dissemination of neighbour meetings and local participatory activities;
- internal alignment between municipal departments and Gaiurb teams;
- consolidation of collaborative housing as a public policy innovation tool;
- preparation of communication materials linked to the Community Values Charter and the Future community celebration event;
- external dissemination of project activities on our website [here](#).

The transnational exchange with CALICO residents and practitioners also generated important learning opportunities that are being disseminated internally within the local project team.

Investment Plan

A major milestone during this reporting period was the conclusion of the Vila Nova de Gaia Integrated Investment Plan.

The final version consolidated:

- the intervention logic;
- governance architecture;
- implementation phases;
- monitoring framework;
- risk assessment structure;
- scalability and replication strategy.

The Plan formalises the role of the Social and Housing Transition Team as a core operational mechanism for future implementation and replication.

The participatory work carried out with residents during this period directly informed several components of the final document, particularly regarding governance, social support and community management.

Key Takeaways and Next Steps

The current phase confirmed that collaborative housing requires continuous social facilitation and operational proximity, beyond physical housing provision.

The testing phase also demonstrated that:

- trust-building processes require time and regular interaction;
- governance structures must remain simple and operational during early stages;
- community rituals and symbolic actions play an important role in reinforcing
- belonging and collective responsibility.

The next phase will focus on:

- formal adoption of the Community Values Charter;
- implementation of the public community celebration event;
- consolidation of governance and facilitation tools;
- preparation for future replication and scaling activities within the municipality.

An aerial photograph of a densely populated city, likely Istanbul, taken from a high vantage point. The foreground shows a mix of residential buildings with red-tiled roofs and some greenery. In the middle ground, a large body of water (the Bosphorus) is visible, with a bridge and several ships in the distance. The sky is a vibrant orange and yellow, indicating sunset. The city's layout is a mix of old and new architecture.

4. Progress and Next Steps

The reporting period marked a significant transition for the Cities4Co-Housing Innovation Transfer Network. After nearly two years of collaboration, experimentation, and peer learning, partner cities have moved from exploring and adapting the CALICO model to preparing for implementation. The completion of almost all Investment and Continuity Plans represents a major achievement for the partnership, providing each city with a clear roadmap for advancing inclusive, community-led, and affordable housing initiatives in their local contexts.

Beyond the plans themselves, the network has generated substantial added value at both local and transnational levels. Cities have strengthened cooperation across municipal departments, engaged a wide range of stakeholders through their URBACT Local Groups, tested innovative actions with residents and communities, and developed new approaches to governance, participation, affordability, and community building. Partners have demonstrated that even complex housing innovations can be successfully adapted when supported by structured exchange, local experimentation, and sustained collaboration.

The final transnational meeting in Naples provided an opportunity to consolidate these achievements, reflect on the network journey, and connect planning with lived experience through direct exchanges with CALICO residents. The discussions confirmed that the value of the network extends well beyond its formal outputs. Equally important are the relationships, confidence, practical knowledge, and community of practice that have emerged throughout the transfer process.

Looking ahead, the final months of the project will focus on capitalising on these achievements and ensuring the long-term legacy of the network. Key priorities include:

- Finalising the network's joint video as the principal communication and knowledge-transfer product;
- Presenting the results and lessons learned at the final network event in Brussels;
- Disseminating the achievements, methodologies, and tools developed through the network to a wider European audience;

- Supporting partner cities as they move towards implementation of the actions identified in their Investment and Continuity Plans;
- Maintaining cooperation between partners through informal exchange mechanisms and continued sharing of experiences and opportunities.

While the formal URBACT journey is approaching its conclusion, the work initiated through Cities4Co-Housing is only beginning. The partner cities now possess stronger capacities, clearer implementation pathways, and a shared understanding of how community-led housing can contribute to addressing housing affordability challenges. Most importantly, they have created a lasting European community committed to advancing innovative, inclusive, and affordable housing solutions long after the network itself has ended.

URBACT



Co-funded by
the European Union
Interreg



BRUSSELS REGIONAL PUBLIC SERVICE