

# Cooperative Housing in Switzerland and Zurich

# Content

- How is cooperative housing implemented in the City of Zurich?
- What is the role of the public authorities and of the advancement of construction of housing in general?
- How do housing cooperatives manage to build at low cost, and how can they create a social benefit?
- Presentation of recent concepts of communal living, of housing for the elderly, of additional features.
- Presentation of the project “mehr als wohnen” (more than housing)

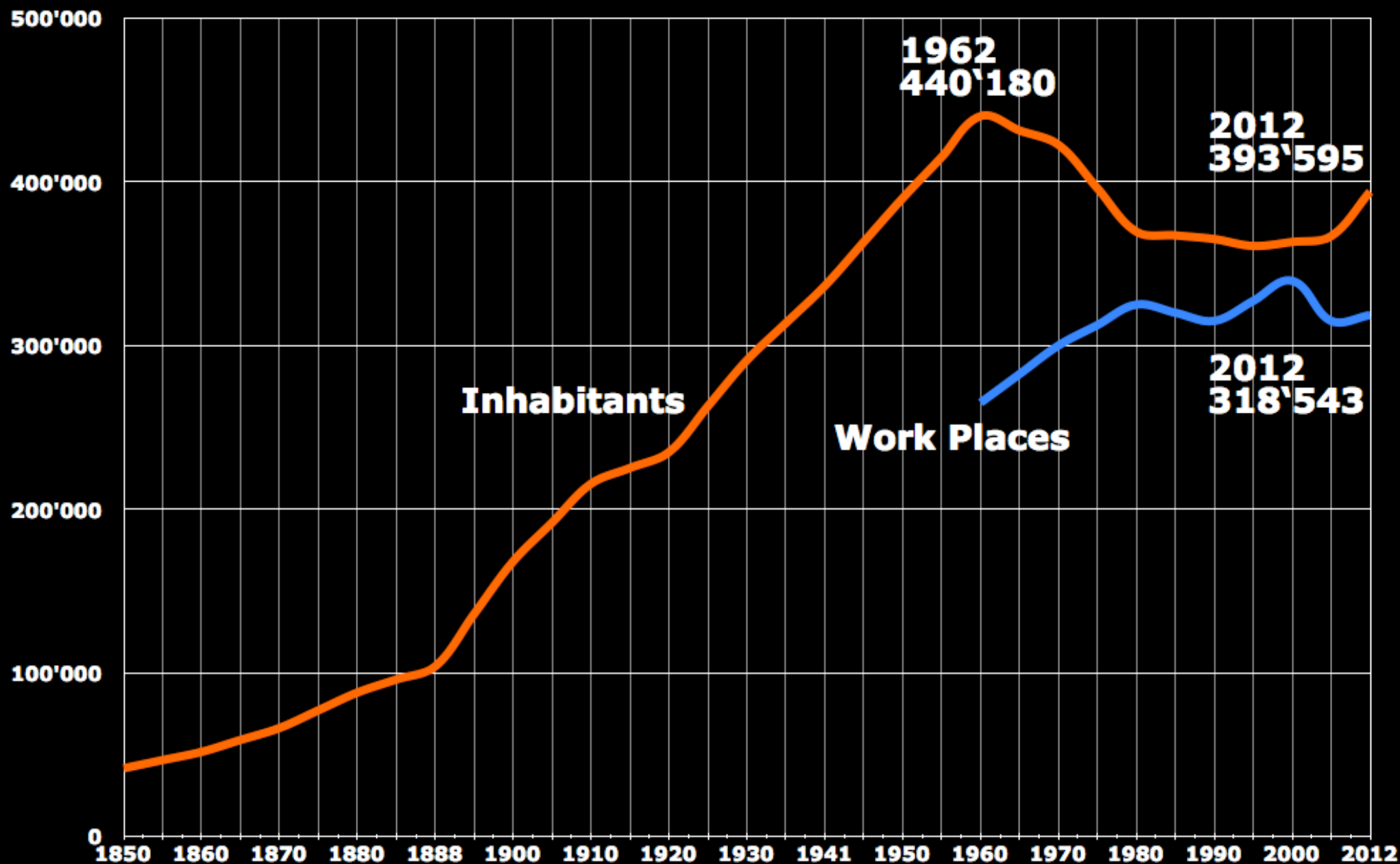
# Rules and Guidelines for Cooperatives and „Housing of Public Interest“

- Rents are calculated based on the effective costs
- No profits must be extracted from the company
- The management may not receive shares in profit
- When the company is dissolved benefits must be used for the same purposes
- Values are not adjusted to current market prices —> rents tend to get lower than those exposed to the market
- The legal form is not defined, there are (mostly) cooperatives but also trusts associations and stock corporations and the public and social housing

# Facts and Figures

- 60% tenants in Switzerland
- 5% living in cooperatives
- 1500 public housing cooperatives
- Average of 90 flats per cooperative
- Bigger and older cooperatives in Towns

# Historical Development



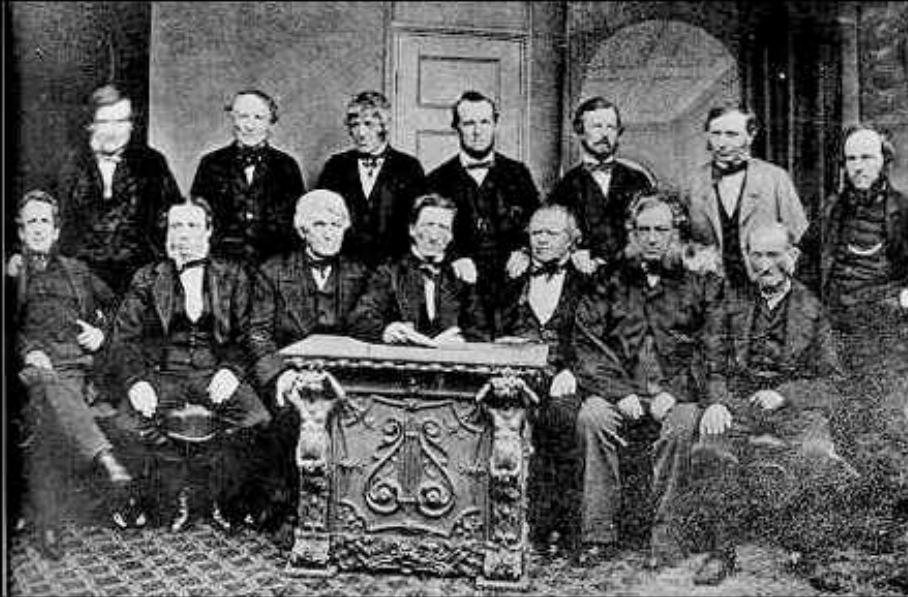
# Schemes of subsidies

- On the level of the confederation:
  - - Abandoned in the last decades more and more
  - - Today rest low interest and repayable loans of 20 Mio CHF a year
  - = ca. 2.5 Swiss Franc per Inhabitants
  - → Homeopathic

# Market Share of the Cooperatives in Swiss Cities



# The Rochdale Pioneers



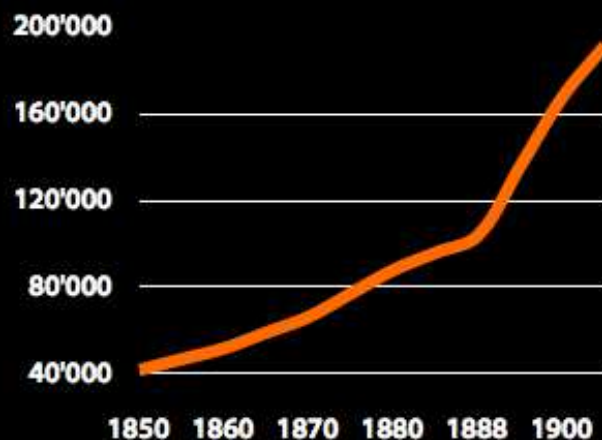
Peter Schmid, Zürich: Cooperative Housing In Switzerland and Zurich

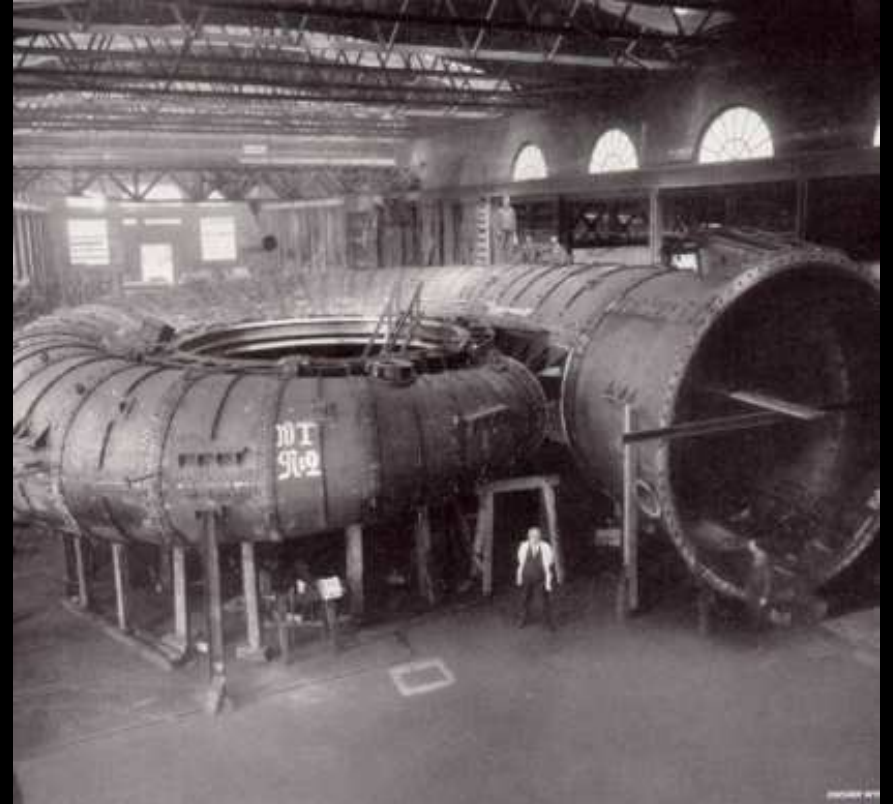




# Industrialisation and City Growth after 1850

- Demolishing of the city walls 1855
- First railway of Switzerland 1848
- Massive industrial development
- 1892 first incorporation







# Law of 1907 Communal Housing and early Cooperatives

- The city of Zurich builds affordable housing
- Early cooperatives are founded by civil servants as railway workers and teachers



# „Labour Division“ between the City of Zurich and the Cooperatives

- Law of 1924 guidelines for the support of the coop's
- The city sells land only to cooperatives (after 1960 in general land lease)
- The city guarantees with money from the pension fund for cooperative projects
- The city and canton subsidizes flats for tenants with low income







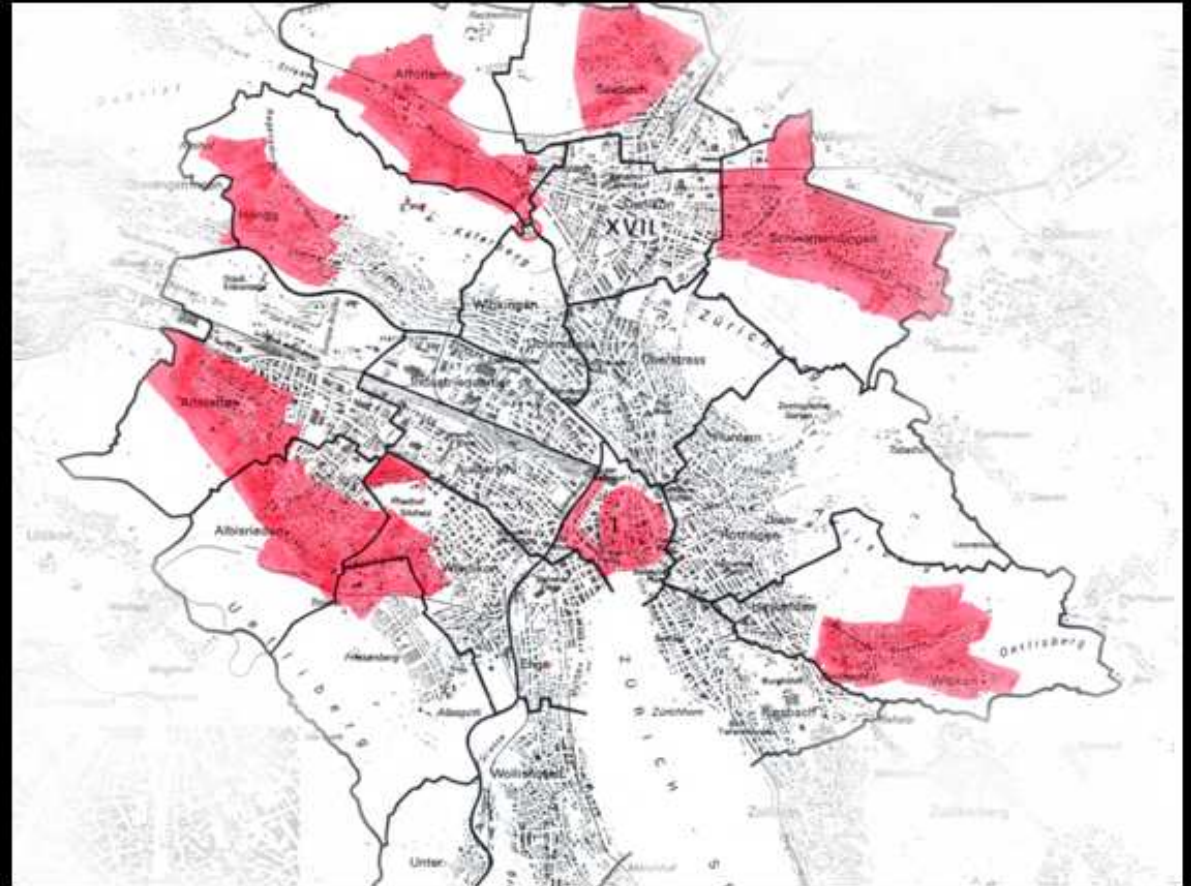


# Communal and Cooperative Housing in the City of Zurich

Housing of public Interest	Flats	Share
120 Cooperatives	39 '000	20%
Communal Housing	11'500	6%
Inhabitants ca	130'000	30%

# Second Expansion of the City of Zurich

- 1934 the city incorporates 8 villages
- Strategic planning as Garden Cities
- Village centers —> community centers



500'000

400'000

300'000

200'000



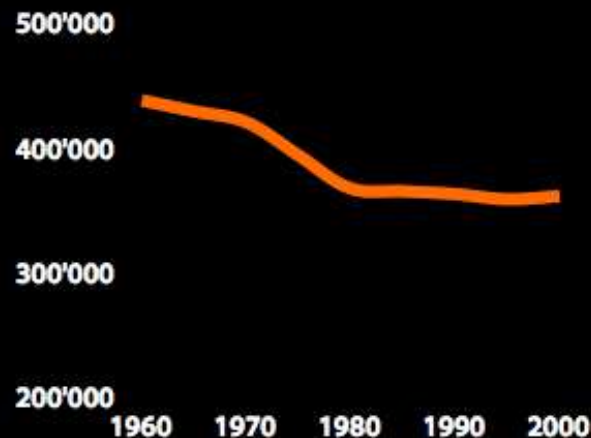






# Mass Mobilisation, Functional Separation and Decline of the City

- 1962 all time peak of population
- Mass Transport and inner city motorways





# Housing Shortage, Squats and the A-City

- In 1980 youth protests and squats
- Decline of the industrial and rise of the financial sector
- Gentrification in former working class areas
- „Needle Park“ massive drug consumption and dealing
- 1992 crash of the real estate market





# The A-City

Arbeitslose = Jobless

Alte = Old

Alkoholiker = Alcoholics

Auszubildende = Students

Ausgesteuerte = Persons  
on welfare

Ausländer = Immigrants



# ...“Right to the City“-Movement and Initiatives for a Gentle City Transformation

- Transformation instead of Demolition
- New Family Concepts, Flat-Sharing
- Sustainability









# The Industrial Decline Opens the Space for New Urban Concepts

- Hard dealing between the local government and the landowners
- Special zoning for most industrial sites
- Mixed use development instead of monofunctional offices



# KraftWerk1

1999-2001, Stücheli Architekten, Zürich

- First cooperative as a brown field development
- Replacement of the Garden City Paradigm
- Claim for density, diversity and sustainability
- Mixed use development with office building, workshops and stores
- Integration projects for migrants and handicapped





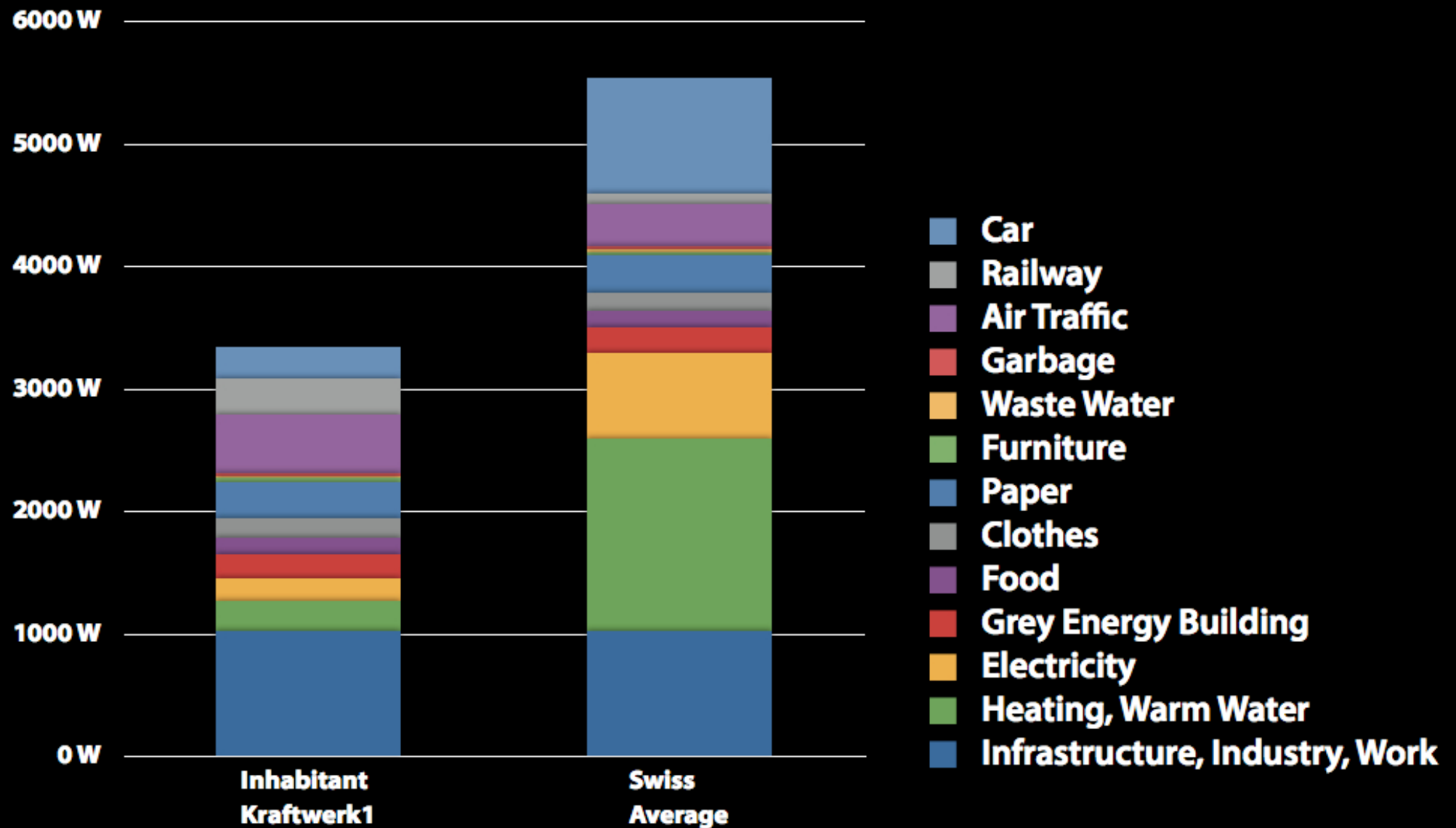








# Life Cycle Assessment of KraftWerk1



Average energy flow Watt/Capita, Carbotech 2009



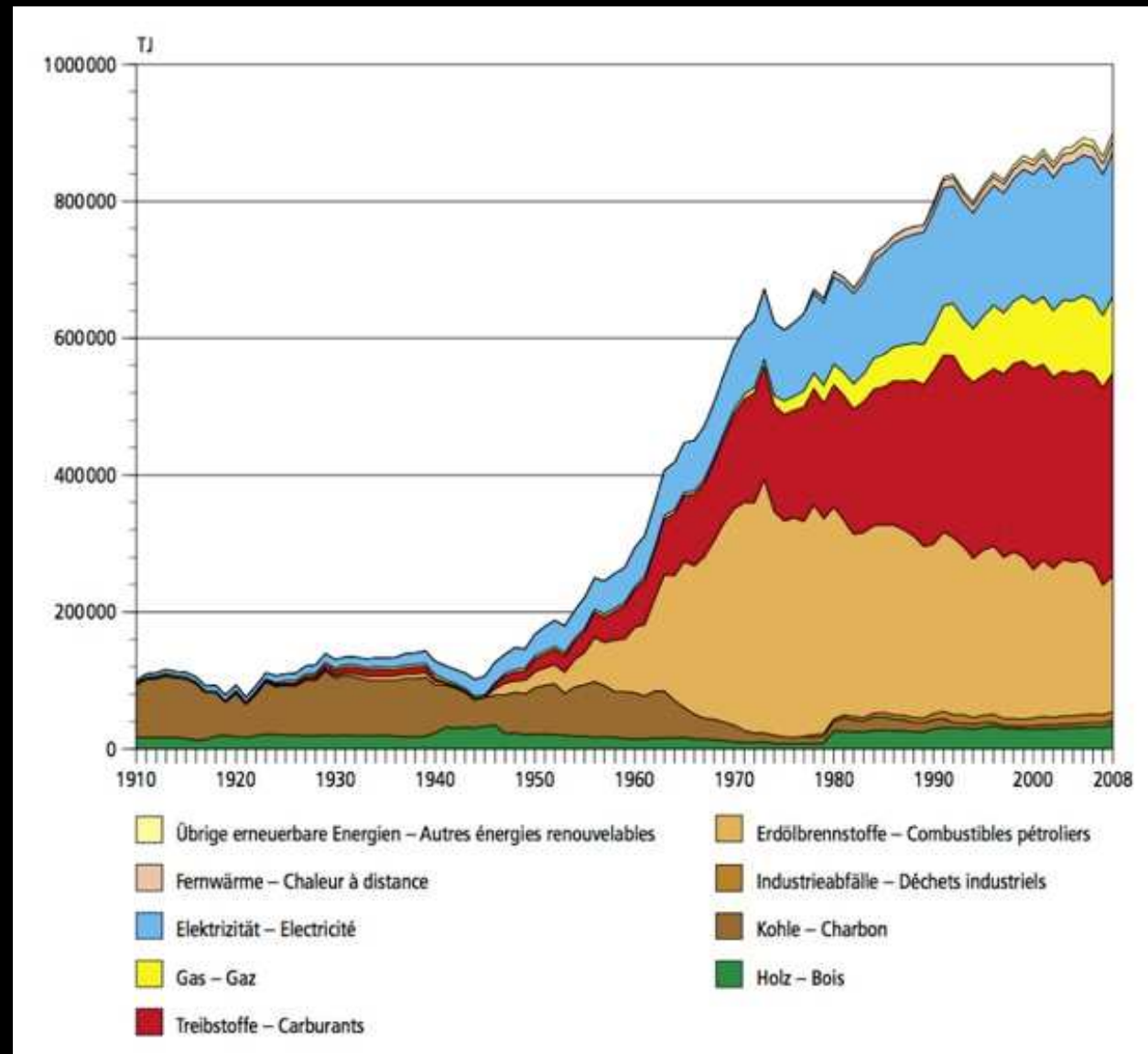
## 2000- Urban Renaissance

- People are moving back in the city
- Population loss is stopped the city grows again
- Huge projects in new areas
- Heavy demand and rising prices
- A new spirit in the cooperative movement



# The 2000-Watt-Society

- 2008 the city population accepts with 80% a referendum to become a 2000-Watt-Society
- Housing is a key factor to reach this goal
- Mobility must be reduced by mixed use development





# Initiative of the town of Zurich

1998- 2008

- 10'000 attractive flats in 10 Years
- Land for 2'000 flats for cooperatives
- Cooperatives build also on private land
- The share can be hold and increases from 19 to 20%
- Architectural competition were promoted and become normal

# The Contribution of the Cooperatives

- The last years cooperatives contribute to city development and city transformation
- New building technologies are adapted
- More houses were replaced

Renovation of existing houses remains a important issue







# Kraftwerk1 Heizenholz

2009-2011, Adrian Streich Architekt, Zürich

- Renovation and transformation of a former orphanage
- Low energy standard
- New flat typology: „Clusterhousing“
- Participative development with future inhabitants



























# Kraftwerk1 Zwicky-Areal

2012-2014, Schneider Studer Primas Architekten, Zürich

- Brown field development
- Problematic site
- High density
- Mixed use, creative cluster
- Integration project for handicapped people that run a restaurant and a hotel
- New flat typology with internal work space











# Badenerstrasse 585 Housing Cooperative Zurlinden

2009-2010, Pool Architekten, Zürich

- Multistorey wood construction
- innovative decentralised ventilation technology
- Pre-Fac cement facade elements
- 2000-Watt-Compatibility



# Sihlbogen Housing Cooperative Zurlinden

2011-2013, Dachtler Architekten, Horgen

- Multi storey wood construction
- Pre-Fab hybrid floor system
- Mixed-Use-Development
- Mobility concept
- 2000 Watt Compatibility











## Stockwerkgrundriss mit neuen Elementen.

Bestehend

Anbau

Umbau

# Leimbach Housing Cooperative Zurlinden

2011-2013, Harder Haas Architekten Eglisau

- Renovation and extension of a 70 highrise
- Photovoltaic facade
- Tenants stay during construction work, moderate rent rise





# Vertrag

Die Parteien sind:  
Die Bewohnerinnen und Bewohner dieses Gebäudes  
und Der Rest der Welt.

Die Bewohnerinnen und Bewohner  
dieses Gebäudes verpflichten sich,  
ihren gesamten, stetigen  
Energieverbrauch auf maximal  
2000 Watt pro Person zu reduzieren.  
Bei Vertragsbruch hat Der Rest der  
Welt Anspruch auf sozialen Ausgleich  
oder Schadenersatz.

Gerichtsstand ist Zürich.  
Schweizer Recht ist anwendbar.

Zürich, den 1. Mai 2010

Die Bewohnerinnen und Bewohner  
dieses Gebäudes

Der Rest der Welt

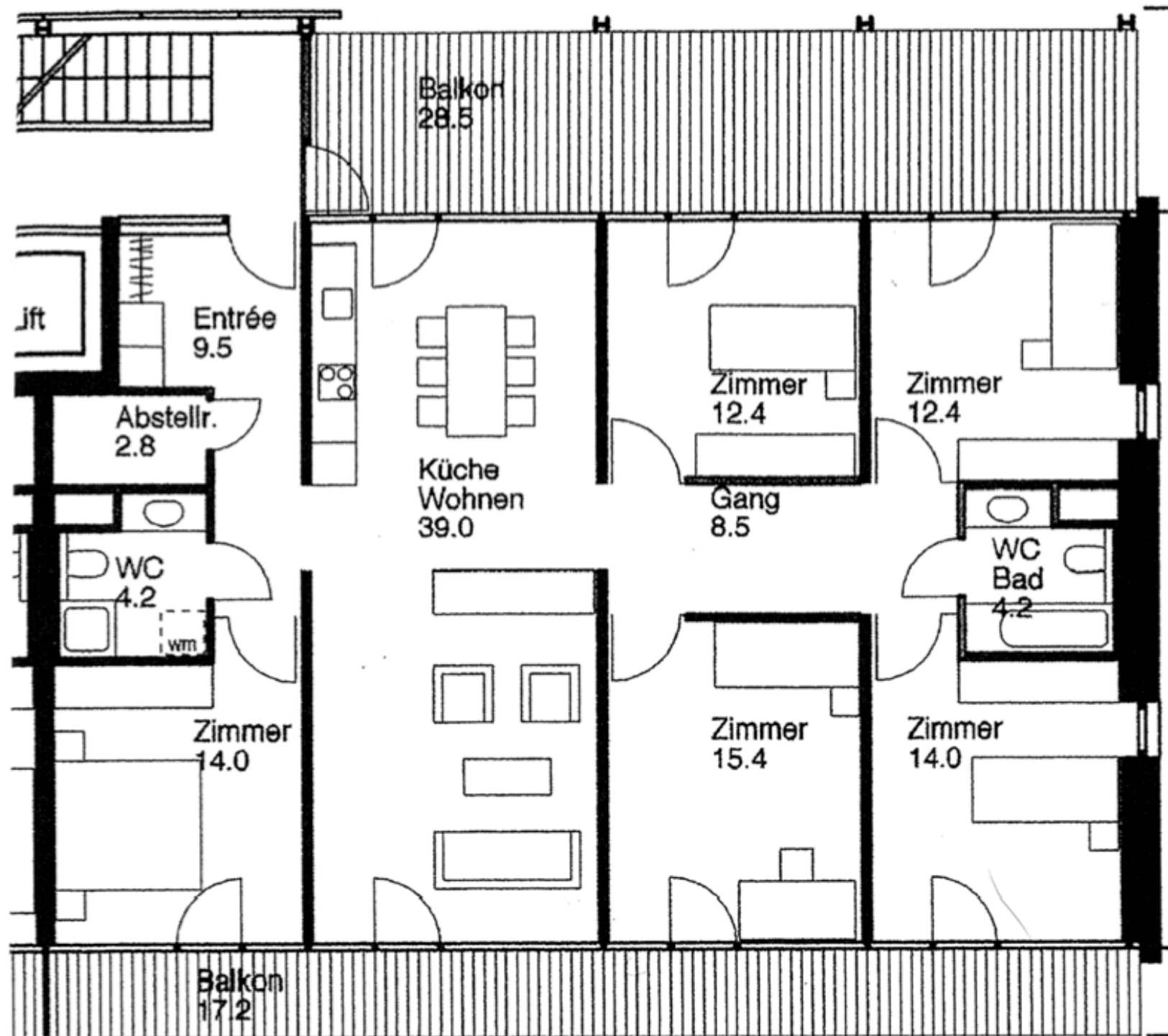


# Regina-Kägi-Hof Allgemeine Baugenossenschaft

1999-2001, Theo Hotz Architekten, Zürich

- Brown field development
- Integration of handicapped group
- Workshops for tenants
- Low rents, efficient plan
- Art project













# Wolfswinkel Allgemeine Baugenossenschaft

2005-2007, Egli Rohr Partner Architekten, Baden

- Very low construction costs and low rents
- Low energy consumption
- Geothermal and photovoltaic energy
- Wood facade
- Flexible plan
- Guest flat



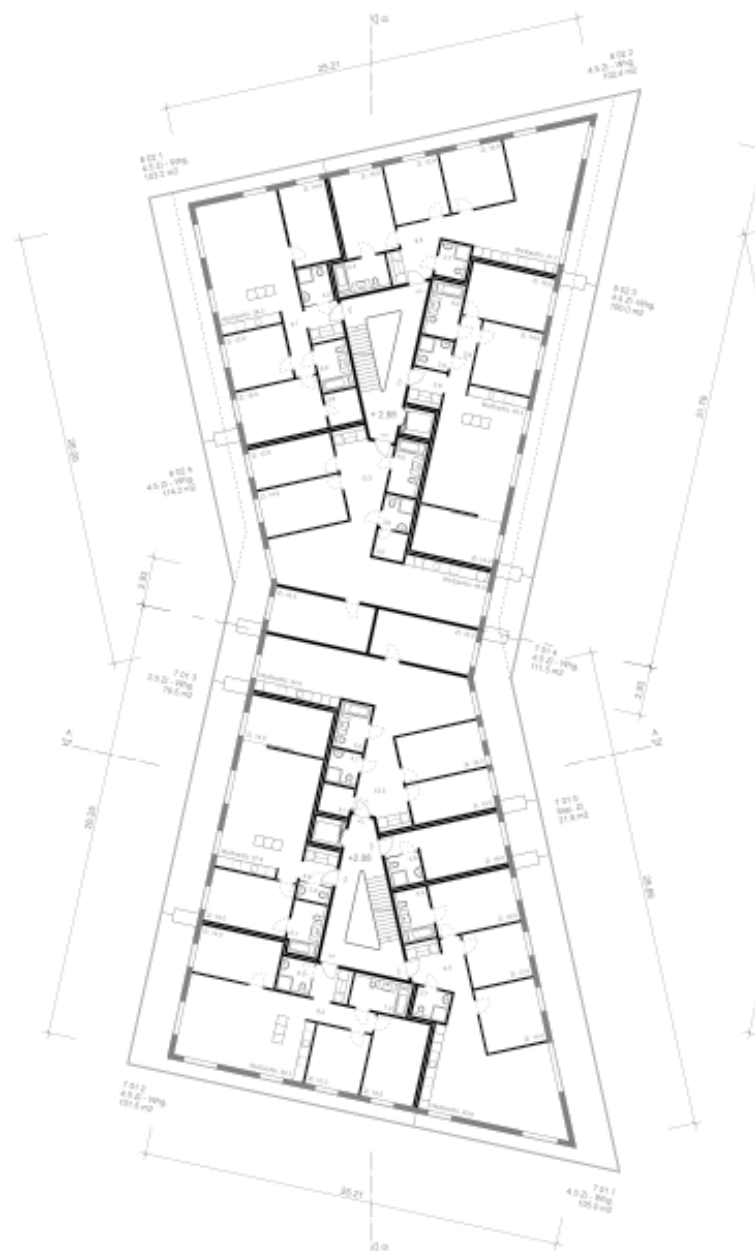




EBENE 01



EBENE 0



EBENE 1













# Ruggächern Allgemeine Baugenossenschaft

2005-2007, Baumschlager Eberle Architekten, Lochau

- Very low construction costs and low rents
- Low energy consumption
- Project for elderly people 55+
- Art project

















# Jasminweg Allgemeine Baugenossenschaft

2000-2002 und 2010-2012, Architektik Architekten, Zürich

- Very low construction costs and low rents
- Low energy consumption
- Multigenerational living
- Art project











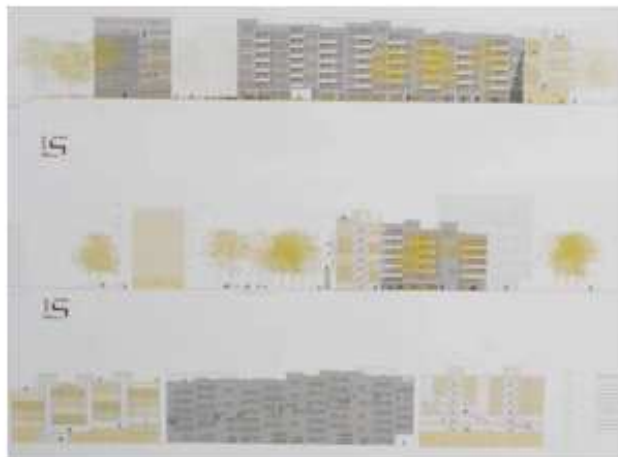
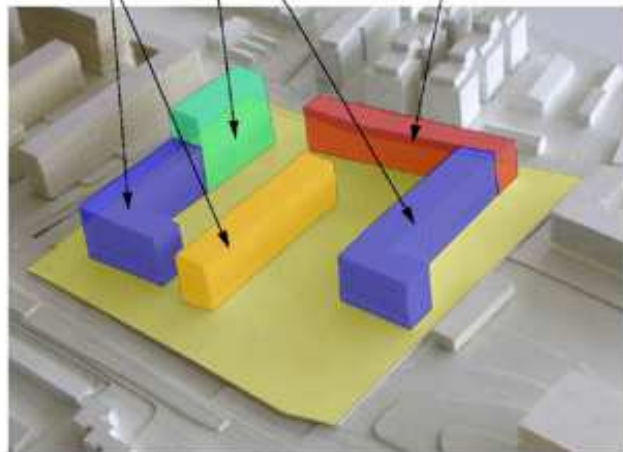
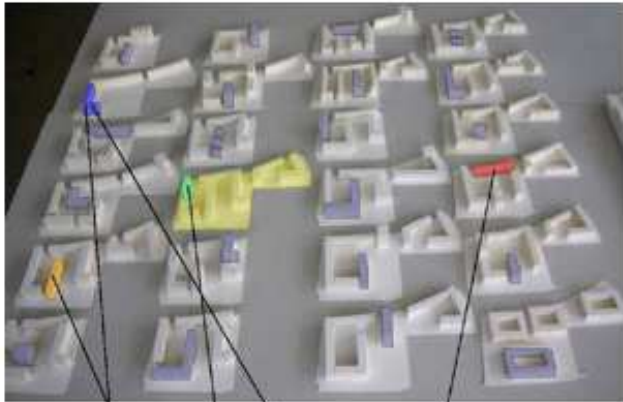
# Baugenossenschaft mehr als wohnen

2012-2014, futurafrosch, Duplex, Müller Sigrist, Miroslav Sik, Pool, Zürich

- Complex architectural competition with different teams
- New district with complete infrastructure
- New building materials
- Different typologies and flat sizes
- Very low energy concept (near zero emission)









Projekt Fellini, Workshop 2 - ohne Massstab

Architekten







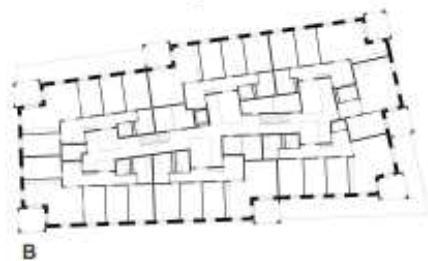












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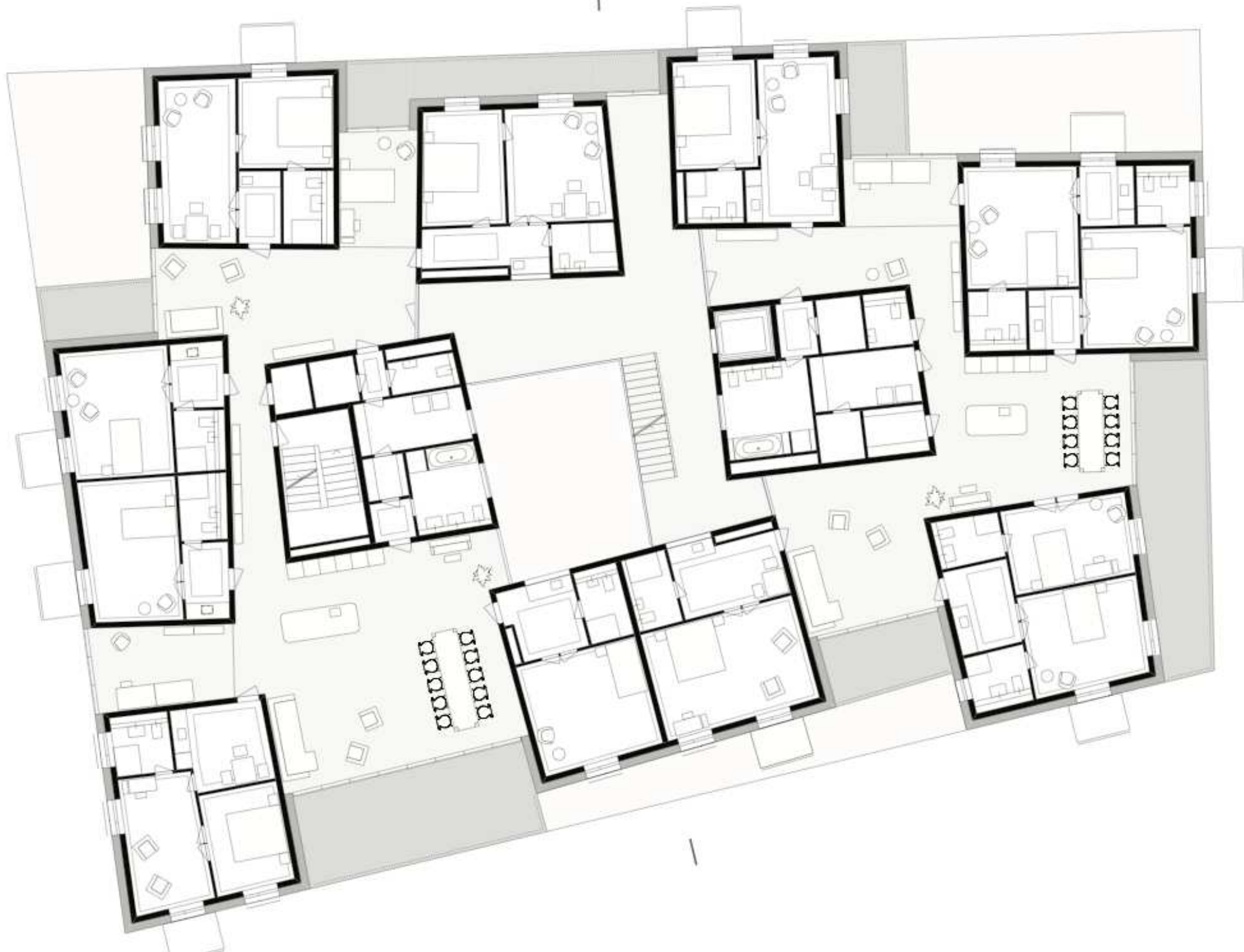
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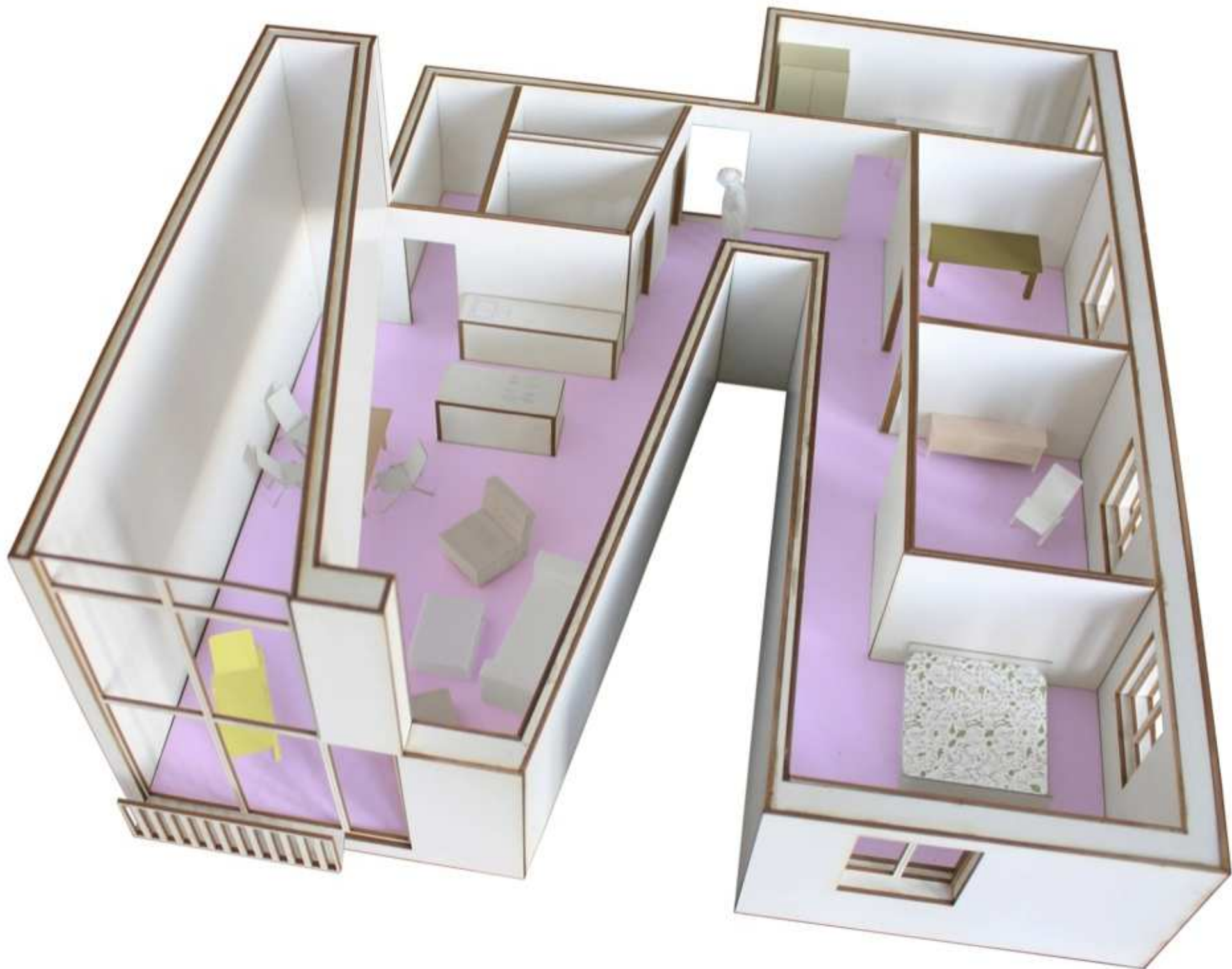






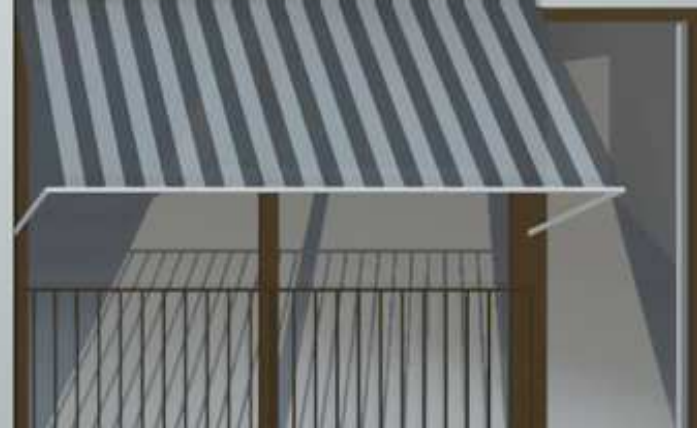


Haus G Regelgeschoss

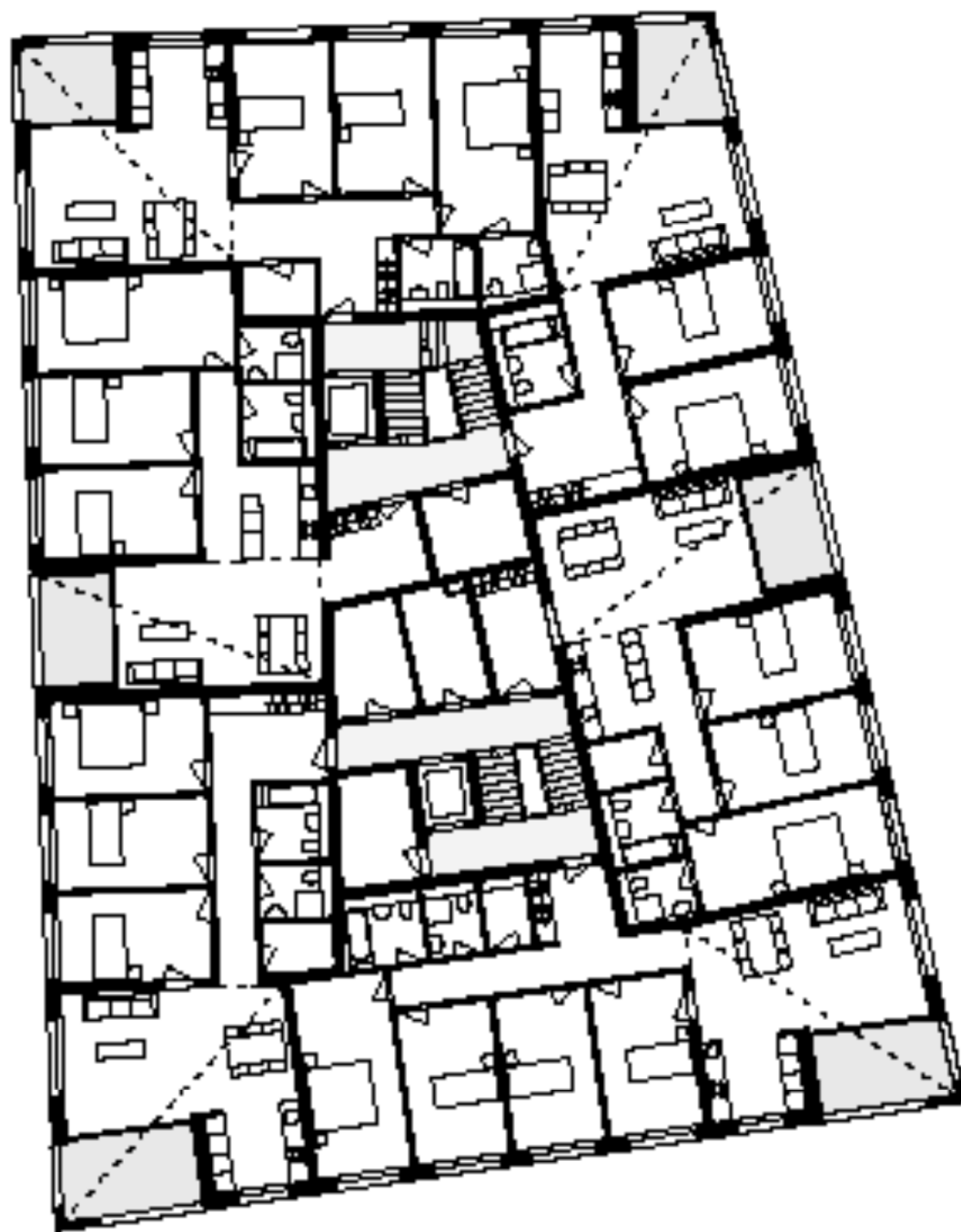


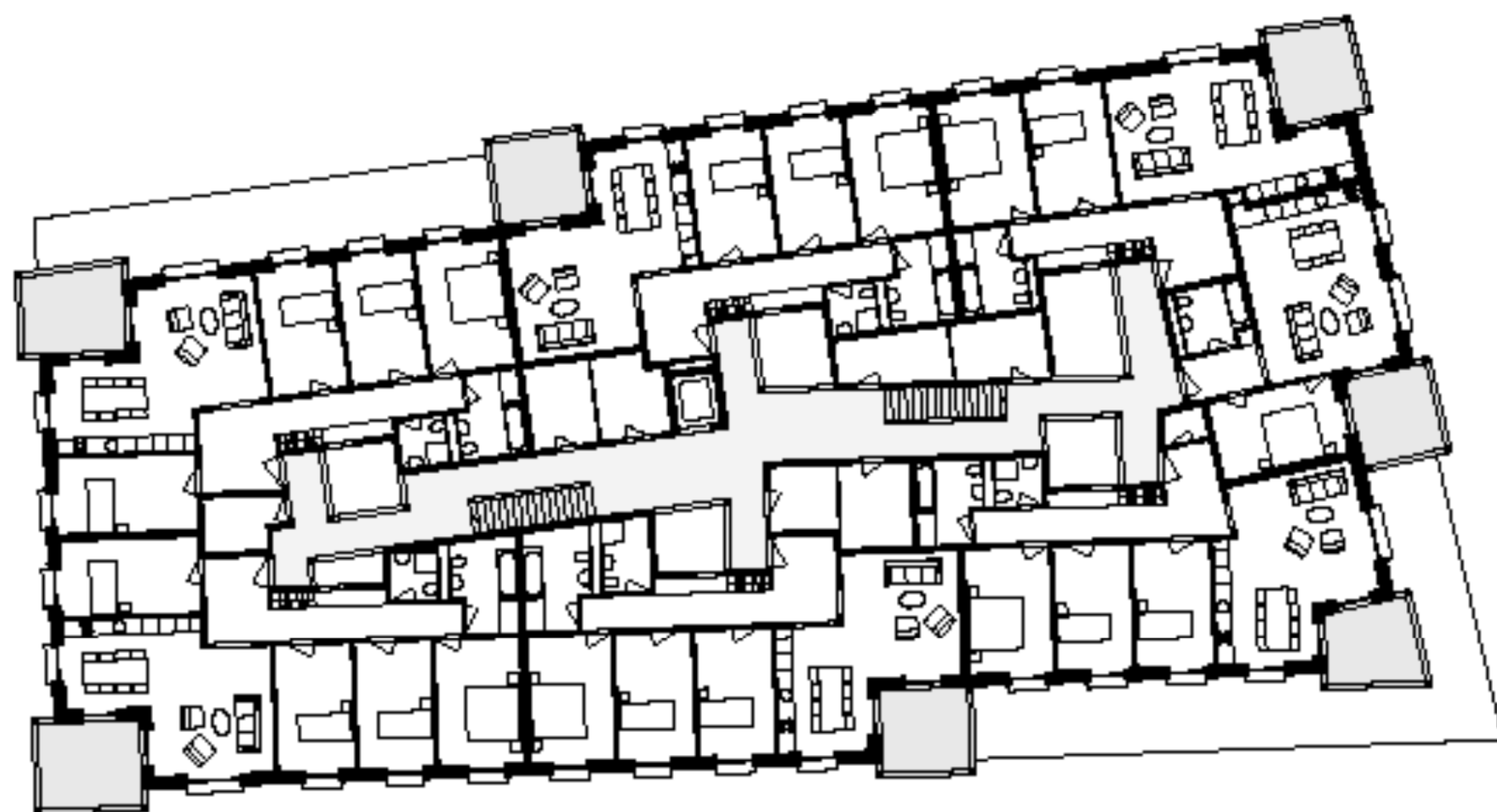




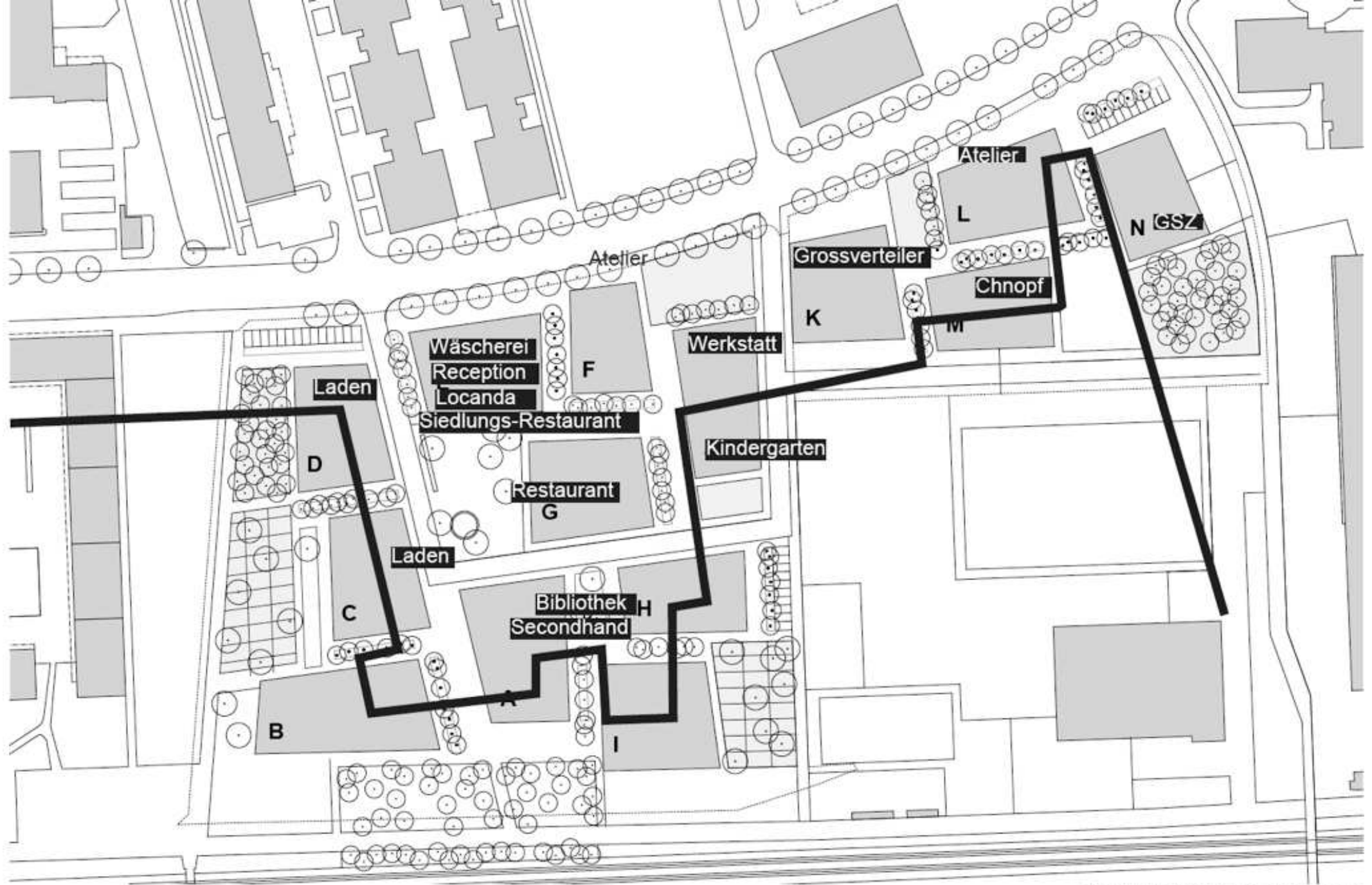












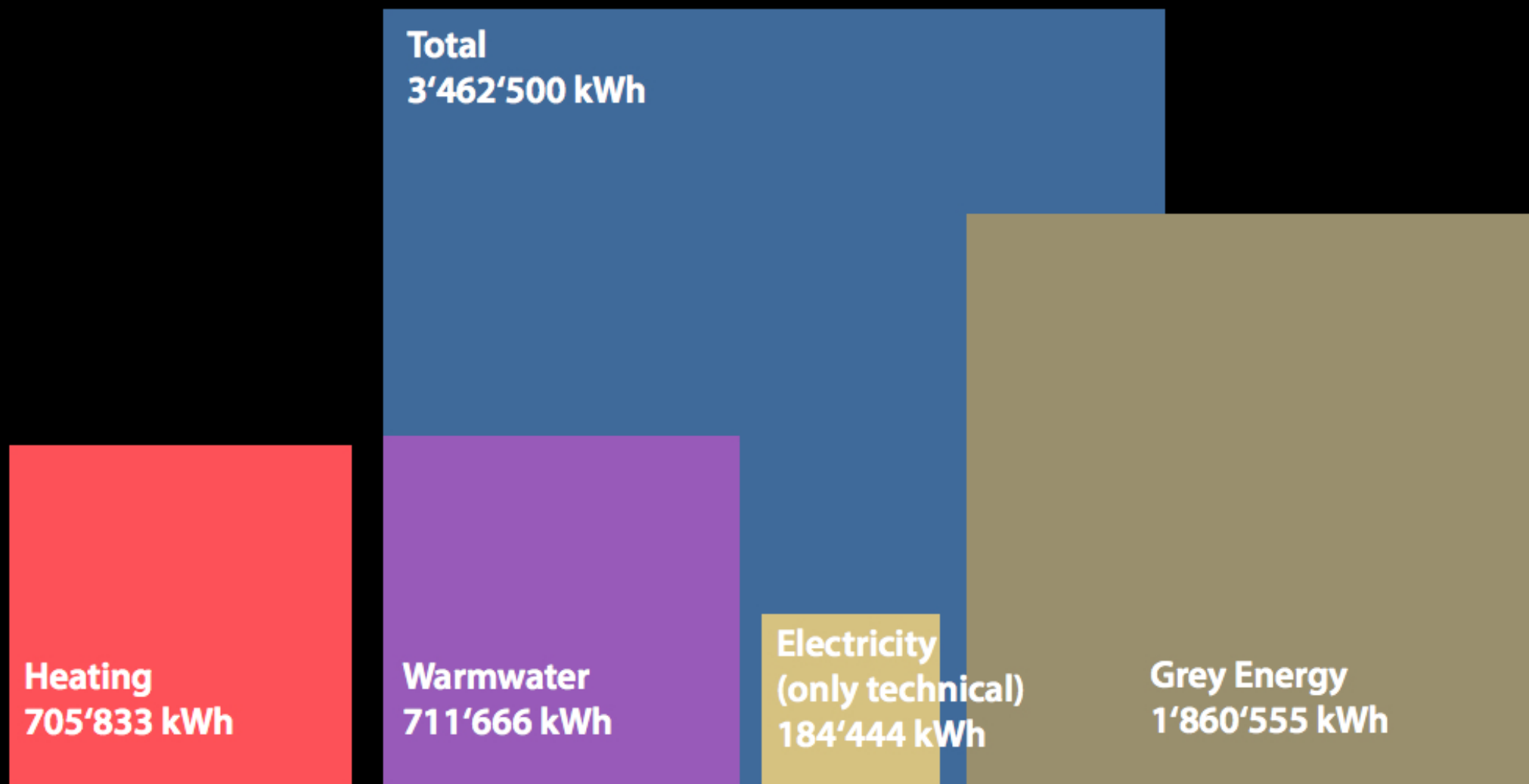
Projekt Fellini, Workshop 2 - ohne Massstab

## Nutzungen

# And.....

- In the house:
  - Laundry salons, Bicycle garage, Art studios, Working rooms, Sparated rooms
- Other ground floor spaces
  - Common spaces for communal longes, meeting space, etc., rooms reserved for initiatives of the inhabitants, rooms for neighbourhood services and kindergardens, remaining space for local business
- Central reception, platform for mutual help
- Neighbourhood coordinator
- Bed&breakfest
- .....





**Primary energy per annum, Durable Jörg Lamster**

# A lot of ecological ideas to be realized

- Reducing grey energy
- Different materials (insulation concrete, highly insulation brick walls, wooden building)
- Only parking place for a few cars
- Car sharing
- Mobility station with renting solar vehicles and repairing bicycles
- Waste heat from a near-by computer centre
- Bio gas from our biological waste
- Solar energy
- Local produced vegetables, urban farming, urban gardenin
- School for sustainability



# What is going on in Zurich

- Land in Zurich gets scarcer and scarcer.
- Higher density in existing neighbourhoods gets more and more important  
→ higher rate of replacement buildings.
- The combination of working and living gets more important
- More support from the authorities is needed because of the high prices.
- A lot of advantages for the public and the community:
  - Less space per person, less costs for infrastructures, urban sprawl and all the problems connected with it.
  - Less energy per person.
  - A good social mix in neighbourhoods
  - Keeping elderly persons and families within the cities. → Less segregation
  - More ecological investments
  - Less costs for rent subsidies for low-income persons.
  - Supporting good neighbourhoods and participation strengthen social coherence and mutual help in the neighbourhoods.



Hier baut eine Wohnbaugenossenschaft

SPLISS

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# Thank you!