Cities 4 Co-Housing

Fuenlabrada, Spain
190 993 inhabitants

Challenge

Fuenlabrada faces multiple challenges such as housing quality issues, accessibility, and limited social housing stock. Housing quality issues include 41% of dwellings facing accessibility problems, over 20% being unheated, and 15% of homes being in a deteriorated condition.

Local heroes

Our local heroes are young people aged 18 to 35 and citizens over 65 who are willing to take part in this pilot project. Together, they are opening a new pathway to address one of Europe's most pressing challenges today: access to affordable housing, while strengthening intergenerational solidarity.

Funding

During the EUI funding period, the main investment will be supported by ERDF funds. After the co-financing phase, a strategy is being developed to ensure the project's long-term financial sustainability through municipal contributions.

The Plan

The SHARE Plan

The SHARE Plan in Fuenlabrada is supported by over €5 million in EUI co-financing (80%) to launch an innovative housing exchange programme between seniors and young people. The initiative will initially involve 20 dwellings, benefiting up to 40 seniors and at least 40 young people, as some may be families with children. Seniors will move into a renovated, fully accessible building, while their former dwellings will be rented to young people at affordable rates. In return, young residents will dedicate part of their time to supporting the seniors. The programme aims to create a local care ecosystem that promotes intergenerational solidarity and a more inclusive, caring society.



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Ayuntamiento de FUENLABRADA

Cities 4 Co-Housing

Naples, Italy
903 998 inhabitants

Challenge

Naples is facing growing housing poverty, worsened by unemployment, economic insecurity and strong territorial inequalities. The main challenges include high housing costs compared to incomes, lack of services, and limited access to decent and inclusive housing solutions for vulnerable groups.

Local heroes

The implementation of the "Stadera 1.3.7." project involves a wide network of actors in Naples. Key stakeholders include the Municipality of Naples, with the Public housing and social housing planning service, social services and the design team. Different actors may be involved in the various stages of implementation, such as third-sector organizations, social cooperatives, housing rights associations, local communities and universities.

Funding

The project is financed through a mix of public funds. Main resources come from Law 145/2018 through a regional call by Campania Region. Additional funding derives from a Programme Agreement between Naples Municipality and Campania Region, while the Municipality of Naples will provide co-financing support.

The Plan

Stadera 1.3.7.

The project "Stadera 1.3.7.", developed by the Municipality of Naples within the URBACT Cities 4 Co-Housing network, aims to transform a publicly owned building in Poggioreale into a solidarity-based housing complex. The project will create at least 24 social housing units, shared community spaces and local services for vulnerable families. In Naples, where average annual income is around €21,952 and housing costs are disproportionately high, the initiative responds to growing housing poverty and social exclusion. The project is expected to improve access to affordable housing, strengthen social cohesion, support local employment and create a replicable model for the reuse of vacant public buildings across the city.



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COMUNE DI NAPOLI

Cities 4 Co-Housing

Nikšić, Montenegro
65 000 inhabitants

Challenge

Four multi-apartment buildings in this area were constructed a long time ago, and today they suffer from poor energy performance. With an innovative solution of rooftop solar panels, energy efficiency will be improved, as well as the living standard and social connectivity.

Local heroes

Our Lonco is the most dedicated member of our community and a true hero of Stara Varoš. He spends most of his free time to make our neighbourhood more green and inclusive for our residents.



Funding

Our total planned investment for the roof solar panel infrastructure and the insulation is 152 K Euro. More than 50% will be covered by National Eco-Fund and Municipality of Nikšić.
Remaining sources will be requested through donations and investment from corporate sector in Montenegro and EU funds.

The Plan

Investment Plan - Nikšić, Montenegro - Cities 4 Co-Housing

The investment is driven by the urgent need to simultaneously address energy inefficiency, social vulnerability, and declining social cohesion in four multi-apartment residential buildings located in the Stara Varoš neighbourhood of Nikšić. The installation of rooftop solar photovoltaic panels (92K euros) is not treated as a stand-alone technical upgrade, but as a strategic tool to generate long-term, predictable financial resources for the energy community. By improving energy efficiency and producing renewable energy locally, the investment reduces energy-related expenditures, lowers CO_2 emissions, and creates a stable annual income that will be channelled into a jointly managed energy community fund dedicated to addressing local social needs.



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ОПШТИНА НИКШИЋ

Cities 4 Co-Housing

Brussels, Belgium
1 264 392 inhabitants

Challenge

The Brussels-Capital Region joined the URBACT network in a context of acute housing pressure, characterised by rapid population growth, more than 55,000 households on social housing waiting lists, limited regulated stock (7–8%), and sustained rent increases, requiring scalable affordable housing solutions.

Local heroes

CALICO's residents are the true local heroes of the project: their commitment, care and collective spirit brought this innovative model to life and continue to sustain it every day through shared responsibility, mutual support and active community involvement.



Funding

A policy conference and round table on affordable community-led housing in Brussels will be funded through the Cities 4 Co-housing budget, with EU and regional co-financing. With a total budget of around €18,000, including staff costs, it will support collective reflection, shared commitment and joint action towards more affordable housing solutions.

The Plan

CALICO

Our Continuity Plan aims to stimulate policy uptake and future investment in affordable community-led housing in Brussels, building on the CALICO model, which delivered 34 homes combining affordability, social mix and care-oriented living. The main planned investment is a policy conference and round table designed to bring together public authorities, investors, housing organisations and European stakeholders to assess the feasibility of integrating such models into regional housing policy.



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BRUSSEL HUISVESTING
BRUXELLES LOGEMENT
GEWESTELIJKE OVERHEIDSDIENST BRUSSEL
SERVICE PUBLIC RÉGIONAL DE BRUXELLES

Cities 4 Co-Housing

Vila Nova de Gaia, Portugal
303 824 inhabitants

Challenge

From Social Housing to Collaborative Living: Gaia faces rising housing pressure, limited affordable supply and growing social inequality. Through Cities4Co-Housing, the city is testing collaborative approaches to strengthen participation, shared spaces and fairer housing governance.

Local heroes

The project brings together residents, the local Transition Team, GAIURB staff, municipal services and local stakeholders. Residents play a central role in shaping the future of the neighbourhood through regular meetings, collective activities and co-creation processes.

Funding

The action is supported by the URBACT IV Programme through the Cities 4 Co-Housing Innovation Transfer Network, with additional support from GAIURB and Vila Nova de Gaia Municipality through local staff involvement and community engagement activities.

The Plan

Casas do Sobreiro

Gaia is developing a collaborative housing transition process at Casas do Sobreiro, a municipal housing neighbourhood. Through community meetings, neighbourhood gatherings and the creation of a local Transition Team, residents are actively contributing to the definition of shared values, communal spaces and future approaches to governance.

The pilot initiative promotes greater community participation, social inclusion and better use of shared spaces, whilst helping to prepare future strategies for improving communal areas. The process combines social innovation, participation and long-term housing sustainability, inspired by the CALICO model.



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VILA NOVA DE GAIA
CÂMARA MUNICIPAL

GAIURB, EM
URBANISMO E HABITAÇÃO

Cities 4 Co-Housing

Thessaloniki, Greece
319 044 inhabitants

Challenge

We work in a city of rising rents, homelessness risk, vacant public assets, and minimal social housing, seeking to build governance, care, and asset pathways that make SRA-centred, community-led, non-speculative housing institutionally feasible.

Local heroes

The Siatistis pilot is led by MDAT and Housing Thessaloniki, but it stands on the shoulders of local bottom-up initiatives: NGOs like ARSIS, PRAKSIS and IRIDA, together with Perivolarides and the 60+ co-housing initiative, weaving care, solidarity and everyday neighbourliness into our vision.



Funding

The Siatistis investment blends municipal resources (building, in kind support) with ESF+ and ERDF funding for renovation, energy upgrades, social support and governance tools.
MDAT/Housing Thessaloniki's Social Rental Agency operations and targeted partners provide additional support for capacity building, monitoring and replication.

The Plan

COHERE - Thessaloniki Social Collaborative Housing Plan

The plan's main investment is the renovation and socialisation of the listed municipal building on Siatistis Street into around 10–11 non-speculative units with cohousing elements, targeting single parent families (especially women led households), older people and Housing First beneficiaries. The project combines deep energy renovation and nature-based solutions with co-designed layouts, common spaces and tenant training on efficient, climate-aware living. It will prototype a full governance, legal, financial and social support model for Housing Thessaloniki, creating a repeatable blueprint that can be applied to other vacant buildings and informing a long-term, care-oriented social housing policy for the city.



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Major Development Agency Thessaloniki S.A.
Organization for Local Development