CARE AND LIVING IN COMMUNITY (CALICO)

INTERMEDIATE EVALUATION

calico

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Colophon

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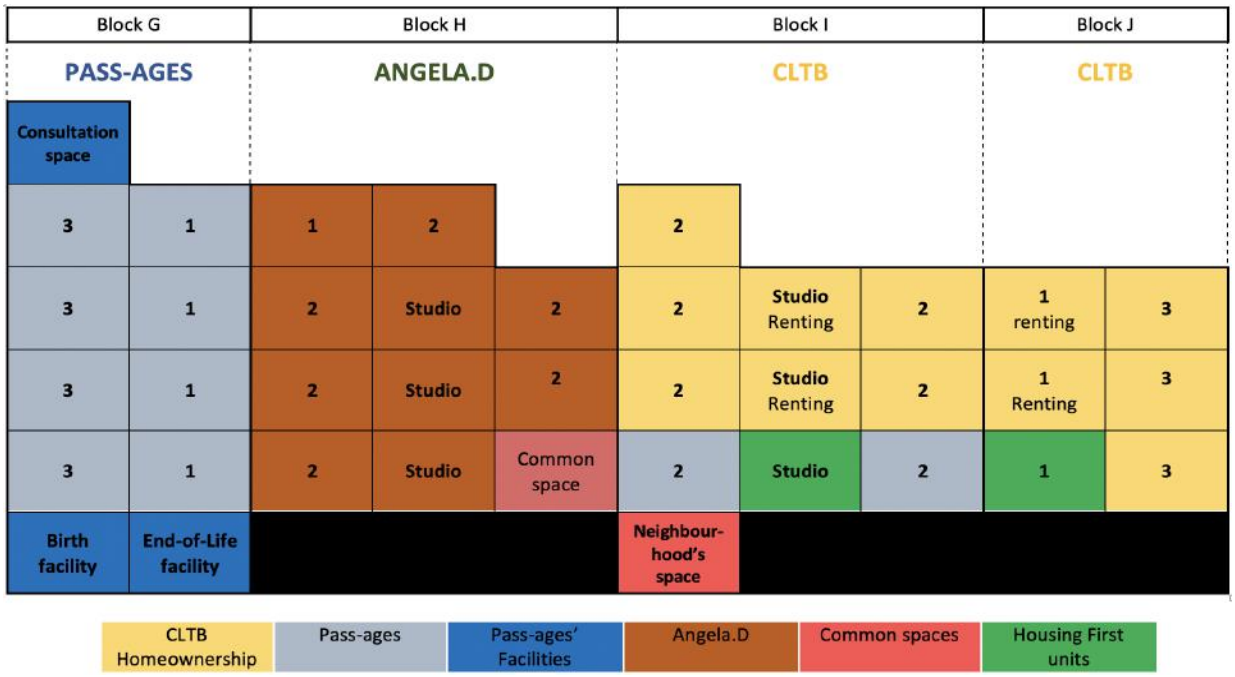
Executive summaries

English summary: INTERMEDIATE EVALUATION

The second report published in early 2021 is the intermediate evaluation report of the 'Care and Living in Community'-project (CALICO). This project aims to develop affordable housing for specific vulnerable groups in a caring environment in the municipality of Forest in the Brussel Capital Region (BCR). In the first initiatory – or 'groundwork' - report of December 2019 the objectives, the consortium of partners developing it and the research design of monitoring and evaluation have already been presented in detail[1]. This second report presents the results of the first wave of quantitative and qualitative investigation and aims to provide insights in the living situation and motivations of the future residents and subsequently on how the project is viewed by residents and neighbors. The end of the project is planned for October 2021, when a third report on the evaluation of the project will be available.

This intermediate evaluation report is divided into three main sections. The first presents the research methodology, the research questions that will be tackled and explains the mixed method research approach. The second part presents the first results of the community-led housing project, and the third describes the main conclusions and challenges emerging at this stage of the project. The report also includes a bibliography and an extensive appendix that compiles all the questionnaires, interview guides and indicators used to produce the results.

The first section presenting the research methodology opens with a State-of-Play of the project, evoking the progress of the project and the impact of the situation generated by the Covid-19 pandemic (slowing down of the work, interruption of several meetings involving the future inhabitants). As a reminder, the division of the flats into three clusters, or sub-cohousing projects is organised as follows:



Distribution of the units among partners (with number of bedrooms)

[1] https://www.uia-initiative.eu/fr/news/calicos-groundwork-evaluation-and-stateofplay

In the section concerning the general research design, the mixed methods approach used to collect and produce the results is described in detail, i.e. the questionnaires with all the selected future inhabitants, the in-depth interviews with 8 of them, the in-depth interviews with 39 neighbours, and other forms of complementary data collection and analysis. The second section presents the main results of the research. These results are organised in 6 separate parts: 1) The living situation of future residents (e.g. profile description, health and well-being, care needs, social participation) ; 2) the housing situation of future residents ; 3) future housing perspective & expectations of CALICO ; 4) new governance model for cohousing ; 5) Community model of Care ; 6) description and insights from the CALICO neighbourhood. Finally, the third section (conclusions) is structured in 4 parts: lessons learned from the project (1), lessons learned from the neighbourhood (2), challenges for future research (3), and the general conclusion (4).

This summary presents the main findings and lessons learned by following the 6 thematic sections:

1. The living situation of future residents

The CALICO project focuses on three particularly vulnerable groups: older people, women (single women and single-parent families) and people with an immigrant background. The project aims to design a community-led housing project that is socio-economically mixed (mostly affordable), multi-cultural, intergenerational and gender-sensitive. To accommodate this, the project also seeks to engage a diverse group of residents. The project attempts to meet this aim in the following way:

First, at this stage of the selection of the inhabitants (21 households out of 34), **two thirds of the dwellings have been allocated to households in the conditions of access to social housing** (and 100% of the dwellings in the Angela.D and CLTB clusters). Likewise, **50% of people were born in a foreign country and 50% are native Belgians**. However, Pass-ages cluster exclusively includes future residents born in Belgium, while the other clusters mainly have a group made up of people of foreign origin who do not always share the same level of understanding of the project's set-up. This state of affairs is important to highlight with regard to **the objective of intercultural dialogue set by the partners**, in particular to ensure the dynamics of inclusive exchange desired within the project and between housing projects**. Thirdly, in all three cohabitation clusters, half of the households include a head of household over 55 years of age.** At this stage, the project includes 24 children, mainly adolescents and young adults. The potential for the development of intergenerational dynamics within the project is therefore balanced between each cluster. And finally, more than **80% of households are made up of single women or women with children.** Angela.D organises a cluster entirely composed of women and has the explicit objective of implementing a mode of governance that gives decision-making power to women. However, given the overall over-representation of women, this challenge seems de facto to be at the heart of the issues relating to the participatory dynamics of the three clusters. The research will further attempt to **contextualize this female dominance with respect to the characteristics and values of the project** (affordability, care, intergenerational, solidarity).

2. The housing situation of future residents

The majority of future residents meet the criteria for access to social housing in the region, and some of them experience housing conditions that are not entirely satisfactory, 12.5% of them even report living in very poor housing conditions.

At the scale of the project, **one third of the households are above the 40% housing cost surcharge of their income**, half of the Angela.D households, but only 20% of the Pass-ages households. Similarly, 15% of households reside in overcrowded housing, but three quarters of the households in the Pass-ages cluster live in under-occupied housing. Disparities therefore exist between clusters. The future residents of the Pass-ages cluster experienced rather a 'chosen housing path' where the future residents of Angela.D and CLTB often had a problematic housing path in the past.

3. Future housing perspective: expectations of CALICO

For the majority of future residents, the objective to move to the CALICO project is the opportunity **it gives them to access housing of good quality**. But, for others with higher incomes, the main motivation seems more strictly linked to the **intergenerational housing project associated with the 'birth and end-of-life' facilities** they intend to develop in the framework of the CALICO project.

The fact that the majority of future residents join the project to meet a housing need does not mean that they do not show a real interest in the specificities of the CALICO project. Both the survey as the interviews show a **great interest in the proposed cohousing formula.**

4. New governance model for cohousing

Three levels of project organization can be identified in the setting up of the project: 1) meetings between partners, 2) meetings involving exchanges between future inhabitants of the three clusters and 3) gatherings initiated within each cluster.

Concerning the level of coordination between partners, it is necessary to underline the capacity of the partners in implementing **a coordination which brings together all the partners** in a real effort of co-creation. 88 meetings of various kinds between partners took place (Nov 2018 – July 2020). In this respect, one can also point to the bimonthly meetings that bring together the main project managers in a desire for sustained exchange regarding operational issues.

At the level of co-creation between the different groups of inhabitants, the partners have set up inhabitants' assemblies which today **allow above all the future inhabitants to get to know each other**. The capacity of these assemblies to gradually become **a decision-making body** will have to be carefully studied. At the same time, two specific Governance and Care committees have been set up. The partners defined **a composition that brings together the families of each cluster on an equal footing** (two representatives per cluster). The objective is to support the involvement of the future inhabitants in the co-creation of governance methods and community care strategies. A major challenge is to ensure that the inhabitants involved in these committees can ensure a return likely to generate real support from all the inhabitants for the proposals made. However, inhabitants seem to have **a positive opinion on the process of co-creation of the residents' assembly and the two committees**, regardless of the cluster and the tenure type. They participate regularly.

The setting up of the different clusters, or cohousing projects within the CALICO project is based on modalities implemented at the level of each cluster. The study of these arrangements has made it possible

to highlight **very different methods and levels of involvement of the inhabitants**. These differences are important both in the arrangements for the acquisition and financing of housing and in their future management.

Pass-ages is **trying to design a housing model entirely governed by its inhabitants.** To this end, and in a remarkable way, 32 meetings between future inhabitants of the cluster took place between Nov. 2018 and July 2020.

Comparatively, the level of involvement of the future inhabitants of the two other clusters is of lower intensity and less driven by a vision of egalitarian self-management between residents. At least, this ideal concerns more limited dimensions of their cohousing project.

The future inhabitants of the Angela.D cluster will be tenants of their housing. The acquisition and financing of their apartments should be carried out by a cooperative that has been created in December 2020. In this context, the issues of co-creation by the inhabitants of the Angela D. cluster are more about the rules for the internal functioning of the habitat. The main current issue seems to be the allocation of housing between women inhabitants.

The process of the CLTB cluster inhabitants' assemblies is the least advanced of the three clusters because of their late initiation (the first allocation procedure closed 1 year after start), and because of the lockdown. The CLTB cluster brings together different housing access programs and tenures types (ownership, rental units, housing first). In this context, **the dynamics of co-creation between inhabitants concern exclusively the internal functioning of the habitat**.

5. Community model of Care

Surveys and interviews with future residents reveal their relatively high level of associative involvement and care for others, which can take different forms. Though, on the one hand the survey results indicate a significative number (20-30%) of respondents that experience feelings of emotional or social loneliness. On the other hand, interviews demonstrate the willingness of future residents to work on creating social links between residents and helping/supporting each other.

In this context, the involvement of future residents around the issue of care and contributing to the Care committee seems to generate particular enthusiasm. The Care committee's **co-creation dynamic still seems to be in a phase of exploration**, search for inspiration, but also of inclusion in a local network of actors more than at a stage of operational implementation. The committee is playing a leading role in the preparation of the next strategic meeting which will focus on the issues of care. In this context, research will be attentive to studying the committee's future capacity to develop concrete action and project strategies.

Community Care's strategy is also based on the development of Birth and End-of-Life facilities. To ensure the development of those facilities (e.g. content and practical neighbourhood), Pass-ages has set up a working group, composed of future inhabitants as well as a core of 4 health professionals and other invitees. This working group meets in principle on a monthly basis. Although **progress has been made on defining the status of the stakeholders in these facilities and on the governance arrangements** for setting up the project, many operational issues have yet to materialize, starting with ensuring the financing of the

facilities. In the second report, the research will study in-depth the modalities chosen to ensure the operational implementation of 'birth and end-of-life' facilities.

6. Description and insights from the CALICO neighbourhood.

The CALICO project is being implemented at the heart of **a neighbourhood that is undergoing rapid change** characterized by the massive development of new residential complexes on the edge of two historical neighbourhoods in the process of gentrification.

In this context of unplanned and accelerated development, the community care and neighbourhood opening strategies of the CALICO project can certainly play an important role locally. Among the newly developed complexes in the immediate vicinity is also a 120-room long-term residential care facility. There are certainly specific synergies to be identified within the framework of the end-of-life facility. Likewise, the residents living in the 64-units 'Delta' building opposite the CALICO project are new to the neighbourhood and are less integrated and do not have their own common spaces. This is also true for future 86 housing units of the Belgian Land development hosting the CALICO project. Special attention to their needs in the context of the provision of community space within the CALICO project and the community care strategy would certainly be relevant.

Conclusion : Challenges for the future of the project

This innovative and promising project is still under development. They have selected almost all future residents, realized the first steps in the setting of a community care model, and implemented a governance model that involves the future inhabitants. The project still faces many challenges and will have to conquer these in order to fully demonstrate its relevance and its capacity to move social housing policies towards more participatory and mixed models.

Let us highlight the main ones: The first is that of societal financing and the legal structure of the cooperatives that will be in charge of the acquisition of rental housing. The second is its capacity to consolidate internal governance structures that guarantee the commitment of residents with different tenure status (tenant, co-operative occupier, owner, etc.). Within this framework, the project has yet to define the balance between the aspects of the housing project that will be subject to associative management or strict self-management by the residents.

Finally, an important drawback of the project is surely that it does not offer an optimal level of architectural adaptation to the ageing of the population on site, as the building was purchased on the basis of conventional housing units. The success of the project is therefore all the more dependent on its original social organization. With a view to replicating the project, work should be initiated on the design of an architectural project that takes into account the specificities of an inclusive cohousing.

Résumé en français : ÉVALUATION INTERMÉDIAIRE

Le deuxième rapport publié début 2021 est le rapport d'évaluation intermédiaire du projet "Care and Living in Community" (CALICO). Ce projet vise à développer des logements abordables pour des groupes vulnérables spécifiques dans un environnement de soins dans la municipalité de Forest en Région de Bruxelles-Capitale (BCR). Les objectifs du projet, le consortium de partenaires qui le développe et le plan de recherche pour le suivi et l'évaluation ont déjà été présentés en détail dans le premier rapport « Préparation du monitoring et « état de l'art » de décembre 2019. Ce deuxième rapport présente les résultats de la première vague d'enquête quantitative et qualitative et vise à fournir des indications sur la situation de vie et les motivations des futurs résidents et, par la suite, sur la manière dont le projet est perçu par les résidents et les voisins. La fin du projet est prévue en octobre 2021, date à laquelle un troisième rapport sur l'évaluation du projet sera disponible.

Ce rapport d'évaluation intermédiaire est divisé en trois sections principales. La première présente la méthodologie de recherche, les questions de recherche qui seront abordées et explique l'approche de recherche par méthode mixte. La deuxième partie présente les premiers résultats de ce projet de « community-led housing » (habitat participatif ouvert sur la communauté), et la troisième décrit les principales conclusions et les défis qui émergent à ce stade du projet. Le rapport comprend également une bibliographie et une annexe détaillée qui compile tous les questionnaires, guides d'entretien et indicateurs utilisés pour produire les résultats.

La première section présentant la méthodologie de recherche s'ouvre sur un état des lieux du projet, évoquant l'avancement du projet et l'impact de la situation générée par la pandémie de Covid-19 (ralentissement des travaux, interruption de plusieurs réunions impliquant les futurs habitants).

Pour rappel, la répartition des appartements en trois pôles, ou sous-pôles, est organisée comme suit :

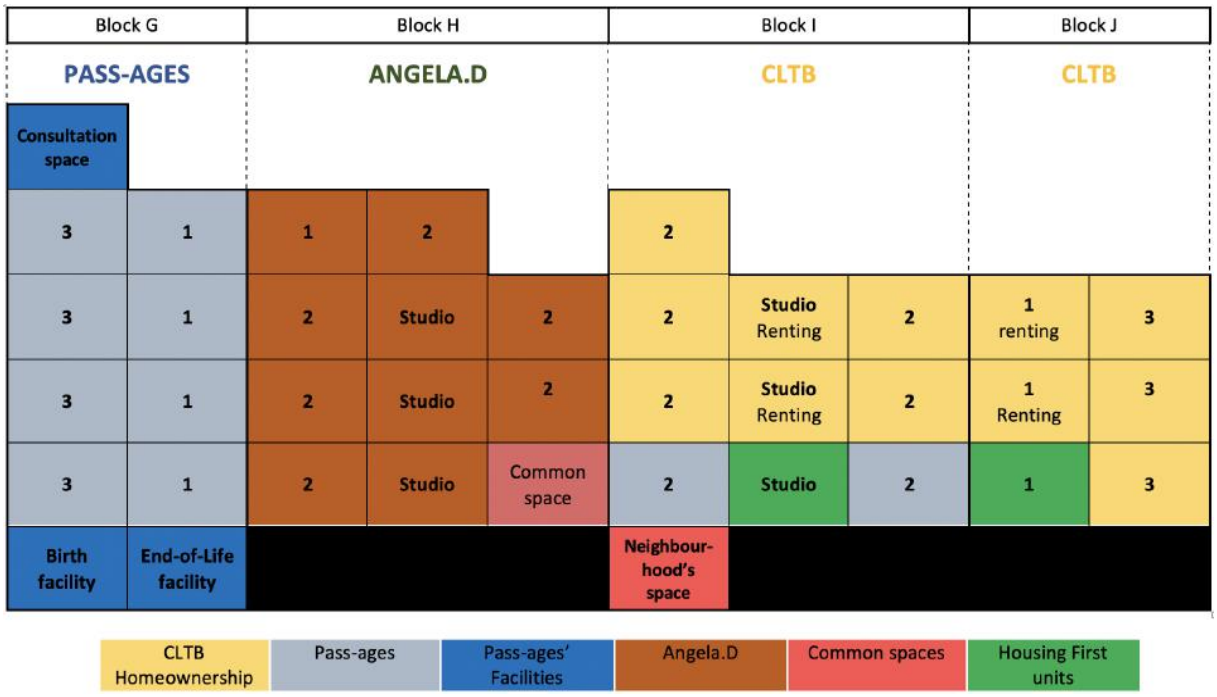


Schéma : Répartition des unités entre les partenaires (avec le nombre de chambres) – VUB

Dans la section concernant la méthodologie de recherche, l'approche de méthodes mixtes utilisée pour collecter et produire les résultats est décrite en détail, c'est-à-dire les questionnaires avec tous les futurs habitants sélectionnés, les entretiens approfondis avec 8 d'entre eux, les entretiens approfondis avec 39 voisins du projet, et d'autres formes de collecte et d'analyse de données complémentaires.

La deuxième section présente les principaux résultats de la recherche. Ces résultats sont organisés en 6 parties distinctes : 1) La situation de vie des futurs résidents (par exemple, description du profil, santé et bien-être, besoins en soins, participation sociale) ; 2) la situation du logement des futurs résidents ; 3) les perspectives et les attentes de CALICO en matière de logement ; 4) le nouveau modèle de gouvernance pour l'habitat collaboratif ; 5) le modèle communautaire de soins ; 6) la description et les perspectives du quartier CALICO.

Enfin, la troisième section (conclusions) est structurée en 4 parties : les leçons tirées du projet (1), celles tirées du quartier (2), les défis pour l'avenir de la recherche (3) et la conclusion générale (4).

Ce résumé présente les principaux résultats et enseignements tirés en suivant les 6 sections thématiques :

1. La situation de vie des futurs résidents

Le projet CALICO se concentre sur trois groupes particulièrement vulnérables : les personnes âgées, les femmes (femmes seules et familles monoparentales) et les personnes issues de l'immigration. Le projet vise à concevoir un projet de habitat collaboratif qui soit mixte sur le plan socio-économique (la plupart du temps abordable), multiculturel, intergénérationnel et sensible aux questions de genre. Le projet tente d'atteindre ces objectifs de la manière suivante :

Premièrement, à ce stade de la sélection des habitants (21 ménages sur 34), deux tiers des logements ont été attribués à des ménages dans les conditions d'accès au logement social (et 100 % des logements des pôles Angela.D et CLTB). De même, 50 % des personnes sont nées à l'étranger et 50 % sont des Belges de souche.

Cependant, le cluster Pass-ages comprend exclusivement des futurs résidents nés en Belgique, alors que les autres clusters ont principalement un groupe composé de personnes d'origine étrangère qui ne partagent pas toujours le même niveau de compréhension du montage du projet. Cet état de fait est important à souligner au regard de l'objectif de dialogue interculturel fixé par les partenaires, notamment pour assurer la dynamique d'échange inclusive souhaitée au sein du projet et entre les projets de logement.

Troisièmement, dans les trois groupes d'habitat groupé (clusters), la moitié des ménages comprend un chef de famille âgé de plus de 55 ans. À ce stade, le projet comprend 24 enfants, principalement des adolescents et de jeunes adultes. Le potentiel de développement d'une dynamique intergénérationnelle au sein du projet est donc équilibré entre chaque groupe.

Enfin, plus de 80 % des ménages sont composés de femmes seules ou de femmes avec enfants. Angela.D organise un cluster entièrement composé de femmes et a pour objectif explicite de mettre en place un mode de gouvernance qui donne le pouvoir de décision aux femmes. Cependant, compte tenu de la surreprésentation globale des femmes, ce défi semble de facto être au cœur des questions relatives à la

dynamique participative des trois clusters. La recherche tentera en outre de contextualiser cette dominance féminine par rapport aux caractéristiques et aux valeurs du projet (accessibilité, soins, intergénérationnel, solidarité).

2. La situation du logement des futurs résidents

La majorité des futurs résidents répondent aux critères d'accès aux logements sociaux de la région bruxelloise, et certains d'entre eux connaissent des conditions de logement qui ne sont pas entièrement satisfaisantes. 12,5 % d'entre eux déclarent même vivre dans de très mauvaises conditions de logement.

A l'échelle du projet, un tiers des ménages se situent au-dessus des 40% de surcoût du logement par rapport à leurs revenus, la moitié des ménages d'Angela.D, mais seulement 20% des ménages de Pass-ages. De même, 15 % des ménages vivent dans des logements surpeuplés, mais les trois quarts des ménages du groupe des Pass-ages vivent dans des logements sous-occupés. Il existe donc des disparités entre les groupes. Les futurs résidents du cluster de Pass-ages ont forte maîtrise de leur trajectoire résidentielle, alors que les futurs résidents d'Angela.D et du CLTB ont souvent eu trajectoire résidentielle problématique dans le passé.

3. Perspective de logement futur : les attentes de CALICO

Pour la majorité des futurs résidents, la raison première de leur intégration dans le projet CALICO est la possibilité qu'il leur donne d'accéder à un logement de bonne qualité. Mais, pour d'autres personnes aux revenus plus élevés, la motivation principale semble plus strictement liée au projet de logement intergénérationnel associé aux équipements "naissance et fin de vie" qu'ils entendent développer dans le cadre du projet CALICO.

Le fait que la majorité des futurs résidents rejoignent le projet pour répondre à un besoin de logement ne signifie pas qu'ils ne montrent pas un réel intérêt pour les spécificités du projet CALICO. Tant l'enquête que les entretiens montrent un grand intérêt pour la formule d'habitat collaboratif proposée.

4. Nouveau modèle de gouvernance pour l'habitat collaboratif

Trois niveaux d'organisation du projet peuvent être identifiés dans le montage du projet : les rencontres entre partenaires (1), les rencontres d'échanges entre futurs habitants des trois clusters (2) et les rassemblements initiés au sein de chaque cluster (3).

Concernant le niveau de coordination entre les partenaires, il faut souligner la capacité des partenaires à mettre en place une coordination qui rassemble tous les partenaires dans un réel effort de co-création. 88 réunions de différents types entre partenaires ont eu lieu (nov 2018 – juillet 2020). A cet égard, on peut également souligner les réunions bimestrielles qui rassemblent les principaux responsables de projets dans une volonté d'échange soutenu sur les questions opérationnelles.

Au niveau de la co-création entre les différents groupes d'habitants, les partenaires ont mis en place des assemblées d'habitants qui permettent surtout aux futurs habitants de se connaître. La capacité de ces assemblées à devenir progressivement un organe de décision devra être soigneusement étudiée. Parallèlement, deux comités spécifiques de « gouvernance » et de « care » (soins de proximité) ont été mis

en place. Les partenaires ont défini une composition qui rassemble les familles de chaque cluster sur un pied d'égalité (deux représentants par cluster). L'objectif est de soutenir l'implication des futurs habitants dans la co-création de méthodes de gouvernance et de stratégies de soins de proximité. Un enjeu majeur est de faire en sorte que les habitants impliqués dans ces comités puissent assurer un retour susceptible de générer un réel soutien de l'ensemble des habitants aux propositions faites. Cependant, les habitants semblent avoir un avis positif sur le processus de co-création de l'assemblée des résidents et des deux comités, quels que soient le cluster auquel ils appartiennent ou le type d'accès au logement (locatif, acquisitif, coopératif). Ils y participent régulièrement.

La mise en place des différents clusters, ou habitats groupés, dans le cadre du projet CALICO repose également sur des modalités mises en œuvre spécifiquement au niveau de chaque cluster. L'étude de ces modalités a permis de mettre en évidence des méthodes et des niveaux d'implication des habitants très différents. Ces différences sont importantes tant dans les modalités d'acquisition et de financement des logements que dans leur gestion future.

Pass-ages tente de concevoir un modèle de habitat groupé entièrement régi par ses habitants. A cette fin, et de manière remarquable, 32 réunions entre les futurs habitants du cluster ont eu lieu entre novembre 2018 et juillet 2020.

En comparaison, le niveau d'implication des futurs habitants des deux autres clusters est de moindre intensité et moins porté par une vision d'autogestion égalitaire entre les habitants. Cet idéal concerne en tous cas des dimensions plus limitées de leur projet d'habitat groupé.

Les futurs habitants du cluster Angela.D seront locataires de leur logement. L'acquisition et le financement de leurs appartements devraient être réalisés par une coopérative qui a été créée en décembre 2020. Dans ce contexte, les enjeux de la co-création par les habitants du pôle Angela D. portent davantage sur les règles de fonctionnement interne de l'habitat groupé. La principale question d'actualité semble être l'attribution des logements entre les habitantes.

Le processus des assemblées d'habitants du CLTB est le moins avancé des trois clusters en raison de son lancement tardif (la première procédure d'attribution s'est clôturée 1 an après le début), et du confinement dû à la pandémie de COVID-19.

Le cluster CLTB regroupe différents modalités d'accès au logement et différents types d'occupation (propriété, location, logement d'abord). Dans ce contexte, la dynamique de co-création entre habitants concerne exclusivement le fonctionnement interne de l'habitat groupé.

5. Modèle communautaire de soins

Les enquêtes et les entretiens avec les futurs résidents révèlent leur niveau relativement élevé d'implication associative et de prise en charge des autres, qui peut prendre différentes formes. Cependant, d'une part, les résultats de l'enquête indiquent un nombre significatif (20 à 30 %) de répondants qui éprouvent un sentiment de solitude émotionnelle ou sociale. D'autre part, les entretiens démontrent la volonté des futurs résidents de travailler à la création de liens sociaux entre les résidents et de s'entraider.

Dans ce contexte, l'implication des futurs résidents autour de la question des soins de proximité et la contribution au comité « Care » semblent susciter un enthousiasme particulier. La dynamique de co-création du comité « Care » semble encore être dans une phase d'exploration, de recherche d'inspiration, mais aussi d'insertion dans un réseau local d'acteurs plus qu'à un stade de mise en œuvre opérationnelle. Le comité joue un rôle de premier plan dans la préparation de la prochaine réunion stratégique qui portera sur les questions de soins de proximité. Dans ce contexte, la recherche sera attentive à l'étude de la capacité future du comité à développer des actions concrètes et des stratégies de projets.

La stratégie des soins de proximité est également basée sur le développement des Maisons de « naissance » et maison de « mourance ». Pour assurer le développement de ces structures, Pass-ages a mis en place un groupe de travail, composé de futurs habitants ainsi qu'un noyau de 4 professionnels de la santé et d'autres invités. Ce groupe de travail se réunit en principe une fois par mois. Bien que des progrès aient été réalisés dans la définition du statut des parties prenantes de ces établissements et dans les modalités de gouvernance pour la mise en place du projet, de nombreuses questions opérationnelles doivent encore se concrétiser, à commencer par la garantie de leur financement. Dans le prochain rapport, la recherche étudiera en profondeur les modalités choisies pour assurer la mise en œuvre opérationnelle des structures d'accueil de la naissance et de la fin de vie.

6. Description et aperçu du quartier de CALICO.

Le projet CALICO est mis en œuvre au cœur d'un quartier en pleine mutation caractérisé par le développement massif de nouveaux complexes résidentiels en bordure de deux quartiers historiques en cours de gentrification.

Dans ce contexte de développement non planifié et accéléré, les stratégies de soins de proximité et d'ouverture des quartiers du projet CALICO peuvent certainement jouer un rôle important au niveau local. Parmi les complexes récemment développés dans le voisinage immédiat se trouve également une maison de repos et soins de 120 chambres. Il y a certainement des synergies spécifiques à identifier dans le cadre de la maison de « mourance ». De même, les résidents qui vivent dans le bâtiment « Delta » de 64 unités en face du projet CALICO sont nouveaux dans le quartier, sont moins intégrés et ne disposent pas de leurs propres espaces communs. Ceci est également vrai pour les 86 futures unités de logement de « Belgian Land » qui accueillent le projet CALICO. Une attention particulière à leurs besoins dans le contexte de la fourniture d'un espace ouvert au quartier au sein du projet CALICO, et de la stratégie de soins de proximité, serait certainement pertinente.

Conclusion : Défis pour l'avenir du projet

Ce projet novateur et prometteur est toujours en cours de développement. Les partenaires ont sélectionné presque tous les futurs habitants, ont réalisé les premières étapes de la mise en place d'un modèle de soins de proximité et mis en place un modèle de gouvernance qui implique les futurs habitants. Le projet est encore confronté à de nombreux défis et devra les relever afin de démontrer pleinement sa pertinence et sa capacité à faire évoluer les politiques de logement social vers des modèles plus participatifs et mixtes.

Soulignons les principaux d'entre eux : Le premier est celui du financement sociétal et de la structure juridique des coopératives qui seront chargées de l'acquisition des logements locatifs. Le second est sa capacité à consolider les structures de gouvernance interne qui garantissent l'engagement des résidents

ayant différents statuts d'occupation (locataire, occupant de la coopérative, propriétaire, etc.). Dans ce cadre, le projet doit encore définir l'équilibre entre les aspects du projet de logement qui seront soumis à une gestion associative ou à une stricte autogestion par les résidents.

Enfin, un inconvénient important du projet est certainement qu'il n'offre pas un niveau optimal d'adaptation architecturale au vieillissement de la population sur place, car le bâtiment, acheté sur plan, est composé de logements conventionnels. Le succès du projet est donc d'autant plus dépendant de son organisation sociale innovante. En vue de reproduire le projet, il conviendrait de travailler à la conception d'un projet architectural qui prenne en compte les spécificités d'un habitat groupé inclusif.

Samenvatting in het Nederlands: TUSSENTIJDSE EVALUATIE

Het tweede rapport, dat begin 2021 werd gepubliceerd, is het tussentijdse evaluatierapport van het CALICO-project (Care and Living in Community). Dit project beoogt de ontwikkeling van betaalbare woningen voor kwetsbare groepen op de woningsmarkt en dit met aandacht voor het creëren van een zorgzame woonomgeving in de gemeente Vorst in het Brussels Hoofdstedelijk Gewest (BHG). De hoofddoelstellingen van het project, de voorstelling van het partnerconsortium en het gedetailleerde onderzoeksplan voor monitoring en evaluatie werden reeds uitvoerig beschreven in het eerste rapport 'Groundwork for evaluation and state-of-play' gepubliceerd in december 2019. Dit tweede rapport bevat de resultaten van de eerste reeks kwantitatieve enquêtes en kwalitatieve interviews en heeft tot doel aanwijzingen te geven over de leefsituatie en de beweegredenen van de toekomstige bewoners en vervolgens over de wijze waarop het project door de bewoners en de omwonenden wordt gepercipieerd. Het einde van het project is voorzien oktober 2021 waarbij een derde verslag over de evaluatie van het project beschikbaar zal zijn.

Dit tussentijds evaluatieverslag is onderverdeeld in drie hoofdstukken. In het eerste deel presenteert de onderzoeksmethodologie en de onderzoeksvragen en licht de mixed-method onderzoeksaanpak toe. In het tweede deel worden de eerste resultaten weergegeven per onderzoeksvraag, en het derde deel beschrijft de belangrijkste bevindingen en uitdagingen die in deze fase van het project naar voren zijn gekomen. Het verslag bevat ook een bibliografie en een gedetailleerde bijlage met alle vragenlijsten, interviewgidsen en indicatoren die voor deze evaluatie werden gebruikt.

Het eerste deel, waarin de onderzoeksmethodologie wordt uiteengezet, begint met een overzicht van de huidige stand van zaken van het project, waarbij de voortgang van het project en de invloed van de COVID-19 pandemie op het project worden toegelicht. Zo hebben bepaalde acties vertraging opgelopen vb. vertraging van de werkzaamheden van bouwwerf, onderbreking van frequente vergaderingen met toekomstige bewoners, etc). De verdeling van de appartementen volgens de 3 clusters (CLTB, Angela D, Pass-ages) wordt weergegeven in onderstaande schema.

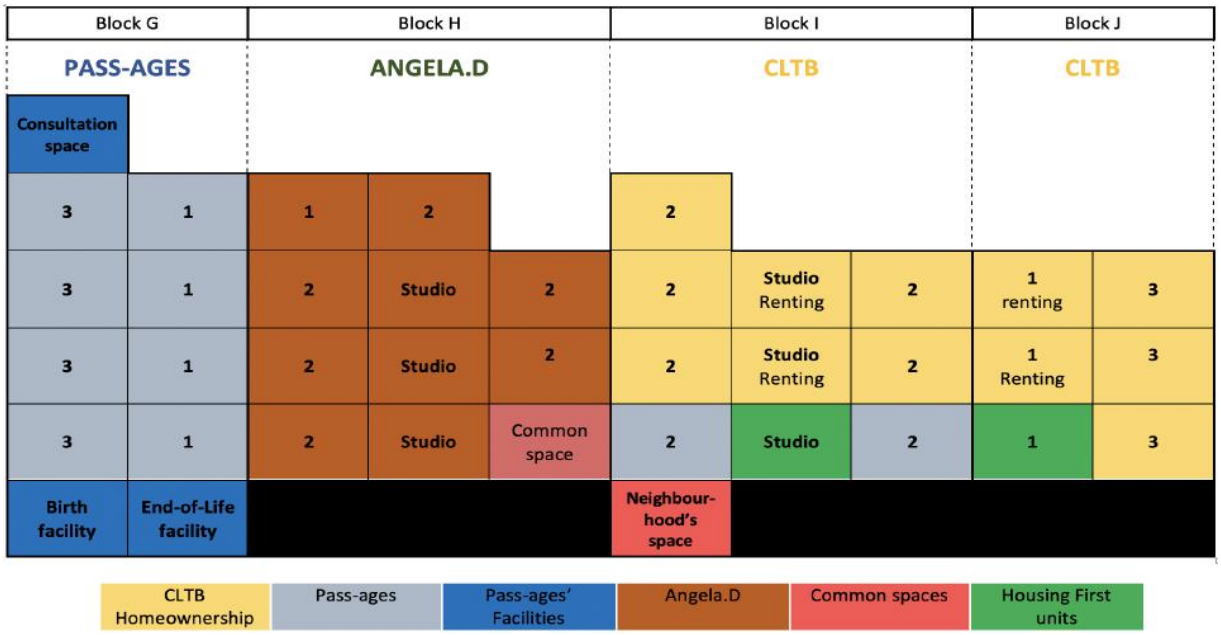


Diagram: Verdeling van eenheden tussen wooncluster (met aantal kamers) – VUB

In het deel over de onderzoeksmethodologie wordt de mixed-method aanpak die is gebruikt om de resultaten te verzamelen en te produceren in detail beschreven. Voor het kwantitatieve luik werd een vragenlijst afgenomen bij alle geselecteerde toekomstige bewoners. Daarnaast werden voor het kwalitatieve luik 8 diepte-interviews met toekomstige bewoners afgenomen en 39 diepte-interviews met buurtbewoners van het project. Tot slot worden de 6 centrale topics opgesomd waarbinnen de onderzoeksvragen zich bevinden.

In het derde deel worden de voornaamste bevindingen van het onderzoek gepresenteerd. Deze resultaten zijn onderverdeeld in 6 afzonderlijke delen: 1) de leefsituatie van de toekomstige bewoners (vb. profielomschrijving, gezondheid en welzijn, zorgnoden, maatschappelijke participatie); 2) de woonsituatie van de toekomstige bewoners (vb. betaalbaarheid en kwaliteit van huidige woning); 3) de woonvooruitzichten en verwachtingen van CALICO; 4) het nieuwe bestuursmodel voor coöperatief wonen; 5) het community care model; 6) een beschrijving van de CALICO wijk en inzichten uit gesprekken met buurtbewoners.

Het derde deel ten slotte (conclusies) is opgebouwd uit 4 delen: lessen uit het project (1), lessen uit de omgeving (2), uitdagingen voor toekomstig onderzoek (3) en de algemene conclusie (4).

Deze samenvatting bevat de belangrijkste bevindingen en lessen die uit de 6 thematische delen kunnen worden getrokken:

1 De leefsituatie van de toekomstige bewoners

Het CALICO-project richt zich op drie specifieke groepen met een precaire situatie op de woningsmarkt: ouderen, vrouwen (alleenstaande vrouwen met en zonder kinderen) en mensen met een migratie-achtergrond. Het project heeft tot doel een solidair en betaalbaar woonproject te ontwerpen dat sociaaleconomisch gemengd is, multicultureel, intergenerationeel en gendergevoelig. Om hier aan tegemoet te komen, wil het project ook een diverse groep bewoners betrekken.

Op het moment van dataverzameling bij toekomstige bewoners (21 huishoudens reeds geselecteerd van de 34 woonunits) is twee derde toegewezen aan huishoudens die voldoen aan criteria voor recht op een sociale woning. Deze huishoudens bevinden zich binnen de wooncluster van Angela D. en CLTB. Ten tweede is 50% van de toekomstige bewoners geboren buiten België. Wel is belangrijk om mee te geven dat de diversiteit niet gelijk verdeeld is over de 3 wooncluster. Zo bevat Pass-Age (voorlopig) uitsluitend bewoners die in België geboren zijn, terwijl de andere clusters hoofdzakelijk een groep hebben die bestaat uit mensen van buitenlandse afkomst. Toekomstige bewoners met een migratieachtergrond bleken niet altijd even goed op de hoogte te zijn van de opzet van het project. Deze stand van zaken is belangrijk om te onderstrepen met betrekking tot de doelstelling van interculturele dialoog, om de gewenste dynamiek van inclusieve uitwisseling binnen het project en tussen de huisvestingsclusters te waarborgen. Ten derde heeft de helft van de huishoudens een gezinshoofd dat ouder is dan 55 jaar en omvat het project 24 kinderen, hoofdzakelijk adolescenten en jongvolwassenen. Het potentieel voor de ontwikkeling van een intergenerationele dynamiek binnen het project is evenwichtig verdeeld over elke cluster. Tenslotte bestaat meer dan 80% van de huishoudens uit alleenstaande vrouwen of vrouwen met kinderen. Angela.D organiseert een cluster dat volledig uit vrouwen bestaat en heeft als uitdrukkelijk doel een bestuursvorm tot stand te brengen die vrouwen beslissingsbevoegdheid geeft. Het onderzoek zal ook trachten deze

oververtegenwoordiging van vrouwen te contextualiseren in relatie tot de kenmerken en waarden van het project (toegankelijkheid, zorg, intergenerationeel, solidariteit).

2. De huisvestingssituatie van de toekomstige bewoners

Het merendeel van de toekomstige bewoners voldoet aan de criteria voor toegang tot sociale huisvesting in het Brusselse Gewest. Wat betreft woonkwaliteit, geeft een aantal van deelnemers aan in woonomstandigheden te wonen die niet aan wensen voldoen, 12,5% van hen geeft zelfs aan in zeer slechte woonomstandigheden te leven. Wat betreft betaalbaarheid, zit een derde van de huishoudens met een te zware kost voor hun woning in verhouding tot hun inkomen. Waar bij Angela D. de helft van de bewoners een te hoge woonkost ervaart, is dit bij Passages slechts 20%. Evenzo woont 15% van de toekomstige gezinnen in een overbevolkte woning, deze gezinnen situeren zich in Angela D. en CLTB clusters. Er zijn dus duidelijke verschillen tussen de groepen. Toekomstige bewoners van de cluster Passages hebben meer controle gehad over hun woontraject, terwijl toekomstige bewoners van Angela.D en CLTB in het verleden vaak een problematisch woontraject hebben gehad.

3. Toekomstperspectieven voor huisvesting: verwachtingen naar CALICO

Voor het merendeel van de toekomstige bewoners is de voornaamste reden voor hun deelname aan het CALICO-project de toegang tot kwaliteitsvolle huisvesting. Maar voor deelnemers met een hoger inkomen is een belangrijke motivatie eerder gelinkt met het intergenerationele aspect dat samenhangt met het geboortecenter ('birth'-house) en het palliatief centrum ('dying'-house) die zij in het kader van het CALICO-project willen ontwikkelen.

Het feit dat het merendeel van de toekomstige bewoners zich bij het project aansluit om in een huisvestingsbehoefte te voorzien, betekent niet dat zij geen reële belangstelling tonen voor de specifieke doelstellingen van het CALICO-project. Zowel uit de enquête als uit de interviews blijkt grote belangstelling voor de voorgestelde collectieve en solidaire woonformule.

4. Nieuw governancemodel voor coöperatieve huisvesting

Bij het opzetten van het project kunnen drie organisatieniveaus worden onderscheiden: bijeenkomsten tussen de projectpartners (1), uitwisselingsbijeenkomsten tussen toekomstige bewoners van de drie clusters (2) en bijeenkomsten die binnen elke cluster worden geïnitieerd (3).

Wat betreft het 1e niveau, bijeenkomsten tussen de verschillene projectpartners, werden in totaal 88 vergaderingen georganiseerd (nov 2018 – july 2020). Één van de opdrachten voor de projectpartners is coördineren dat het project in co-creatie gebeurt met alle betrokken actoren. Daarnaast zijn er ook de tweemaandelijkse vergaderingen met alle parters die als doestelling het voeren van duurzame uitwisseling over operationele kwesties heeft.

Op het niveau van de co-creatie tussen de verschillende bewonersgroepen hebben de partners bewonersvergaderingen opgericht die vooral de toekomstige bewoners de mogelijkheid bieden elkaar te leren kennen. Het potentieel van deze vergaderingen om geleidelijk een besluitvormingsorgaan te worden, zal zorgvuldig moeten worden bestudeerd. Tegelijkertijd zijn er twee specifieke comités rond

"Governance" en "Care" opgericht. Deze comités bestaan telkens uit een gelijke vertegenwoordiging van elke clusters (2 personen per cluster) en hebben als opdracht de betrokkenheid van toekomstige bewoners bij de co-creatie van bestuursmethoden en zorgorganisatie te ondersteunen. Een belangrijke uitdaging is ervoor te zorgen dat de inwoners die bij deze comités betrokken zijn, een draagvlak creëren binnen hun cluster omtrent de gedane voorstellen (ze informeren hun mede-bewoners, zorgen voor feedback, etc.). Uit de resultaten blijkt dat de toekomstige bewoners positief staan tegenover het proces van co-creatie binnen het project en dat ze regelmatig deelnemen, ongeacht de cluster waartoe zij behoren of onder welke eigendomstatuut (huur, koop, coöperatief)..

Het opzetten van de verschillende clusters in het kader van het CALICO-project is ook gebaseerd op modaliteiten die specifiek op het niveau van elke cluster worden uitgevoerd. De studie van deze modaliteiten heeft het mogelijk gemaakt de aandacht te vestigen op zeer uiteenlopende methoden en niveaus van betrokkenheid van de bewoners. Deze verschillen zijn van belang zowel voor de wijze van aankoop en financiering van woningen als voor het toekomstige beheer ervan.

Pass-ages tracht een collectief woonmodel te ontwerpen dat volledig door zijn bewoners wordt bestuurd. Om dit te realiseren werden tussen november 2018 en juli 2020 32 ontmoetingen georganiseerd tussen de toekomstige bewoners van de cluster. In vergelijking met dit aantal is de mate van betrokkenheid van de toekomstige bewoners van de twee andere clusters minder intens en minder gedreven door een visie van gelijkwaardig zelfbeheer tussen de bewoners.

De toekomstige bewoners van de Angela.D-cluster zullen huurders van hun woningen zijn. De aankoop en financiering van hun appartementen moet worden uitgevoerd door een coöperatie die in december 2020 werd opgericht. In deze context gaat de inzet van de co-creatie door de bewoners eerder over de afspraken rond het intern functioneren van het woonmodel. De belangrijkste actuele kwestie is de verdeling van de woningen onder de bewoners..

Het proces van de bewonersvergaderingen binnen de CLTB-cluster is het minst gevorderd van de drie clusters als gevolg van de late start (de eerste toewijzingsprocedure werd 1 jaar na de start afgesloten) en de vertraging ten gevolge van de COVID-19 pandemie. De CLTB-cluster verenigt verschillende modaliteiten voor toegang tot huisvesting en verschillende soorten bewoning (eigendom, huur, housing first). In deze context heeft de dynamiek van co-creatie tussen bewoners uitsluitend betrekking op de interne werking van het woonmodel.

5. Community Care model

Uit enquêtes en interviews met toekomstige bewoners blijkt dat zij een relatief hoge mate van maatschappelijke betrokkenheid hebben en ook zorg voor anderen op zich nemen. Enerzijds blijkt uit de enquête dat een aanzienlijk aantal (20 tot 30%) respondenten een gevoel van emotionele of sociale eenzaamheid ervaart. Anderzijds blijkt uit de interviews de bereidheid van de toekomstige bewoners om te werken aan het creëren van sociale banden tussen bewoners en elkaar te helpen. De betrokkenheid van de toekomstige bewoners rond de organistie van de zorg binnen CALICO en sommigen hun deelname aan het comité Care kan rekenen op bijzonder enthousiasme. De co-creatie dynamiek van het "Care" comité lijkt zich nog steeds in een fase van verkenning (zoeken naar inspiratie, maar ook van integratie in een lokaal netwerk) te bevinden. Het comité zal ook pas naar een operationele uitvoeringsfase kunnen

wanneer de verhuis dichterbij komt. Het comité speelt een leidende rol bij de voorbereiding van het strategische comité van 2020, die zal focussen op kwesties rond zorg en welbevinden.

Binnen de ontwikkelingn van het zorgmodel is ook aandacht voor de ontwikkeling van het "geboorte-" en "palliatief"centrum. Om deze centra te realiseren, heeft Pass-ages een werkgroep opgericht, bestaande uit toekomstige bewoners en gezondheidswerkers. Deze werkgroep komt in principe eenmaal per maand samen. Hoewel vooruitgang is geboekt bij het bepalen van wie er betrokken zal worden en rond het bestuur voor de uitvoering van de centra, moeten veel operationele kwesties nog worden geregeld, te beginnen met het veilig stellen van de financiering. In het volgende verslag zal het onderzoek dieper ingaan op de modaliteiten die werden gekozen om de operationele uitvoering van deze faciliteiten te waarborgen.

6 Beschrijving en overzicht van de CALICO wijk.

Het CALICO-project zal plaatsvinden in het hart van een snel veranderende wijk die wordt gekenmerkt door de massale ontwikkeling van nieuwe wooncomplexen aan de rand van twee historische wijken die gentrificatie ondergaan. In deze context kan het CALICO-project inzake buurtzorg en buurtbetrokkenheid zeker een belangrijke rol spelen. Onder de recent ontwikkelde complexen in de onmiddellijke omgeving bevindt zich ook een woonzorgcentrum voor 120 bewoners. Ook de bewoners van het "Delta"-gebouw met 64 woningen tegenover het CALICO-project zijn nieuw in de wijk, minder geïntegreerd en beschikken niet over eigen gemeenschappelijke ruimten. Dit geldt ook voor de 86 toekomstige wooneenheden in "Belgian Land" waarin het CALICO-project zal worden ondergebracht. Synergieen met deze recente ontwikkelingen zijn dus mogelijk. Speciale aandacht voor deze bewoners hun behoeften in het kader van de inrichting van gemeenschappelijke ruimte binnen het CALICO-project dat open staat voor de buurt en de strategie voor buurtzorg zal relevant zijn.

Conclusie: uitdagingen voor de toekomst van het project

Dit vernieuwende en ambitieus project is nog in ontwikkeling. De partners hebben bijna alle toekomstige bewoners geselecteerd, de eerste stappen gezet voor het opzetten van een model van buurtgerichte zorg en een bestuursmodel waarbij de toekomstige bewoners worden betrokken. Het project staat nog voor vele uitdagingen alvorende de maatschappelijke relevantie aangetoond kan worden alsook het vermogen dat dergelijk model heeft om het beleid inzake sociale huisvesting in de richting van meer participatieve en collectieve modellen te sturen.

Een eerste uitdaging is de financiering en de juridische structuur van de coöperaties die verantwoordelijk zullen zijn voor de huurwoningen. Een tweede is het vermogen om de interne bestuursstructuren te consolideren die de betrokkenheid van bewoners met verschillende bewonersstatus (huurder, medebewoner, eigenaar, enz.) garanderen. In dit kader moet het project nog het evenwicht bepalen tussen associatief beheer en strikt zelfbeheer van de bewoners. Tenslotte is een kritische kanttekening te maken bij het feit dat het project geen specifiek levensloopbestendige architectonische aanpassing bevat, aangezien het gebouw, dat off-plan is aangekocht, uit conventionele woningen bestaat. Het welslagen van het project hangt daarom des te meer af van de innoverende sociale organisatie ervan.

Introduction

This report presents **the intermediate evaluation** of the **'Care and Living in Community'-project (CALICO)**. CALICO is one of the 22 Urban Innovative Action laureates from the third wave, funded by the European Union's European Regional Development Fund (ERFD). The aim of the CALICO project is to develop affordable housing for specific vulnerable groups within a caring environment in Brussels Capital Region. The project started in November 2018 and will run until November 2021. The CALICO project is led by a consortium of local & regional governments, non-profit organizations and academics. Bruxelles Logement (Brussels Capital Region) and the Community Land Trust Brussels (CLTB) are the coordinators and take the lead in the process and implementation of the project. Adjoining them are the organizations that will execute and implement the project; Angela.D vzw, Pass-ages vzw and EVA bxl vzw. The municipality of Forest in which the project is located and the Local Public Social Welfare Centre (CPAS) are also partners of the project. The monitoring and evaluation of the project is performed by the research groups Belgian Ageing Studies and COSMOPOLIS of the Vrije Universiteit Brussel (VUB).

A first initiatory report was already published in December 2019. This first report presented the **groundwork for the evaluation and monitoring** of the CALICO project and **an overview of the state-of-play of the Brussels Capital Region (BCR) concerning housing, care and governance** (Dawance et al. 2019). Furthermore, it describes the different partners involved and explains the set-up of the project in depth. The state-of-play was documented with (inter)national academic literature and related public policies and discussed the construction of the social-participatory action model based on the research approach and the visions, motivations, expectations and limitation of the partners. This first report served as the backbone report of evaluation and monitoring of the CALICO project.

This second report will focus on the first part of the evaluation and monitoring of the CALICO project. **The aim of this report lies on providing insights in the living situation and motivations of the future residents and subsequently on how the project is viewed by residents and neighbours.** As they are the future residents who will be experiencing CALICO on a daily basis, it is crucial to know what their situation is before moving to CALICO, understanding their experiences with the project as well as capturing their perceptions, expectations and limitations concerning CALICO. The report is structured as follows: a first part will focus on the research methodology introducing the current state-of-play of the project, the research questions that will be tackled in the report and explaining the mixed method research approach. A second part will give the results of the community-led housing project and will cover following topics: the living and housing situation of future residents, their expectations and visions on the CALICO project, the development of a new governance model for cohousing and a community care model and finally a description and insights from the CALICO neighbourhood as a neighbourhood in development. A third and final part will draw conclusions on the research questions.

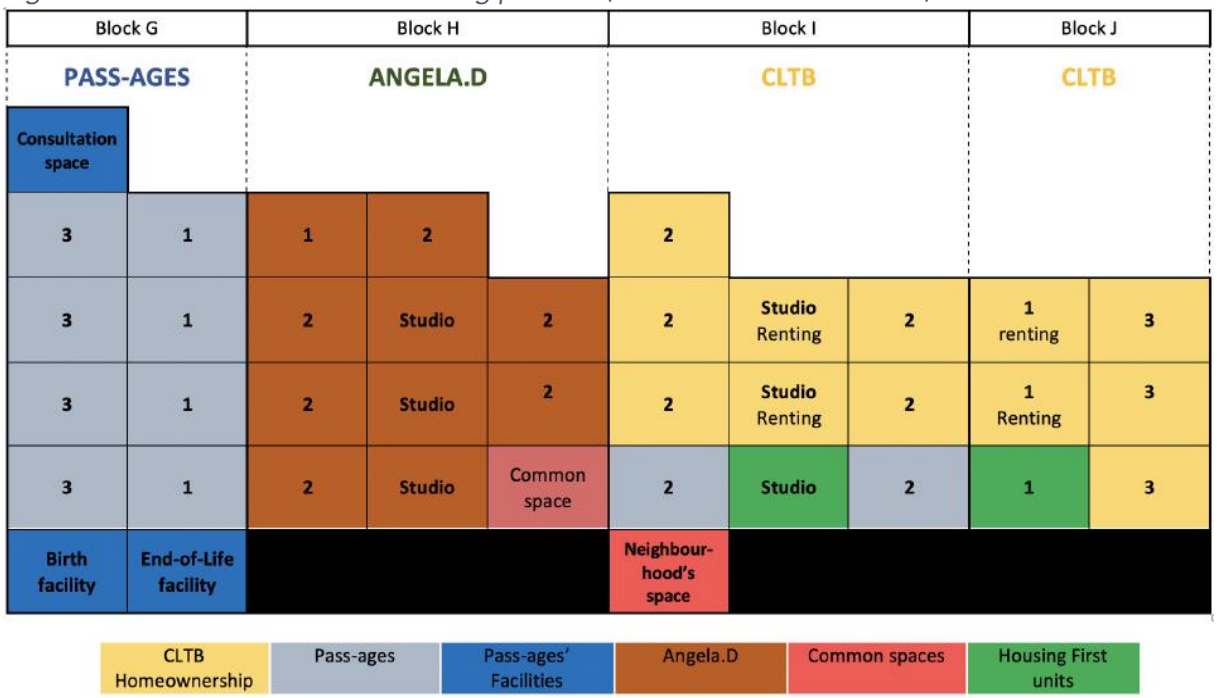
CALICO is an **on-going project and is subjected to today's reality which requires regular adjustments of the different partners**. From March till July 2020, the project was challenged by the period of quarantine because of the COVID-19. How this has affected the project but also the future residents will be explained. The report should be read as an initial evaluation that explores the baseline measurement, and the *first* impressions and experiences of different stakeholders.

A. Research Methodology

1. CALICO: State-of-play of the project

CALICO is a housing & community project that will consist of **34 living units, divided into 3 cohousing clusters, including 5 collective units** (e.g. 'birth' and 'end-of-life', consultation space, common space for residents and a common space for the neighbourhood). It is located in Forest, a municipality in the Brussel Capital Region. Figure 1. shows the distribution of the apartments between the project partners. In total 34 housing units will be divided as follows: 10 units for Angela.D, 10 units for Pass-ages (of which 2 in block I - *CLTB cluster*), and 14 units for CLTB, including 2 units dedicated to a "Housing First" program for homeless people in collaboration with the Local Public Social Welfare Centre (CPAS) of Forest and the association Diogènes (see 1.1.5). The CALICO housing units and facilities are **part of a larger housing development of 109 units**, called "Les Sources". It is developed by the real estate developer "Belgian Land". A large access porch to a public garden in the interior courtyard is planned in the middle of the CALICO project. The complex will contain a bicycle parking lot and access to an underground parking lot. Next to offering affordable, collective housing, CALICO also wants to contribute to care and wellbeing through the development of a 'Community Care Model', with attention for specific life events of birth and end-of-life.

Figure 1. Distribution of the units among partners (with number of bedrooms)



1.1. State of play of the project

The CALICO project officially began in November 2018. The first year of the project was mainly devoted to set up the conditions for the effective start of the project. An overview of the steps taken in those first 12 months, from November 2018 and November 2019 can be found in the first research report (Dawance et al., 2019). Since then, the following major project milestones have been achieved: 1) progress building

construction, adaptations in the building design, 2) selection of the future residents, 3) approval of the legal model for the transfer of apartments to partners and candidate owners, 4) conversion of transit housing into "Housing First" housing, and 5) international recognition.

1.1.1 Progress building construction

Construction of the CALICO-building began in May 2019 and has been advancing at a steady pace since then. In mid-July 2020 the structural works are being completed and window frames were installed. However, the containment period due to COVID-19 slowed down and temporarily halted work. Since the release of the containment, in June 2020, work has resumed. Delivery of the work was originally scheduled for April 2021. The developer anticipates a probable delay of 2 to 3 months.

The indoor public garden will be managed by the municipality of Forest. Negotiations between the developer and the municipality for the approval of its development plan are still ongoing. The individual gardens will be delivered at the same time as the apartments. The development of the public garden, however, will take place in a later phase. In this context, the work should take place after the delivery of the apartments and could last several months. In addition to the nuisance generated for future residents, the garden will probably be inaccessible, in whole or in part, throughout the duration of the work.
Photo 2. The CALICO construction site (Source: CLTB)

It should also be pointed out that the developer submitted an application for planning permission on 20 May 2019 for the construction of 16 additional apartments (and parking spaces) on the plot adjacent to the CALICO project. These 16 housing units are in addition to the 109 already. The permit is still under consideration. The subsequent construction of these housing units will also undoubtedly generate certain nuisances in the first years of occupation of the CALICO project.

1.1.2 Adaptations in the building design

On 31/08/2019, the CLTB Public Utility Foundation submitted a request to change the allocation of the four apartments that will be used for the common areas and the 'birth and end-of-life' facilities to equipment of collective interest. The procedure is still ongoing. A consultation commission will take place on 29 September 2020. The decision of the competent authorities should follow a few weeks later.

In addition, several requests for implementation adjustments have been addressed by CLTB (and Passages) to the property developer. These requests are mainly aimed to:

- redevelop one apartment, which will be assigned to a multi-purpose space open to the neighbourhood (kitchen moved to the access to the garden, removal of bedroom partitions to provide more space, …);
- reinforce the acoustic insulation of the 'birth and end-of-life' rooms as well as adapting the size of doors for accessibility for people with disabilities;
- but also, to replace bathtubs with showers in apartments for older persons.

Until June 2020, these requests for adaptation were the subject of negotiations with the developer, notably on the price, but also of legal investigations with Bruxelles Logement to ensure compliance with public procurement legislation and to avoid a risk of requalification of the acquisition.

Finally, between February and March 2020, the 3 associations in charge of the clusters organised meetings with the future inhabitants already involved in the project to enable them to make their choice of possible options in terms of the type of materials and colours for the kitchen furniture and tiles.

The second research report, due in summer 2021, will look in more detail at the management of adaptations in the building design and will specifically pinpoint the involvement of future inhabitants in this area.

1.1.3 Selection of the future residents

Each association, CLTB, Angela.D and Pass-ages, has formalised the procedures for selecting future candidates for their cluster. Each association then initiated selection and allocation procedures at their own pace and according to their own constraints. At this stage:

- CLTB allocated all of its 12 dwellings in two waves: the first made it possible to select 7 households in December 2019, the second made it possible to allocate the 5 remaining dwellings on 1 June 2020.
- The Pass-ages association, which had carried out an initial selection of 8 households among its founding members in the first months of the project, continued to select new candidates after the lockdown. Two new couples were integrated into the project in June 2020. Given the withdrawal of one family, the association has yet to allocate the last apartment. The selection is planned for September 2020.
- Finally, the association Angela.D has also allocated a first series of 7 housing units to its members involved early in the project. The 3 remaining housing units are planned to be allocated between September and November 2020.

The second research report will examine in more detail the housing allocation procedures implemented by the associations for their respective clusters (rules established, arbitrations made, withdrawal of candidates, …).

1.1.4 Approval of the legal model for the transfer of apartments to partners and candidate owners

On the 23rd of April 2019, CLTB signed the land sale agreement with the real estate developer Belgian Land, thus securing the feasibility of the project. According to one of its fundamental principles, CLTB remains the owner of the land and transfers ownership of the apartments, through the transfer of *real rights*, to the prospective owners or to the collective structures set up by the partners for rental housing.

A legal study, attributed to the CMS DeBacker office, was carried out to define the *real right* that will be used and to specify the transfer modalities. On the basis of the results of this study (CMS DeBaker, 2020), the partners approved the method of emphyteusis for the dismemberment of the property (decision of the Management Committee of 10 June 2020). The precise modalities still need to be worked out and in principle validated at the Steering Committee meeting in August 2020.

1.1.5 Conversion of transit housing into "Housing First" accommodation

Two dwellings in the project were initially reserved for the Local Public Social Welfare Centre (CPAS) of Forest to allocate these to their transit housing policy. In the course of the exchanges between partners,

it was decided to allocate these dwellings to the Housing First policy of providing sustainable housing for homeless people (decision of the Steering committee of 10 June 2020). A new partner within the project, namely the non-profit organization Diogènes will provide social support for the rehoused people, in coordination with the Local Public Social Welfare Centre (CPAS) of Forest. Partners justify the choice to favour housings in Housing First rather than transit housing by the desire to bet on the emancipatory effects for homeless people who are seeking to stabilise themselves of the benevolent and supportive environment that the CALICO project aims to develop.

1.1.6 International recognition

The CALICO project has been submitted by Bruxelles Logement and in cooperation with partners, for consideration of 2 internationals awards. A first application was for the Wellbeing Cities award[2], initiated by the Canadian global non-profit "New cities", in order to create a global platform for cities to share their experience and best practices, and inspire others to act on urban wellbeing. CALICO participated in the "supporting cohesive communities" category. The project was selected among the 15 finalists but did not win the award. On the other hand, an application for the 5th Guangzhou International award for urban innovation[3], was submitted. This award is co-sponsored by the United Cities and Local Governments (UCLG), the World Association of the Major Metropolises (Metropolis) and the City of Guangzhou. It aims to recognize innovation in improving social, economic and environmental sustainability in cities and regions and, in so doing, to advance the prosperity and quality of life of their citizens. The selection of the winners has not yet taken place.

Finally, the CALICO project has been pre-selected with 10 other UIA projects by Ecorys, which is carrying out the "activity of capitalisation of good practices for monitoring and evaluation of results in urban innovative action (UIA) projects". In this context, Ecorys will organise hearings with the main stakeholders of the CALCO project in order to better understand the relevant aspects of the monitoring and evaluation practices used.

[2] https://newcities.org/2020-wellbeing-cities-award-brussels-belgium/

[3] http://www.guangzhouaward.org

1.2.CALICO in times of COVID-19

In line with the rest of the world, the COVID-19 pandemic has not spared Brussels. Belgium government took **lockdown measures** in mid-March and the strict lockdown continued until 1th of June. Afterwards, the government released a phasing-out plan in several steps. Due to these exceptional circumstances, **some of CALICO's ongoing work has been put on hold**: the future inhabitants have stopped meeting altogether in order to stay safe in their homes as long as necessary, as explained in more detail in 'New governance model for cohousing' (see page 78). Also, for the monitoring and evaluation, the researchers needed to adapt the research design, which will be explained more in detail 'part 3. Data & Methods'. However, overall, the projects continued to progress as best as possible given the circumstances. All CALICO project managers were teleworking to still make progress, staying on track to provide a new kind of housing and creating a better perspective for society.

Finally, the entire CALICO-team is regularly keeping in touch thanks to regular videoconference-meetings. An extensive text about the experiences of the CALICO project during COVID-19 was also written by different project leaders, available in 3 languages, and placed online on the UIA website[4].

[4] https://www.uia-initiative.eu/fr/news/calicos-groundwork-evaluation-and-stateofplay

2. Aim and research questions of the intermediate evaluation

The **main objectives of the general research design** are 1) to monitor the added-value of the project, and 2) to highlight the strengths and weaknesses of the project process. Lessons learnt will be interesting to support regional and European authorities in conducting similar projects in the future. This evaluation report focuses on the project's initial implementation phase and thus can be considered as a **descriptive** (providing an overview of the state-of-play of the neighbourhood and residents) and **exploratory study** (gaining insights in the first perceptions, experiences and expectations of neighbours and future residents). Also, the research team was tasked with providing indicators of success for the CALICO project. These indicators were developed with partners, some of whom will also contribute to data collection and analysis. There are 27 indicators (overview in annex 2.2). Most of them are measured at the beginning and at the end of the project, these indicators are thus also interwoven in the research questions.

An overview of all research questions were listed in detail in the first report (Dawance et al., 2019) and were subdivided in 4 main categories: 1) development and realizations, 2) positive impact 3) sustainability and future and 4) gender equity and of the older people's inclusion. Questions are related to both Outcome/Impact evaluation as questions related to Process evaluation. Given this first descriptive and exploratory study, the focus of the research questions for this report lies on '1. Development of the project' and thus the specific aims for this report are listed as followed:

1. **Development of adapted and permanently affordable housing**, with a focus on vulnerable groups in the housing market (e.g. older adults, women, low-income groups, migrants):
    a. How do the future residents evaluate the housing units? What do they like, what not? How satisfied are they about their current housing?
    b. How is the permanent affordability of the housing units guaranteed?
    c. Why do future residents choose to be involved in the project?
    d. How were the housing units developed (with attention to the respect of delivery deadlines as well as to the energy and ecologic efficiency)?

2. **Development of a new governance model for cohousing:**
    a. How do the future residents evaluate the governance model for cohousing? What do they like, what not? How satisfied are they about the governance model?
    b. How was this new governance model for cohousing developed, including an attention to the intermediate structure (cooperative)? (first steps – ongoing)

3. **Development of a community-led approach:** involvement of different groups of residents in the decision-making process of their future living environment.
    a. How do the stakeholders evaluate the community-led approach? What do they like, what not?
    b. How was the community-led approach developed? (first steps – ongoing)

4. **Development of a new community model of care** based on informal and self-care for older residents living in a cohousing project.

   a. How do future residents and neighbours look at community care? What do they like, what not?
   b. How was the community model of care developed? (first steps – ongoing)

5. **Development of care facilities for 'birth' and 'end-of-life'** in a home-like environment;
   a. How do the future residents look at these facilities?
   b. How are the care facilities for 'birth' and 'end-of-life' developed? (first steps – ongoing)

6. **Fulfilment of needs (person-centred approach)**
   a. What are the needs of the future residents and neighbours?

3. Data & Methods

To answer the research questions, the research design used **a mixed-method approach**, including both quantitative (surveys, monitoring) and qualitative (in-depth interview) methods. In addition to a variety of research methods, it was also considered important to bring attention to various 'voices' in the project, therefore the evaluation and monitoring for this first evaluation report was performed on **3 levels**:

1. Individual level: future residents (women, older people, low-income families, migrants);
2. Community level: surrounding neighbours of CALICO;
3. Project level: monitoring activities and participation in the project from project partners.

This part describes the **research design** in detail, so the setup is clear and transparent. For each level, information is given concerning the selected methods, who was involved as participants and how, the instruments developed (e.g. interview scheme, questionnaire) and how the data analysis was performed. Throughout the project period, regular meetings were held with the research steering group (junior researcher, senior researcher and the promotor-professors) to discuss the course of the project, discuss the research design, feedback and review the first results of the interviews, and then make adjustments. The objective was to shape the research in a participatory way and to incorporate the reflections/new questions that were raised during these meetings in the further course of the research. Also given the researcher's participation in several of the project committees (e.g. governance, Care committee, etc.), input from these meetings were included in the research set-up. Also, for example the recommendations from the focus groups that were held in the beginning of the project (see research introduction report: Dawance et al., 2019) were taken into account in which the project partners were asked 'what would you find interesting to be asked in the research?'. And finally, results of the interviews were presented and discussed as well as all project leaders could give their feedback and changes on the written report during summer of 2020.

Concerning the monitoring and evaluation during the COVID-19 quarantine, the researchers slightly **adapted their research design**. For example, the in-depth interviews with future residents were conducted online trough Zoom, Skype, Microsoft Teams, etc. Most of the quantitative questionnaires were completed just before the lockdown, some were finished by phone. The questionnaires with future residents who were selected during the quarantine will be conducted later on and are not included in this report. The delay or changes in some of the committees (e.g. Care committee, Governance committee), gave consequences for the monitoring of the project and the research on the new governance model and model of community care. Therefore, it was chosen to postpone some of these parts to the following report. If the data collection was changed or postponed because of COVID-19, this is briefly explained in each of the following sections.

3.1. Individual level: Survey with future residents

3.1.1 Data collection method

For the quantitative part of the research, a survey was developed that was administered to all the adult residents of the 3 clustered cohousing schemes (i.e. Pass-âges, CLTB and Angela.D) that were decided at the moment of the data collection. Given some general delays in the project as well as the COVID-19 situation, only 21 households of the 32 had been selected in April 2020 (moment of data collection) and thus participated in the survey. In total 24 future residents participated in this round of the questionnaire

between February 2020 and April 2020. All these participants were briefed about the research during a resident meeting of their specific cluster. They were informed that a researcher was going to contact them and ask them to fill in the questionnaire. At some of the cluster meetings, a researcher himself was present and could immediately respond to questions. Subsequently, the researcher called respondents to set a date and time to fill in the questionnaire during a face-to-face encounter. Before the outbreak of COVID-19, the questionnaires were filled in at the preferred location of the respondent, which was mostly the home environment. During the period of quarantine, the questionnaires were completed over the phone or during an online meeting.

3.1.2 Respondents

In total 24 respondents from 21 different households filled in the questionnaire. At the time of the data-collection, all of them had the intention to move to the CALICO project and were member of one of the three housing clusters (Pass-âges, CLTB, Angela.D). Given one of the specific aims of the project was to focus on access to housing for women in vulnerable situations, more women (N= 20) filled in the questionnaire than men (N=4). The oldest respondent was age 81 and the youngest age 32. A brief overview of respondents can be found in table 1, a detailed description of the characteristics of the future residents can be found in the results-section.

Table 1. Overview of basic characteristics survey

Characteristics	Absolute number (N=24)	%
Gender		
Woman	20	83.3
Men	4	16.7
Age category		
25-39 years	4	18.2
40-54 years	6	27.3
55-69 years	9	40.9
70 years and older	3	13.6
Households with children		
Number of households	10 (N=21)	47.6
Civil State		
Married/Partner	8	33.3
Single	6	25
Divorced	7	29.2
Cohabiting	0	0
Widowed	3	12.5
Country of birth		
Belgium	12	50
Other	12	50
Cluster		
Angela.D	6	25
Pass-ages	10	41.7
CLTB	8	33.3

3.1.3 Questionnaire

The aim of the survey was to collect information on the characteristics of future residents and their expectations towards the CALICO project. Therefore, the questionnaire consisted of 58 questions divided into 6 main parts:

- **Housing situation:** ownership, housing type, length of residence, quality of residence, etc.
- **Health situation:** physical health, mental health, quality of life, etc.
- **Social network:** contact in the neighbourhood, contact with family/friends, engagement in associations, feelings of loneliness, etc.
- **Care situation**: care needs, providing informal care, reasons for informal care, etc.
- **Expectations of the CALICO project**
- **Individual and household situation:** age, gender, income, composition of the household, etc.

A complete questionnaire can be found in annex 2.3 of this report. The questionnaire was developed on the one hand based on the research questions related to the 'outcome/impact evaluation' and 'process evaluation' to be answered as formulated in the first report (Dawance et al. 2019), on the other hand based on the indicators to be provided to UIA at the end of the project. Existing internationally validated scales (e.g. WHO-QOL) were used and existing questionnaires (e.g. Survey on housing from Brussels Capital Region) were consulted. The results can be benchmarked against these scales and surveys. An overview of all the measurements used can be found in annex 2.1. A closing question of the questionnaire asked the respondents if they wanted to participate in the qualitative part. If so, they could leave their contact details and the research team contacted them at a later stage to perform a qualitative interview.

3.1.4 Data analysis

All questionnaires were entered into and analysed with the qualitative analysis software SPSS 24.0. Descriptive statistics were then carried out to answer the research questions. Due to the low number of residents involved (N=24 out of 31 households) the results should be carefully interpreted, and both N and valid % are provided.

3.2. Individual level: Interviews with future residents

3.2.1 Data collection method

The aim of the qualitative research was to gain insights in current housing & living situation, the experiences, motivations and expectations of future CALICO-residents. Therefore 8 individual in-depth interviews were conducted with people who were inscribed in one of the 3 housing clusters (CLTB, Passages and Angela.D). In view of the exceptional circumstances concerning COVID19, interviews were conducted online using Microsoft Skype, Zoom and WhatsApp[5]. As the interviews were conducted online, respondents remained in their familiar home environment and could choose the moment of the interview most convenient for them. Given all respondents spoke French, the interviews were conducted in French. All interviews were conducted between April 2020 and May 2020 and interviews lasted between 1h20 and 2h35. All respondents signed an informed consent explaining the aim and set-up of the research and what

[5] As the respondents could not sign the informed consent online, they gave their 'oral' agreement (recorded), and commit to sign it later.

will be done with the data. Interviews were recorded and transcribed ad verbatim. All data was anonymised and treated strictly confidential. This part of the research maps out a variety of opinions and experiences of future residents and does not strive for quantitative representativeness.

3.2.2 Respondents

From each housing cluster (Pass-ages, CLTB and Angela.D) future residents were selected for the in-depth interviews. Respondents were recruited based on whether they indicated if they wanted to be contacted for an interview in the quantitative survey. If they indicated 'yes' they were contacted by the junior researcher. The 8 respondents were already involved in the project for several months. The selection of residents was based on a number of criteria including:

- Given the focus of the project on 'intergenerationality', 'gender' and 'multiculturality', the selection included future residents from different age groups and different ethnic backgrounds. Concerning the focus on 'gender' most future residents are women, and only one man took part in the interviews.
- Housing arrangements: the selection included both single residents (with and without children) as well as people who will move in as a couple.

Three interviewees were from the CLTB, three from Pass-ages cluster, two from Angela.D. Table 2 provides an overview of the main characteristics of the interviewees (age, sex, ethnic background, family composition, cluster). Three interviewees were from the CLTB and Pass-ages clusters, two from Angela.D. These people will be interviewed a second time, one year later (interviews foreseen in April-May 2021). This will allow to detect changes in their housing situation and expectations and involvement in the project.

Table 2. Overview of interviewees

Respondent	Age	Gender	Ethnic background	Family composition
Respondent 1	53	Woman	Belgium	Single with children
Respondent 2	68	Woman	Belgium	Single
Respondent 3	50	Woman	Rwanda	Single with children
Respondent 4	50	Woman	Rwanda	Single with children
Respondent 5	61	Man	Belgium	Couple
Respondent 6	56	Woman	Belgium	Single with children
Respondent 7	70	Woman	Rep. Dem. Congo	Single
Respondent 8	72	Woman	Belgium	Couple

3.2.3 Interview scheme

The aim of the in-depth future resident interviews was to gain insights in the current housing & living situation, the experiences, motivations and expectations towards the project. Therefore, an interview scheme was developed based on the aims of the 'impact/outcome monitoring and evaluation' and 'process monitoring and evaluation'. The structured interview scheme can be found in annex 2.5 of the report. The following main topics were tackled during the interviews:

- **Questions related to the current housing situation:** Why did respondents decide to move to their current residence? How is the overall satisfaction with their current residence? Are they currently involved in the management of their apartment building (if applicable)?
- **Questions related to the social network**: Relationships with direct neighbours, broader neighbourhood, and family & friends. Involvement in neighbourhood associations.

- **Questions related to health situation and wellbeing**: Quality of life, how they handled the Corona-situation, their needs concerning care and if they took care of others.
- **Expectations concerning CALICO project**: Motivations to register for the project, expectations concerning the future housing, visions on collective housing, their involvement in their specific cluster, perspectives on co-creation and participation in the total project, questions concerning main ideals of the project (community care, intergenerational living, gender) and sustainability of the project.

3.2.4 Data analysis

All interviews were recoded, transcribed verbatim and analysed. For the analysis MaxQDA software was used. To identify, analyse and report the data, the thematic analysis procedure of Braun and Clarke (2006) was followed. It consisted of: 1) familiarising with the data (e.g. reading all transcripts), 2) generating initial codes (depending on research aims and available data), 3) searching for themes, 4) reviewing themes, 5) defining and naming themes, and 6) writing up the results (Braun and Clarke 2006). These steps allowed the researchers to both work deductive (i.e. selecting themes based on the interview scheme and research aims) as well as inductive (i.e. data-driven by the patterns and tendencies in the respondents' answers) (Fereday and Muir-Cochrane 2006). Citations are used in the analysis of the interviews. These are a literal transcription of pieces from the interviews, translated from French to English by the researchers. The transcription contains the accompanying linguistic errors and colloquial language and serve to illustrate and support the main conclusions. Because such quotes are always extracted from more extensive answers, they are sometimes (very slightly) adapted to make the quotation understandable. In order to maintain anonymity, the respondents name is not mentioned.

3.3. Community level: Interviews with neighbours

3.3.1 Data collection method

In order to gain insights on the community level, qualitative interviews were held with 39 residents living in the surrounding of the CALICO project. The aim was to grasp the perspectives of these neighbours on their homes, social contacts and experiences of the neighbourhood. Focus of the research was on 2 specific groups, namely residents of the new residential complexes on the one hand (i.e. Bervoets, Delta, Jardin de l'Union & Huma) and residents of historic neighbourhoods (i.e. Primeurs, Chataîgne, Van Volxem, surrounding streets of CALICO) on the other hand.

Photo 3: The mobile learning unit during the neighbourhood party (Source VUB)

Respondents were recruited through several channels and in several districts in the CALICO neighbourhood: during a neighbourhood party in Primeurs where the researcher was present with the Maebar (mobile learning unit[6]), through several neighbourhood associations (e.g. Wiels) neighbourhood committee and organizations (e.g. Bras Dessus- Bras Dessous), during participation in a citizen's walk that was organised in the Bervoets district, by snowball method and by activation of the personal network. In total more than 60 people expressed their interest in participating in an interview and 39 of them were eventually interviewed.

The interviews were conducted in cooperation with professor Pierre Lannoy and his students from the Université Libre de Bruxelles (ULB), during the course entitled 'Sociology of the city'. Students had the assignment to work in group and conduct two interviews with neighbourhood residents. Four classes were developed to prepare students properly for taking part in the research: 1) Introduction; explaining the CALICO project, 2) Theoretical background, 3) Aim and set-up of the interviews, 4) Explaining the interview guide and how to conduct interviews. Respondents could decide for themselves which date and time was best suited for the interview. Most interviews were performed in the familiar environment of the respondent (home situation). Given all respondents spoke French, the interviews were conducted in French. All interviews took place between October 2019 and November 2019. All respondents signed an informed consent explaining the aim and set-up of the research and what will be done with the data. With these in-depth interviews the goal was to collect a variety of opinions and experiences of current neighbours. This part of the research is thus not intended to aim for quantitative representativeness.

3.3.2 Respondents

In total 39 interviews were conducted. 21 interviews were conducted with residents from recent residential developments in the neighbourhood, and 18 interviews were held with residents living in more 'historical' neighbourhoods surrounding CALICO. Table 3 gives an overview of the distribution of respondents across the various districts. More territorial information of these districts will be described in the results '6. Description and insights from the CALICO neighbourhood'.

Table 3. Spatial distribution of the respondents

Recent residential developments N=21	Historical neighbourhoods N=18
Bervoets (Citydev) N=11	Neighbourhood "Primeurs" N=8
Delta (Housing Funds) N=4	Neighbourhood "Chataîgne" N=5
Jardin de l'Union (Private) N=5	Neighbourhood Van Volxem N=2
Huma (Habitat & Humanisme) N=1	Streets Delta/tropiques (close neighbours of the CALICO project) N = 3

[6] The Maebar is a mobile learning unit from the Vrije Universiteit Brussel designed to transform the public space into a pop-up educational environment. The Maebar contains an educational toolbox that can be used as a living lab and learning space in the city. More information: https://urbanstudies.brussels/news-event/het-mobile-learning-lab

Table 4 provides a brief overview of the socio-demographic and economic characteristics of the interviewees. Of the participants, 24 were woman and 15 were men. Concerning family composition, 6 were single, 6 were part of a couple without children, 16 were part of a couple with children and 11 were singles living with children. 23 were born in Brussels, 7 in Europe and 8 had a birth country outside of Europe. 27 of the participants finished university or higher education.

Table 4. Overview of participants

Characteristics	Absolute number (N=39)	%
Gender		
Woman	24	61.5%
Men	15	38.5%
25-39 years	6	16.2%
40-54 years	19	51.4%
55-69 years	8	21.6%
70+ years	4	10.8%
Family composition		
Single	6	15.4%
Couple	6	15.4%
Single + children	11	28.2%
Couple + children	16	41.0%
Birthplace		
Belgium	23	60.5%
Europe	7	18.4%
Others	8	21.1%
Level of education		
Lower secondary education	2	5.3%
Upper secondary education	9	23.7%
Non-university higher education	10	26.3%
University	17	44.7%
Ownership		
Renter social / public	8	33.3%
Renter private market	8	33.3%
Homeowner	6	25.0%
Other	2	8.3%

3.3.3 Interview scheme

The purpose of the study was to gain insights in the perspective of residents living in the districts surrounding the CALICO project on their homes, buildings and neighbourhood. Therefore, the interview scheme was developed by the researchers based on the aims of the 'impact/outcome monitoring and evaluation' and 'process monitoring and evaluation'. An example of the interview scheme is enclosed in annex 2.7 of the report. The following main topics were discussed during the interviews:

- **The residential trajectory:** housing path, reasons for moving in the past
- **Views on their current dwelling:** reason for choosing the current home, access to housing, ownership, housing quality

- **Relationship to their building** (if living in an apartment): relationship with other neighbours in building, involvement in the management of the building, opinion on living in group
- **Relationship to the neighbourhood**: social contacts with other neighbours, use of services, engagement in associations, care relationships, experiences of the neighbourhood, etc.

3.3.4 Data analysis

All interviews were recoded and transcribed verbatim in French by the students. For the analysis MaxQDA software was used. Similar as with the analysis of the interviews with the future residents, the stepwise procedure of Braun and Clark (2006) was used to identify, analyse and report the data. This allowed the researchers to both work deductive (i.e. selecting themes based on the interviews and research aims) as well as inductive (i.e. data-driven by the patterns and tendencies in answers) (Fereday and Muir-Cochrane 2006). Citations are used in the analysis of the interviews. These are a literal representation of pieces from the interviews. The quotes have been translated from French to English by the researchers. They contain the accompanying linguistic errors and colloquial language and serve to illustrate and support the main conclusions. Because such quotes are always taken out of context, they are sometimes (very slightly) adapted to make the quotation readable. In order to maintain anonymity, the respondents name is not mentioned.

3.4. Project level: Data collection and document analysis

3.4.1 Data collection method

The CALICO project is a complex real estate project. Many decisions regarding its implementation are made at different levels of governance (see 'Part 4. New governance model for cohousing'). Thus, the researchers are also collecting data on the project structure in order to be able to describe and analyse the characteristics of its set-up. Within this framework, the researchers mobilize the following means of harvesting:

- **Collecting minutes of meetings and other decision-making documents** related to the setting up of the project: legal texts, internal regulations, charter, building plans, ... Most of these documents are available to all partners on the project drive;
- Occasional organization of **individual meetings with the various project managers** in order to organise the collection of documents not available on the drive, particularly with regard to the internal organization of the various clusters (minutes of meetings per cluster, rules for allocating housing units, etc.). These meetings are also an opportunity to clarify certain decisions and to unseal possible decisions that were not included in the minutes of the meetings.
- **Participation in various meetings**, including the following on a systematic basis: Steering committee, communication working group, strategic committee, governance and Care committee, and the assemblies of all CALICO future residents.

3.4.2 Data analysis

The researchers studied the documents collected in order to identify the main decisions that contribute to the materialization of the project and help build an understanding of the governance modalities at work in

the project. Similarly, the researchers also took notes during the meetings in which they participate in order to keep a sense of group dynamics.

3.5. Project level: Monitoring the participation to CALICO meetings

3.5.1 Data collection method

Two of the objectives of the CALICO project are the increased empowerment of the future inhabitants and the increased involvement of the future inhabitants in the decision-making process of their living environment. One of the essential quantitative means to measure these objectives of involvement and empowerment is to study the rate of participation of the future inhabitants in the various committees, working groups, assemblies, training and workshops initiated within the framework of the project. Similarly, it is interesting to measure the participation rate of the representatives of the different partners in the meetings of the project set-up.

Therefore, the researchers collected the attendance lists for the different meetings formally organised in the framework of the project, including the general coordination meetings of the project, which sometimes exclusively brought together the partners. In order to be able to organise the collection of these attendance lists, the researchers coordinated with the different project officers in charge of the animation of the various meetings. The facilitator made sure that the participants filled in the list by indicating their age, gender and status (resident, professional, volunteer, local resident, other). The project managers then sent the completed lists to the research team for coding and analysis.

3.5.2 Data analysis

On the basis of the encoding of the participants in the various meetings and the persons supposed to take part in them, in the case of closed meetings where the expected participants were known, the researchers were able to calculate the participation rate of the representatives of the partners and the future inhabitants for each meeting.

Table 5 lists all the meetings by type for which data on the participation of residents and partner representatives have been collected and analyzed. The boxes coloured with a "y" (=yes), are the meetings for which the researchers already have the attendance lists. The boxes with an "n" (n=no) are meetings for which they have not yet been able to retrieve the attendance lists, in particular because of the lockdown at COVID-19, which made it difficult to access the "paper" attendance list and for the facilitator to transmit it to the researchers in time. In this context, the results presented in terms of participation rates in the report are synthetic and focus on the core results. They are included under the headings "agenda and attendance" in ‘Part 4. Governance model for cohousing”.

Table 5. List of all meetings for which the participation rate of the inhabitants was recorded

	Management committee	Steering committee	Project managers's meetings	Communication working group	Strategic committee	Inhabitants' assembly	Governance committee	Care committee	CLTB inhabitants' assembly	Angela D. inhabitants' assembly	Pass-ages intergenerational cohousing working groups
déc-18		y									y
	y										y
janv-19							y				y
		y									
févr-19	y			y			y			y	y
		y		y						y	
mars-19							y				
	y			y	y						y
avr-19							y				y
	y	y		y							y
mai-19							y				
juin-19		y		y							
juil-19	y						y				y
	y		y	y						y	
août-19			y	y							
		y	y							y	
sept-19	y			y							y
			y				y				y
oct-19			y	y						y	
	y	y	y				y			y	y
nov-19	y		y	y							
			y				y		y		y
déc-19	y		y				y		y		
		y				y					y
janv-20	n		y	n							n
			n				n	y	y	y	n
févr-20	n	n	n	n		Y			y		n
			n				n	y		y	n
mars-20			n						y		n
			n								
avr-20			n (2)	n							
	n	n	n								n (4)
mai-20			n (2)	n							n (3)
	n		n (2)								n (3)
juin-20		n	n	n							n (2)
	n		n (2)			Y					n (2)
juil-20	n		n				n	n		n	

lockdown

B. Research Results: Community-led Housing Project

1. Living situation of future residents

Aim of this part is to describe the current living situation of the future residents: What is their soc-demographic and economic background? How is their current health situation? Their family situation? And how do they provide care to others (in and outside the family)? How is their current social network? Are they active in organizations? Or in the neighbourhood? To answer these questions, qualitative and quantitative data is analysed.

1.1. Personal characteristics

	N	%
Age category		
25-39 years	4	18.2%
40-54 years	6	27.3%
55-69 years	9	40.9%
70+ years	3	13.6%
Gender		
Man	4	16.7%
Woman	20	83.3%
Civil state		
Married/Partner	8	33.3%
Single	6	25.0%
Divorced	7	29.2%
Cohabiting	0	0.0%
Widowed	3	12.5%

Table 6. Age category, gender and civil state of the future CALICO residents

In total, 24 of the future CALICO residents, who form in total 21 households, filled in the survey. 10 people are younger than 55 years, 9 are between 55 years and 69 years and 3 people are 70 years or older. Moreover, 20 of them are women. Regarding their civil state, one third of the respondents (N=8) is married/has a partner, while 7 are divorced, 6 are single and 3 are widowed.

Table 7. Household composition

Household composition	N	%
Single	8	38.1%
Couple	3	14.3%
Single with children	8	38.1%
Couple with children	2	9.5%

The number of households without children (N=11) is slightly higher than the number of households with children (N=10). Among the 21 households, the number of single people (with or without children) is high (N=16).

Table 8. Number of children by household

Number of children by household	N	%
1 child	2	20.0%
2 children	5	50.0%
3 children	2	20.0%
4 children	0	0.0%
5 children	0	0.0%
6 children	1	10.0%

Half of the households with children (N=10) are composed of families with two children (N=5). Two households have one child and two others have three children. One household has 6 children.

Table 9. Age category of the children

Age category of the children	Girl		Boy	
	N	%	N	%
0-5	0	0.0%	0	0.0%
6-11	3	12.5%	3	12.5%
12-17	3	12.5%	4	16.7%
18-21	3	12.5%	3	12.5%
22+	4	16.7%	1	4.2%

There are no households with children under 6 years. Most of the children are adults (N=11). Of the 24 children, the majority are girls (N=13).

Table 10. Nationality and country of birth of the future CALICO residents

	N	%
Nationality		
Belgian	16	66.7%
Other	8	33.3%
Country of birth		
Belgium	12	50.0%
Other	12	50.0%

Of the 24 future residents two third (N=16) have the Belgian nationality. Other respondents (N=8), came from Guinea, Colombia, Congo and Spain, or indicate that they are stateless. Half of the respondents (N=12) are born in Belgium, while the other half (N=12) stated to be born in e.g. Guinea, Rwanda, Congo, Colombia, Portugal and Spain.

Table 11. Postal codes of the current living places of the future CALICO residents

Postal codes	N	%
1090 Jette	4	16.7%
1030 Schaerbeek	3	12.5%
1050 Ixelles	3	12.5%
1340 Ottignies	3	12.5%
1000 Brussels	2	8.3%
1060 Saint-Gillis	2	8.3%
1080 Molenbeek-Saint-Jean	2	8.3%
1020 Laeken	1	4.2%
1081 Koekelberg	1	4.2%
1200 Woluwe-Saint-Lambert	1	4.2%
1210 Saint-Josse-ten-Noode	1	4.2%
3010 Kessel-Lo	1	4.2%

20 of the respondents live in the Brussels Capital Region, with the majority of them in Jette, Schaerbeek and Ixelles. Four persons lives outside the Brussels Capital Region.

Table 12. Highest attained education level, type of employment and retirement of the future CALICO residents

Highest attained education level	N	%
No formal education	2	8.7%
Primary education	0	0.0%
Lower professional education	0	0.0%
Lower technical education	0	0.0%
Lower secondary education	1	4.3%
Higher professional education	0	0.0%
Higher technical education	2	8.7%
Higher secondary education	2	8.7%
University College	8	3.8%
University	8	34.8%
Type of employment		
Qualified employee	11	47.8%
Other salaried	4	17.4%
Non-qualified employee	2	8.7%
Other independent	2	8.7%
Houseman/wife	2	8,7%
Qualified labourer	1	4.3%
Self-employed	1	4.3%
Retired?		
Yes	5	20.8%
No	19	79.2%

When looking at the highest attained education level, one third (N=8) finished higher-university college, and another third (N=8) obtained a university degree. Furthermore, almost half of the respondents (N=11) works as a qualified employee. 5 of the 24 respondents are retired.

Table 13. Household structure of the future CALICO residents

In my household…	N	%
I am head of the household.	17	70.8%
There is a person with specific needs.	0	0.0%
My children are in alternating custody.	1	4.2%

Concerning the household structure, 17 of the 24 respondents declared themselves as the head of household. The head of the household is the person who provides the majority of the monthly household income .He or she may be single (with or without children), but may also have a partner with or without an income (but this income is then lower than that of the head of the household). No respondents have a person with special needs in their household, and only one household had children in alternating custody.

Table 14. Household income sources

	Household income from…			
	Head of household (N=20)		Partner (N=5)	
	N	%	N	%
Fulltime job	6	30.0%	1	20.0%
Part-time job	1	5.0%	2	40.0%
Unemployment allowance	5	25.0%	0	0.0%
Integration income	2	10.0%	0	0.0%
Pension	5	25.0%	2	40.0%
Sickness and disability benefits	2	10.0%	0	0.0%
Alimony	1	5.0%	0	0.0%
Family allowances	4	20.0%	1	20.0%
Family assistance (student)	0	0.0%	0	0.0%
Other (e.g. property, …)	4	20.0%	1	20.0%

The household income of the future residents has been divided in two sections. In some households where there is a partner, the household income is twofold (namely coming from both the head of household and the partner). The greatest amount of the household income comes from the fulltime jobs of the heads of household. Also, unemployment and pension allowances of the heads of household are major parts of the household income.

Looking at the total monthly household income of the future residents, half of the respondents (N=12) have a total monthly household income of less than € 2.000. 5 future residents experience difficulties with their income, and the majority of the respondents (N=19) is more or less able to make ends meet and thus does not experience difficulties in paying costs. And 5 have a monthly income of more than € 3.000.

Table 15. Household income

Total monthly household income (€)	N	%
0-499	1	4.3%
500-1000	0	0.0%
1001-1500	9	39.1%
1501-2000	2	8.7%
2001-2500	1	4.3%
2501-3000	5	21.7%
3001-3500	1	4.3%
3501+	4	17.4%
Subjective feeling of income	**N**	**%**
(Very) difficult	5	20.8%
Quite difficult/quite easily	8	33.3%
(Very) easily	11	45.8%
Difficulties with paying for…	**N**	**%**
Payment of home purchase credit / payment of rent	0	0.0%
Electricity, water, gas bills	1	4.3%
Health expenditures	1	5.0%
Payment of purchases on credit (except for the purchase of a home)	1	4.5%
Tuition fees	0	0.0%
Daycare	0	0.0%
Other (e.g. ICT, insurance)	3	15.8%

Of the future CALICO residents, 8 are currently renter on the private market, and 6 are owners. Also, other forms of public housing and social renters are present among the respondents.

Table 16. Current housing situation: tenant or owner?

Are you tenant or owner?	N	%
Renter on the private market	8	33.3%
Owner	6	25.0%
Other public housing	4	16.7%
Social renter	3	12.5%
Renter of a social real estate agency (AIS)	1	4.2%
Other	2	8.3%

When looking at the modes of transportation, the respondents travel the most by foot ('almost every day', N=18) and by using the public transport ('almost every day', N=17). The car is used far less ('never', N=11), as well as the bike ('never', N=17).

Table 17. Modes of transportation

How often do you travel with the following modes of transportation?	Never		Less than once a month		Several times a month		Once or twice a week		Almost every day	
	N	%	N	%	N	%	N	%	N	%
By foot	2	8.7%	0	0.0%	1	4.3%	2	8.7%	18	78.3 %
By public transport	2	8.3%	1	4.2%	2	8.3%	2	8.3%	17	70.8 %
By car	11	45.8%	1	4.2%	3	12.5%	6	25.0 %	3	12.5 %
By bike	17	73.9%	2	8.7%	1	4.3%	1	4.3%	2	8.7%

1.2. Health, well-being and Quality of Life

1.2.1 Survey

When being asked to rate their **quality of life**, most of the future CALICO residents (N=16) give an explicit positive answer (i.e. (very) good). Also, regarding the health satisfaction, the majority of the respondents (N=19) is (very) satisfied with their current health situation.

Table 18. Quality of life and satisfaction with health of the future CALICO residents

How would you rate your quality of life?	N	%
very poor	1	4.3%
poor	0	0.0%
neither poor nor good	6	26.1%
good	13	56.5%
very good	3	13.0%
How satisfied are you with your health?	**N**	**%**
very dissatisfied	1	4.5%
dissatisfied	1	4.5%
neither satisfied nor dissatisfied	1	4.5%
satisfied	18	81.8%
very satisfied	1	4.5%

Looking at the **physical health,** more than half of the respondents' experience difficulties in their daily activities caused by health problems. For easy activities (such as lifting or carrying groceries), climbing stairs and bending, kneeling or stooping in particular, 14 of the future CALICO residents have been limited in the 3 months preceding the survey. For walking around the block, the number of respondents being limited is 10. Using a physical health scale, inspired by the subdomain of 'physical functioning' of the Medical Outcome Scale, we see that the physical health of the respondents has a mean value of 1.43 with a standard deviation of 0.45. This means that there is a tendency among the respondents towards low physical health.

Table 19. Questions regarding the physical health

In the past 3 months, did your health limit you in the following activities?	Yes, I was limited	
	N	%
easy activities (such as lifting or carrying groceries)?	14	60.9%
climbing several flights of stairs?	14	60.9%
bending, kneeling, or stooping?	14	60.9%
walking around the block?	10	43.5%

To examine the **mental health** of the future CALICO residents, the psychological domain of the Comprehensive Frailty Assessment Instrument plus (CFAI-Plus) was used of De Roeck et al. (2018) (based on the General Health Questionnaire (GHQ) (Campbell et al., 2003)). This scale reveals that, with a mean value of 3.42 and a standard deviation of 0.64, the respondents have in general a good mental health. However, some future residents experience feelings of mental distress; 13% of respondents indicate that they feel (a lot) more unhappy than usually, 13% feels they are unable to cope with problems and 20.3% feels a lot more pressure than usual.

Table 20. Questions regarding the mental health of the future CALICO residents

Considering the 4 last weeks, have you been…	Not at all		Not more than usually		More than usually		A lot more than usually	
	N	%	N	%	N	%	N	%
feeling unhappy	15	65.2%	5	21.7%	1	4.3%	2	8.7%
losing self-confidence	14	60.9%	8	34.8%	0	0.0%	1	4.3%
unable to cope with problems	14	60.9%	6	26.1%	2	8.7%	1	4.3%
feeling pressure	10	43.5%	6	26.1%	3	13.0%	4	17.4%
feeling nothing worth anymore	19	82.6%	3	13.0%	0	0.0%	1	4.3%

Table 21. Physical and mental health scale

Physical health scale		Mental health scale	
Cronbach's alpha	0.915	Cronbach's alpha	0.763
Mean	1.43	Mean	3.42
Standard deviation	0.45	Standard deviation	0.64
Range: minimum	1 (bad physical health)	Range: minimum	1 (bad mental health)
Range: maximum	2 (good physical health)	Range: maximum	4 (good mental health)

1.2.2 Individual interviews future residents

To grasp insights in the well-being and the quality of life of the respondents, the Anamnestic Comparative Self-Assessment-scale (Bernheim, 1983; Theuns, Hoffman, Bernheim 2014) was used during the interviews. This is a self-anchoring rating scale to assess subjective wellbeing at a single point in time. In doing this, it consists of extreme scale anchors, 'internal anchors' that refer to real life situation, namely the worst (-5) and the best period (+5) of respondent's life. In a first step, respondents are invited to identify the best and worst periods in their life experience and the second step respondents are invited to rate their subjective wellbeing between these anchor points of -5 and 5.

Worst moments in life of the future residents were often characterized by feelings of depression, a difficult divorce, sickness, leaving behind their country of birth or the death of a close relative. Such periods scored a -5 for the respondents. The **best moments in the lives** of respondents were often related to moments of

freedom, such as traveling or even moving abroad. The freedom respondents experienced, accompanied by a feeling of carelessness, made that such periods were the best periods of their lives.

> *"Well, the best period, I can say, is when I finished my studies, when I was working, I had there, if I can say, freedom, I was working, I had no children, I had my sister with (…) my parents (…), I could do what I wanted without any burden on me"* (R4, woman, 50 years).

When being asked to put their current situation on the scale between -5 and 5, most respondents fill in this scale in a quite positive way – often, the scores are 2 or higher. They indicated to experience a **stable period in their lives**.

However, it is important to mention **the possible influence of the exceptional situation during the COVID-19-quarantaine**: some respondents enjoyed the rest, the time-out they could take as a result of the measures taken to prevent the spread of the virus, while others experience feelings of fear that negatively influenced their score on the scale. These feelings of anxiety covered a broad range going from fear in general to specific fear that something might happen to the children or that it will take a long time until they can meet again with family and friends. Furthermore, some expressed their worries of not being able to move outside (and even exercise). Also the panic reactions of some people from their social networks reinforced their own concerns, as illustrated by the following quotation: *"Well, my quality of life is (…) very reduced, because I no longer have the ability to come and go like I want to. I force myself to respect all security measures, especially in relation to others, because I hear around me so many people panicking"* (R8, woman, 72 years).

The well-being of some respondents is thus somewhat decreased they say: while in the beginning, the confinement was sometimes experienced as positive (more calm, being able to rest, etc.), at the time of the interviews most respondents **craved for normal times**, allowing them to resume their daily habits and meet people without having to take special measures into account.

> *"Yes, for the moment it's fine, but as I was saying, it shouldn't last too long anymore, because there are a lot of people I want to see other than by videoconference, the academy is closed, so everything that's practical is suspended (…). There's a moment when I'm starting to miss it"* (R5, man, 61 years).

The difficulties experienced as a result of COVID-19, were practical issues (such as having to wear a mask or gloves), but also the decreased contact with loved ones and the lack of activities and hobbies they can commit themselves to, which causes some unease.

1.3.Care provision and care support

1.3.1 Survey

First of all, CALICO residents were asked about the frequency they help others. Nine people (39.1%) indicated to provide help to others at least once a week or more; and 12 people (52.2%) provide help to others more than once a month. In general, most help is provided to close family members, friends and acquaintances.

Table 22. Frequency of help for others - once a week or more

Frequency of help for others	Once a week or more	
	N	%
Your partner	2	8.7%
Your close family	5	21.7%
Your grandparents	3	13.0%
Other family members	1	4.3%
Neighbours in your building	1	4.3%
Acquaintances of your neighbourhood	0	0.0%
Friends and acquaintances	5	21.7%
TOTAL of helping someone	9	39.1%

Table 23. Frequency of help for others - once a month or more

Frequency of help for others	Once a month or more	
	N	%
Your partner	2	8.7%
Your close family	8	34.8%
Your grandparents	3	13.0%
Other family members	3	13.0%
Neighbours in your building	2	8.7%
Acquaintances of your neighbourhood	0	0.0%
Friends and acquaintances	8	34.8%
TOTAL of helping someone	12	52.2%

Of the respondents who offer help, the majority provides 'emotional help'. Providing emotional support for someone (N=13) and offering activities to stimulate personal development (N=11) are the most mentioned tasks. Small practical tasks, such as household help (N=10) or administrative assistance (N=9) seem to be among the frequent informal tasks the respondents commit themselves to.

Table 24. Tasks the future CALICO residents help others with

Tasks respondents help others with	N	%
Emotional support, such as listening to "his story", comforting, ...	13	68.4%
Offer activities to stimulate personal development	11	57.9%
Household help, such as cleaning, cooking, shopping, ...	10	52.6%
Administrative assistance, such as filling out forms, making important appointments, …	9	47.4%
Personal help with washing, dressing, ...	7	36.8%
Paramedical assistance such as preparing medicines, treating wounds, ...	7	36.8%
Transport and accompaniment to the doctor, family, ...	7	36.8%
Offer support in planning daily life or structuring activities	7	36.8%
Keeping an eye during the night	7	36.8%
Keeping an eye during the day	7	36.8%

The reasons for the future CALICO residents to provide help to others differs, but 'helping out of love and affection' (N=14) and 'finding it evident to help' (N=13) are by far the most favourable reasons. Expectations from their environment barely play a role in the help they provide to others.

Table 25. Reasons of the future CALICO residents to help others

Reasons to help	Not applicable		A bit applicable		Very applicable	
	N	%	N	%	N	%
I do it out of love and affection	1	5.6%	3	16.7%	14	77.8%
I find it evident	0	0.0%	5	27.8%	13	72.2%
It gives me a lot of satisfaction	2	11.1%	7	38.9%	9	50.0%
I want to contribute to a good relationship with the person being helped/cared for	5	27.8%	5	27.8%	8	44.4%
I want to give something back to the person being helped/cared for	7	43.8%	3	18.8%	6	37.5%
The care receiver prefers to be helped by me	8	47.1%	4	23.5%	5	29.4%
There is not enough professional care/help	12	70.6%	1	5.9%	4	23.5%
I don't want this person(s) to enter a residential care structure	13	76.5%	0	0.0%	4	23.5%
No one else is available	9	50.0%	6	33.3%	3	16.7%
There is no room in a residential care structure	13	76.5%	1	5.9%	3	17.6%
My environment expects me to do so	12	66.7%	4	22.2%	2	11.1%

Helping others has some positive effects as well. The most mentioned effect was that the future CALICO residents, when being care provider, enjoy the good times with the person they help/care for (N=17). Also, the experience of positive feelings when helping/caring for someone (N=14) are part of these positive effects. Getting to know new people (N=9) was the least mentioned positive effect.

Table 26. Positive effects of helping someone regarding to the future CALICO residents

Positive effects of helping someone	(Completely) disagree		Not disagree, not agree		(Completely) agree	
	N	%	N	%	N	%
I enjoy good times with the person being helped/cared for	0	0.0%	1	5.6%	17	94.4 %
Helping/caring for this person makes me feel good	1	5.6%	3	16.7 %	14	77.8 %
Helping/caring for someone has taught me to be happy with the little things in life.	1	5.6%	4	22.2 %	13	72.2 %
My relationship with my family, friends, neighbourhood and/or acquaintances has improved by helping him or her	3	16.7%	5	27.8 %	10	55.6 %
I have got to know new people because of this help or care.	4	22.2%	5	27.8 %	9	50.0 %

Taking care of someone else's children is something that slightly more than half of the respondents do, both when it concerns children of family members or of acquaintances. For most of them this concerns taking care less than once a month, however, 4 respondents indicate to do it once or twice a week.

Table 27. The future CALICO residents taking care for other people's children

How often do you take care of the children of…	Never		Less than once a month		Every month		Once or twice a week		(Almost) everyday		Several times a day	
	N	%	N	%	N	%	N	%	N	%	N	%
Your family	9	40.9 %	9	40.9 %	1	4.5 %	3	13.6 %	0	0.0 %	0	0.0 %
Your network of acquaintances	11	47.8 %	9	39.1 %	2	8.7 %	1	4.3%	0	0.0 %	0	0.0 %

When looking at the organization of the household, future CALICO residents perform the most tasks themselves. Also, their partner of other members of the household play an important role in this. For cleaning and doing small reparations, sometimes professionals are involved. Regarding the small reparations, only half of the respondents indicate that they do it themselves.

Table 28. Organization of the household of the future CALICO residents

Organization of the household: who does what?	You		Partner		Other member of the household		Family member (other than household)		Someone in your neighbour-hood		Profes-sionals		Other(s)	
	N	%	N	%	N	%	N	%	N	%	N	%	N	%
Cooking	23	100.0%	6	26.1%	3	13.0%	1	4.3%	0	0.0%	0	0.0%	0	0.0%
Cleaning	21	91.3%	4	17.4%	5	21.7%	1	4.3%	0	0.0%	6	26.1%	0	0.0%
Doing the laundry	21	91.3%	5	21.7%	7	30.4%	1	4.3%	0	0.0%	0	0.0%	0	0.0%
Doing the dishes	22	95.7%	8	34.8%	6	26.1%	1	4.3%	1	4.3%	1	4.3%	1	4.3%
Doing small reparations	12	52.2%	6	26.1%	4	17.4%	4	17.4%	0	0.0%	4	17.4%	3	13.0%

When not being able to perform daily tasks, the future CALICO residents state that they can rely the most on friends and acquaintances (N=15). Also, family members, both within (N=12) and out (N=12) of the household, provide a lot of support.

Table 29. Support for daily tasks by the future CALICO residents

When not being able to do daily tasks, who can you rely on?	N	%
Your friends and acquaintances	15	65.2%
Members of your household	12	52.2%
Other members of your family, living elsewhere	12	52.2%
The neighbours in your building	7	30.4%
People in your neighbourhood	5	23.8%
Your colleagues	2	10.0%

1.3.2 Individual interview future residents

Most respondents described their current health as rather positive. However, half of the participants indicated to have **experienced health issues in the past,** such as high blood pressure, severe illness or suffering from physical or mental health issues. *"At that time, yes, I had knee surgery. Afterwards, it was difficult for me and I stayed at home for 4 months, without moving. But then, I suffered from the back, herniated discs and all that. And it was complicated, 2013, 2014, even 2015, it was, it was really difficult"* (R3, woman, 68 years).

For these health conditions they looked for medical help, such as a hospital admission for treatment against depression, medication or weekly appointments with the physiotherapist. One person indicated that he had recently opted for a healthier lifestyle by renouncing sugar and alcohol and following a detox treatment. Thanks to this, the person lost a few kilos and a general improvement in health was observed (e.g. less high blood pressure). Although the majority **described their health as 'good' or 'stable'**, few respondents still were in treatment (e.g. physiotherapist, annual follow-up appointments with the doctor). When being in need of care in the past, they could rely on relatives (children, siblings) or friends for care support. "*My children and my sister who were here at the time were very supportive. They were very supportive"* (R7, woman, 70 years).

Concerning **care for others,** respondents indicated that they mainly carried out small caring tasks**.** Some of the respondents helped older people of their neighbourhood, for example doing groceries or buying medication in the pharmacy. "*There are older people in our church, when they need help, I do it, shopping (…) I do it. For example, going to the store, that's what I do as well. Or "you can pick up the medicine for me?", I do that, yes."* – (R3, woman, 68 years). Other respondents provided mental and emotional support for others, such as telephoning regularly or walking around the block with friends, neighbours or family members. "*Other people I give a call, I occasionally give a friend who likes to walk a little, I'll walk with her for an hour in the nature"* (R8, woman, 72 years).

Providing more severe medical help and support to others was not mentioned, except for one respondent who works with disabled people for her job, but this is thus not on a voluntary basis. Some respondents also admitted that they currently do not provide help or care to anyone, because no one asks for it, but they were prepared to do so if someone would need it. *"In my opinion it depends, there are times when I am not taking care of anyone, because the person died or wasn't in need of care anymore. So currently I don't, but there may be a time when it will come back, if there is a person close to me who, who needs care, yes"* (R5, man, 61 years).

Subsequently, respondents were asked to **define "caring for someone"**. Various interpretations were given, but some aspects were repeated several times, such as listening to people with needs (but not infantilizing), and then helping them where needed by, for example, giving advice, offering words of consolation, referring to professional help, undertaking activities together. One respondent also adds that, before taking care of others, it is important to take care of yourself. Furthermore, some say that 'care' and 'health' are words with different meanings and should thus not be limited to their medical meaning. "*Well, taking care is more, it is a lot of things, because even bringing water is taking care, and so for me, taking care is helping someone who needs it. Whether it's medical care, whether it's food and... everything is taking care"* (R4, woman, 50 years). And when listening to someone's needs, it is important to see **health in a very broad sense**, as explained by a participant: *"Well, it's first of all listening to what others talk about, about their needs from a health point of view, health in the broadest sense, physical health, mental health, I think that health is really a general state of the person, it's not just a little pain in one part of the body"* (R8, woman, 72 years). Also, the background of people can influence the way in which they care, people who have experience in providing care for others are more likely to recognize and react to care needs of others, as explained by the following quote. "*A person who has never treated someone, who worked at the factory or did something else, he won't do the same thing as I will, we don't see things the same way"* (R4, woman, 50 years).

1.4. Social networks of the future residents

1.4.1 Survey

An important part when looking at the social networks, is the frequency (quantity) and the satisfaction of contacts. Concerning the quantity of contact, results indicate that the majority has contact with their close relatives one or twice a week (N=12) or even daily (N=7) and with other members of the family most of them have weekly contacts (N=11). Having contacts with people from the neighbourhood, 6 indicate to never have contact and 9 have at least once a month or more contact with neighbours (>40%). The majority of the participants have at least once a month (N=8) or even once a week (N=10) contact with friends and acquaintances (in total = 78%).

Looking at satisfaction of these contacts, results show that 81.8% of the people is (very) satisfied with the contact they have with their close relatives living elsewhere (children, parents). Concerning contact with neighbours in their building, 35% in on average satisfied and >50% is 'very' or 'rather' satisfied. Also 70% is satisfied about their contact with people from the neighbourhood, 20% indicate to by dissatisfied.

Table 30. Frequency of and satisfaction with contacts of the future CALICO residents

Frequency contacts	Never		Less than once per month		Every month		On ce or twice per week		Every day	
	N	%	N	%	N	%	N	%	N	%
Your close family (children, parents) living elsewhere	0	0.0%	1	4.3%	3	13.0%	12	52.5%	7	30.4%
Other members of your family	2	8.7%	7	30.4%	3	13.0%	11	47.8%	0	0.0%
Neighbours in your building	7	30.4%	7	30.4%	4	17.4%	3	13.0%	2	8.7%
People in your neighbourhood	6	27.3%	7	31.8%	7	31.8%	2	9.1%	0	0.0%
Your friends and acquaintances	1	4.3%	2	8.7%	8	34.8%	10	43.5%	2	8.7%
Your colleagues	7	30.4%	4	17.4%	5	21.7%	4	17.4%	3	13.0%
Satisfaction contacts	**Not at all**		**A little**		**Average**		**Rather**		**Very**	
	N	%	N	%	N	%	N	%	N	%
Your close family (children, parents) living elsewhere	0	0.0%	0	0.0%	4	18.2%	7	31.8%	11	50.0%
Other members of your family	1	4.3%	1	4.3%	6	26.1%	7	30.4%	8	34.8%
Neighbours in your building	1	5.9%	1	5.9%	6	35.3%	7	41.2%	2	11.8%
People in your neighbourhood	1	5.0%	3	15.0%	2	10.0%	11	55.0%	3	15.0%
Your friends and acquaintances	0	0.0%	0	0.0%	3	13.0%	10	43.5%	10	43.5%
Your colleagues	0	0.0%	0	0.0%	3	16.7%	11	61.1%	4	22.2%

Furthermore, loneliness is an important aspect regarding the analysis of social networks. Loneliness can be divided into two subdimensions, namely emotional and social loneliness. Following De Jong Gierveld et al. (2018, p. 3) and Weiss (1974), emotional loneliness is defined as "the absence of an intimate figure or a close emotional attachment (a partner, a best friend)", while social loneliness refers to "the absence of a broader group of contacts, or an engaging social network (friends, colleagues, and people in the neighbourhood)".

First, we look at the emotional loneliness of the future CALICO residents. 21.7% (N=5) experience a sense of emptiness, 30.4% (N=7) miss have people around them and 21.7% (N=5) often feel rejected.

Table 31. Questions regarding the emotional loneliness of the future CALICO residents

Emotional loneliness	(Completely) disagree		Not disagreeing, not agreeing		(Completely) agree	
	N	%	N	%	N	%
I experience a general sense of emptiness.	14	60.9%	4	17.4%	5	21.7%
I miss having people around me.	11	47.8%	5	21.7%	7	30.4%
I often feel rejected.	18	78.3%	0	0.0%	5	21.7%

For social loneliness, the tendency is similar. 26.1% (N=6) don't have a lot of people they can lean on when they have problems. 30.4% (N=7) don't have many people they can trust completely. And 26.1% (N=6) don't have enough people they feel close to.

Table 32. Questions regarding the social loneliness of the future CALICO residents

Social loneliness	(Completely) disagree		Not disagreeing, not agreeing		(Completely) agree	
	N	%	N	%	N	%
There are plenty of people I can lean on when I have problems.	6	26.1%	1	4.3%	16	69.6 %
There are many people I can trust completely.	7	30.4%	5	21.7%	11	47.8 %
There are enough people I feel close to.	6	26.1%	4	17.4%	13	56.5 %

1.4.2 Individual interview future residents

The social network of the future CALICO residents consists of several groups; namely people from their apartment building (if applicable), people from the neighbourhood, family, friends, etc. Most respondents indicated to have **contact with direct neighbours**, especially people living in apartment blocks, although contacts remained quite basic and superficial. They sometimes pass each other in the hallways or see people sitting on a bench outside and then they have a small talk, but it remained rather limited. Nevertheless, despite the basic relations in their building, respondents recognize that these relationships are important; "*Yes, because, if there is a problem, you can approach your neighbour, for me, the Ecuadorian who lives next to me, euh… When I have problems, because I know he is a handyman, it is him I immediately go to.*" (R4, woman, 50 years). However, it was also mentioned that having good neighbour relations is one thing, but neighbours should not be too intrusive. *"it's fine, to have good relationships, but I don't like people who are meddling"* (R7, woman, 70 years).

Not all interviewees lived in an apartment block, but those who did, indicated that their building is inhabited by people of different origins. "*Yes, it is really a mix, a mix, and I can say, so, I live on the first floor, the first door is a Belgian, the following door is a Moroccan, then an Ecuadorian, and then it's me, and then it's an Italian, and then a Moroccan again. It is really a mix, yes*" (R4, woman, 50 years). Respondents experienced this **diversity among neighbours mainly as something positive** – however

unfortunately sometimes language barriers hamper the communication. Furthermore, one person indicates she does not experience a lot of turnover regarding her neighbours, despite the fact that sometimes, neighbours move because the rent prices increase too much or when they found a job.

When asked whether they have actual friends in their building, respondents indicated they didn't have people in their building they called "friends". One of the respondents used to have a good friend in her building, but when that friend moved, there were no other friends who remained. Nevertheless, the contact with the other building inhabitants is cordial, and help is provided when needed (for example feeding the cat or doing small tasks). They experienced few conflicts with neighbours of the building, but at the same time, activities to get to know the people of the building and community services are seldomly organised. Respondents stressed **the need for more space to organise activities**. In short, everything goes well in the building, but contacts with neighbours remain rather limited and participants express that more contact and communication between the building inhabitants would be nice. "*No, no, we really don't have something for relations, communication, like that. It is everyone for himself, maybe among the neighbours there are others who are friends or something, but… There are no common neighbour things, there is nothing"* (R4, woman, 50 years).

During the interviews **relationships with the broader neighbourhood** were discussed. Respondents described the composition of neighbours as divers, with mainly the presence of families with children (of different ages; intergenerationality), and people from different ethnic backgrounds. Most future CALICO residents admit being happy with the people in the neighbourhood they live in. Some respondents experience warm contacts with the people from the neighbourhood and describe their neighbourhood as very welcoming towards new people. Unfortunately for others, their neighbourhood is often too anonymous.

> *"What is nice, is that we know each other, the majority of the people knows each other. That creates a conviviality also towards the new inhabitants who are welcomed, (...) We're very welcoming towards the new people, because we enjoy it, that's it. We are the kind of people who want to integrate into the neighbourhood activities, so it's very nice"* (R1, woman, 53 years).
>
> *"Only the people I know, with other people, the contact is very anonymous, we say hello, well, I say hello, maybe they'll answer, sometimes they don't, I mean, it's very anonymous with the people I've never had a more personal relationship with."* (R8, woman, 72 years).
>
> *"Just like everywhere, there are people who are really sympathetic, for everything, and there are people who are almost insupportable, that's it."* (R2, woman, 68 years).

Having contact with family is a personal matter and differs from individual to individual. **Most interviewees have good contacts with their families, but for some, this is not the case**. Those who have good family relations do not think a lot will change in this when they move to CALICO. One interviewee made the remark that she might have a lack of space though when wanting to invite all her family members in het CALICO dwelling.

1.5. Engagement and participation in the activities/neighbourhood

1.5.1 Survey

A first dimension of the engagement and participation in the neighbourhood, consists of the neighbourhood relations. A majority of the respondents (N=15) feels "at home" in their current neighbourhood. Also, mutual help in the neighbourhood is present (N=12), and half of the respondents (N=12) has a lot of contact with their direct neighbours. Nevertheless, they do not always have a lot of friends/acquaintances living in their neighbourhood (N=16).

Table 33. Current neighbourhood relations of the future CALICO residents

Neigbourhood relations	(Completely) disagree		Not disagree, not agree		(Completely) agree	
	N	%	N	%	N	%
I feel "at home" among people in my neighbourhood.	3	12.5%	6	25.0%	15	62.5%
I have a lot of contact with my direct neighbours.	8	33.3%	4	16.7%	12	50.0%
We easily help each other in my neighbourhood.	6	25.0%	6	25.0%	12	50.0%
I have a lot of friends/acquaintances in my neighbourhood.	8	33.3%	8	33.3%	8	33.3%

When asked if they are active in their neighbourhood, 16 of the future CALICO residents state that they are indeed active (72.7%). The rest of them (N=6) answers that they are not active, but that they are interested to be so in the future.

Table 34. Being active in the neighbourhood regarding to the future CALICO residents

Active in the neighbourhood?	N	%
Yes	16	72.7%
No, but maybe in the future	6	27.3%
No, and I'm not interested in doing so	0	0.0%

The respondents were also asked whether they were member of certain associations or not. Associations for people with disabilities, older people and the most disadvantaged (N=12), socio-cultural associations (N=11) and religious or spiritual associations (N=9) were by far the most popular ones.

Table 35. Membership of associations of the future CALICO residents

Member of…	N	%
Association for people with disabilities, older people, the most disadvantaged	12	52.2%
Socio-cultural association	11	47.8%
Religious or spiritual association	9	39.1%
Internationally active association campaigning for peace and development in the third world,	7	30.4%
Self-help group	6	26.1%
Association for the defense of nature	6	26.1%
Neighbourhood committee or association organizing parties, carnivals, …	5	21.7%
Feminist movement	5	21.7%
Sports association or club	4	17.4%
Amateur art association	4	17.4%
Hobby club (cooking, sewing, oenology, …)	3	13.0%
Political party	3	13.0%
Family associations (family league, …)	2	8.7%
The Red Cross, civil guard, volunteer fire brigades, …	2	8.7%
Communal advisory council	1	4.3%
Retirement association	1	4.3%
Youth movement or association	0	0.0%

1.5.2 Individual interview future residents

Whether there are activities being organised, differs between neighbourhoods. In some neighbourhoods, interviewees indicate there is **a lack of activities or activities are strictly organised for certain groups**, such as Christian people or children. Others mention that there are block parties, drinks or neighbourhood street parties, for example in summer. Of course, this also depended if the respondent liked to participate in these activities or not, those who are open to such activities were also much more aware of what was happening. Furthermore, the **coronavirus-situation** sometimes influenced the activities in the neighbourhood as one respondent explained that during the confinement period there were more small initiatives in the neighbourhood of course, with the social distancing rules in mind, such as singing on the balconies.

Regarding the **advantages**, the future CALICO residents talk about the tranquillity in their current neighbourhood, as well as the presence of different cultures, the proximity of public transport and the feeling of safety. *I feel safe in the streets, I can come home late, at midnight or 1 AM, there have never been any cases of violence and any uh...or assault on the street in the neighbourhood.* (R7, woman, 70 years). For the **disadvantages**, most people say they do not experience any disadvantage, while some others indicate noise nuisance as disturbing.

Respondents were asked what **good neighbourhood relationship means** for them. The definition of a good neighbourhood relation varies among the different interviewees. For some, it is keeping good contact that counts by **having small talks**, as shown in the next quote: "*Euh, it's already... when we go out in the street, we meet our neighbours, we say hello and we hear news from each other.*" – (R1, woman, 53 years). For others, a good neighbourhood relation is more about **helping each other**, as proposed by the following

interviewee: "*If you need someone to fix your computer, he can... If you have closets when you don't need them, you give them to someone who needs them in your neighbourhood, if you do jobs, little jobs like that… Such as old people, they can ask younger people who live in the neighbourhood for help, for me, I see that it's useful.*" (R3, woman, 68 years). Also being able to **organise events together**, is mentioned as part of a good neighbourhood relationship.

In terms of **membership and participation in local associations**, there are many differences in commitment. Some indicated not being a member of any kind of organization, while others are engaged in different organizations (e.g. Christian organization, arts organization, voluntary work). Those who are active participants, state that it is namely important to get to know people, to know what is going on in the neighbourhood around them, which organizations are present etc. and thus in short, to broaden horizons so you can decide for yourself where or in what to participate. Furthermore, all interviewees agree on the fact that CALICO is a form of an associative engagement, because there are also social goals involved in the project.

> *"It was also an idea of the community and the fact that in this project, it wasn't just to have a dwelling, I mean a social one, but it was the idea that we co-created our own home and that we shared certain things, also in relation to the environment, the fact of sharing, I don't know, cars, or sharing a garden or..."* (R6, woman, 56 years).

2. Housing situation of future residents

Aim of this part is to describe the current housing situation of the future residents, this will uncover their 'residential path', housing needs, shortcomings of current house and thus will afterwards make more sense why they want to move to CALICO later on.

2.1. Reasons for moving to current housing

2.1.1 Survey

When people moved in the past three years (N=11), they were asked about the reasons for moving to their current housing. The main reason in this respect, is the change in family situation (N=5), the search for a better neighbourhood environment (N=4) and a forced departure by the lessor (N=4).

Table 36. Main reasons of the future CALICO residents to move to their current housing in the past three years

Main reasons of moving in the past three years	N	%
Change in family situation (decohabitation, marital breakdown, separation)	5	45.5%
Seeking a better neighbourhood environment	4	36.4%
Forced departure by the lessor (personal occupation, work, death, non-renewed lease)	4	36.4%
Change in dwelling size without change in household size	2	18.2%
Search for better comfort and quality features of the accommodation	2	18.2%
Access to social or assimilated housing	1	9.1%
Other (e.g. international migration)	1	9.1%
New form of cohabitation	0	0.0%
Change in dwelling size with change in household size	0	0.0%
Searching for a garden	0	0.0%
Decreasing the distance to the workplace without changing the workplace	0	0.0%
Decrease in distance to the workplace with change of location	0	0.0%
Seeking proximity to family and friends	0	0.0%
Seeking better neighbourhood accessibility	0	0.0%
Searching for the proximity of a specific school	0	0.0%
Change in income	0	0.0%
Buying a home	0	0.0%

2.1.2 Individual interview future residents

Respondents' reasons for moving into their current dwelling appear to be relatively mixed, with a clear dichotomy between **participants who had a housing path of choice on the one hand and others who often had a problematic housing path in the past**. Actual homeowner respondents all report having arrived in their current housing in the context of a choice, sometimes a long-standing one, linked to changes in their family situation, whether it was a move following a marriage, where they joined their spouse in their property, or a family expansion, linked to the desire to become a homeowner. These respondents appear to be in control of their residential trajectory. They also share the fact of living in a large single-family house with a garden in the second green belt of Brussels. A mother of two children explains her reason for moving:

"We were a tenant on the street where we bought the house, we had two young children and the apartment we were renting had become too small and we wanted to become homeowners. We wanted to have space, we wanted to have a garden, we wanted a house of our own" (R1, woman, 53 years).

Other respondents' reasons for moving into their current housing are less an expression of a controlled choice than of **a desire to end a more or less inadequate housing situation**. Most have moved many times in the past and have experienced rather difficult situations before arriving in their current housing, which they are generally satisfied with. Of the respondents, three are currently living in social housing or a housing managed by a social real estate agency, which they have been allocated after many years or having left Brussels for another city where the waiting list is shorter. A mother then living with her 6 children explains: *"I looked everywhere, I couldn't find it, because of my large family. It's not easy to find an apartment with three and four bedrooms, before we were 7 people, it was not possible to find a house here in Brussels. Even outside of Brussels, I looked but I couldn't find it. Luckily,* the social real estate agency of St-Josse *found it for me"* (R3, woman, 68 years).

Two respondents accessed their current dwelling as part of an internal transfer within the stock of the social housing company or social real estate agency **allowing them to leave an unsafe and/or too small dwelling**. As described by one of the respondents of who the current housing was still not ideal, but already an improvement: *"there are problems but it's not the same as before. It used to rain sometimes in the rooms"* (R3, woman, 68 years).

Two respondents moved into their current dwelling following a forced departure by order of the owner of the former dwelling. One of them explains: *"I was alone in a house at the CPAS (*Local Public Social Welfare Centre*). But they needed money and they organised a competition to divide the house into two low-energy apartments. Of course, they still had the courtesy to give me priority, but frankly I laughed in their face when they told me that the rent was three times more for half the space. The president of the CPAS* (Local Public Social Welfare Centre) *was very embarrassed to do this to me"* (R2, woman, 68 years).

2.2. Affordability of current housing

2.2.1 Survey

Table 37. Number of years future CALICO residents live in their current housing

Number of years in current housing	N
N	24
Mean	10.40
Standard deviation	10.17
Min.	0.5
Max.	34

Future CALICO residents were asked how long they already live in their current residence. The participants live on average 10 years in their current homes (mean 10.40). The standard deviation is quite high, and

when looking at the minimum (0,5) and maximum (34) value, it becomes clear that there are quite some differences between the respondents in how long they live in their current home.

Regarding the ownership of a car, slightly more than half of the respondents say they have one (N=13), and 3 respondents say they have two cars in their household. For private parking spaces, the situation is completely different: only three respondents state that their household has one private parking space, while the 21 others do not have this.

Table 38. Cars and private parking spaces

Your household has how many…?	Cars		Private parking space(s)	
	N	%	N	%
0	8	33.3%	21	87.5%
1	13	54.2%	3	12.5%
2	3	12.5%	0	0.0%
3 or more	0	0.0%	0	0.0%

In the table 39, the monthly costs of the tenants seem to vary a lot: from € 205,00 to € 1.230,00 (charges included), with a mean of € 750,91. The standard deviation is quite high though (€ 296,60), which indicates the differences between the respondents. For the current owners, only 4 respondents answered this question, but also here, the huge differences between them (varying from € 0,00 to € 800,00) is visible. In fact, only one homeowner still pays a mortgage.

Table 39. Current costs of the future CALICO residents

	Costs (€)		
	Tenants: monthly rental costs (with charges)	Tenants: monthly rental costs (without charges)	Owners: monthly mortgage
N	16	21	4
Mean	€ 750,91	€ 501,10	€ 200,00
Standard deviation	€ 296,60	€ 343,44	€ 400,00
Minimum	€ 205,00	€ 0,00	€ 0,00
Maximum	€ 1.230,00	€ 1.080,00	€ 800,00

Table 40. Current expenses of the future CALICO residents

	Expenses (€)	
	Individual costs	Collective costs
N	22	7
Mean	€ 153,75	€ 5,71
Standard deviation	€ 105,44	€ 7,32
Minimum	€ 40,00	€ 0,00
Maximum	€ 400,00	€ 15,00

Concerning the expenses, the difference between individual and collective costs is clear. There is a lot of difference regarding the individual costs, ranging from € 40,00 to € 400,00. Note that only 7 respondents answered the question on collective costs, so comparing both costs is not completely possible

2.2.2 Housing cost overburden rate

Objective of the indicator

The objective of the indicator is to check whether the current housing of the future inhabitants of CALICO weighs heavily on the household budget, i.e. to verify the level of affordability of the housing.

Method used to calculate the indicator

To determine this, the indicator "Housing cost overburden rate" from EU-SILC (European Union Statistics on Income and Living Conditions) is used (EU-SILC, [ilc_lvho07c]). This rate is the percentage of the population living in households where the total housing costs ('net' of housing allowances) represent more than 40 % of disposable income ('net' of housing allowances). Hence, if the households spend on average 40% or less of their income on total housing, it can be considered to be affordable. If not, it can be considered overburden.

The total housing costs were calculated on the basis of rents, or the amount of mortgage repayments, on the one hand, and individual (energy consumption charges) and collective charges linked to housing (net of housing allowances), on the other. Collected through the questionnaires, the incomes used for the calculation of the indicator are not the exact incomes of households. These will be calculated at a later stage on the basis of the proof of income that will be collected by the project managers in the framework of the housing allocation procedure. At this stage, the future residents have declared the income bracket (by thresholds of 500€) in which they are situated. This is the total household income (net of housing allowances). The income taken into account is the average income for each category (and 3.500€ for incomes of 3.500€ and more).

The measurement presented in this report is the first measurement corresponding to the actual housing situation (before moving in). The second measurement will take place when CALICO housing prices are known and will be presented in the next report along with an update of the first measurement based on the real incomes. The results are ventilated between overburden (40% and over), affordable (25%-40%) and very affordable (under 25%).

The report also provides a comparison of the percentage of the population that have housing cost burden over 25% of disposable household income between the CALICO respondents and total population of people living in Belgian cities (EU-SILC, 2018, [ilc_mdho06d]).

Results of the indicator

Table 41. The housing cost overburden rate of future residents for their actual housing - by cluster

The housing cost overburden rate of future residents for their actual housing - by cluster (EU-SICL)	Very affordable (<25%)		Affordable (25-40%)		Overburden (>40%)	
	N	%	N	%	N	%
Pass-âges	4	40.0%	4	40.0%	2	20.0%
Angela.D	1	25.0%	1	25.0%	2	50.0%
CLTB	0	0.0%	4	57.1%	3	42.9%
TOTAL	**5**	**23.8%**	**9**	**42.9%**	**7**	**33.0%**

The results indicate that about **a third of the future inhabitants can be considered overburden**. Angela.D households are the most overburden. Conversely, Pass-ages respondents have the most affordable housing. None of the inhabitants of the CLTB cluster are currently in very favorable affordability conditions. The **percentage of future residents who spend more than 25% of their income on housing costs is significantly higher than for the average resident household in all Belgian cities**, respectively 76.2% for households in CALICO and 35.7% on average for Belgian cities (EU-SILC, 2018, [ilc_mdho06d]).

2.3.Type and construction of current housing

2.3.1 Survey

Table 41. Current type of dwelling of the future CALICO residents

In what type of dwelling do you live?	N	%
Apartment	15	62.5%
Semi-detached single-family house	6	25.0%
Single-family house 3 or 4 facades	1	4.2%
Studio	1	4.2%
Duplex	1	4.2%
Other	0	0.0%

Most of the future CALICO residents (N=15) currently live in an apartment. One fourth of the respondents (N=6) lives in a semi-detached single-family house.

Regarding the construction, one third of the future CALICO residents (N=8) has 3 habitable rooms in their current dwelling. Most respondents have 1 or 2 bedrooms (N=16), and 6 people have 4 bedrooms. Concerning the number of toilets and bath/shower rooms, most respondents indicate to have 1 of each in their current home.

Table 42. Types of rooms in current dwelling of the future CALICO residents

How many of the following types of rooms are in your home?		Total number of habitable rooms (not included: sanitary facilities, kitchen, hall, garage, cellar & unfinished attic)	Number of bedrooms	Number of living rooms in the basement	Number of toilets inside the dwelling	Number of individualized bath/shower rooms (separate room or bedroom, but not in a kitchen)
0	N	0	0	21	2	0
	%	0,00%	0,00%	87,50%	8.3%	0.0%
1	N	2	8	3	15	18
	%	8.3%	33.3%	12.5%	60.8%	75.0%
2	N	5	8	0	5	6
	%	20.8%	33.3%	0.0%	20.8%	25.0%
3	N	8	2	0	2	0
	%	33.3%	8.3%	0.0%	8.3%	0.0%
4	N	3	6	0	0	0
	%	12.5%	25.0%	0.0%	0.0%	0.0%
5	N	2	0	0	0	0
	%	8.3%	0.0%	0.0%	0.0%	0.0%
6+	N	4	0	0	0	0
	%	16.7%	0.0%	0.0%	0.0%	0.0%

Concerning the double glazing, 14 of the future CALICO residents has double glazing on all windows, while the rest state that they do not have double glazing at all (N=4) or only on some windows (N=6). For type of heating, we see that 17 of the respondents have individual central heating, and 7 have collective central heating.

Table 43. Double glazing and type of heating in the dwelling of the future CALICO residents

Double glazing in current accommodation?	N	%
Yes, on all windows	14	58.3%
Yes, on some windows	6	25.0%
No	4	16.7%
Type of heating	**N**	**%**
Individual central heating	17	70.8%
Collective central heating	7	29.2%
Individual convectors or stoves	1	4.2%
Passive or low-energy housing	0	0.0%

Table 44. Amount of housing units in current building

Amount of housing units in current building	N
N	16
Mean	16.69
Standard deviation	22.23
Min.	3
Max.	72

A lot of the future CALICO residents currently live in a building with more than one housing unit. Looking at the answers of the 16 respondents who answered this question, it is noticeable that the situation is quite different for each of them. The standard deviation is namely 22.23, which shows that there are a lot of differences between the respondents.

2.3.2 Overcrowding household rate

Objective of the indicator

The objective of the indicator is to verify whether the future inhabitants face situations of overcrowding or under-occupation in their current housing.

Method used to calculate the indicator

To determine this, the indicator "overcrowding rate" from EU-SILC is used (EU-SILC, [ilc_lvho_or], 2020. Following the Eurostat's guidelines, a person is considered as living in an overcrowded household if the household does not have at its disposal a minimum number of rooms equal to:

- one room for the household;
- one room per couple in the household;
- one room for each single person aged 18 or more;
- one room per pair of single people of the same gender between 12 and 17 years of age;
- one room for each single person between 12 and 17 years of age and not included in the previous category;
- one room per pair of children under 12 years of age.

If the number of room available is higher than the minimum number of rooms it requires, the person is considered as living in an under-occupied household.

Results of the indicator

Table 45. The overcrowding rate of future residents for their actual housing - by cluster

The overcrowding rate of future residents for their actual housing - by cluster (EU-SILC)	Overcrowded		Not overcrowded		Under-occupied	
	N	%	N	%	N	%
Pass-ages	0	0.0%	2	25.0%	6	75.0%
Angela.D	1	20.0%	4	80.0%	0	0.0%
CLTB	2	28.6%	4	57.1%	1	14.3%
Total	**3**	**15.0%**	**10**	**50.0%**	**7**	35.0%

The results indicate that three households are overcrowded. They are so because the number of bedrooms required for adolescent or adult children is not met. The cluster with the highest tendency to overcrowding is the CLTB cluster. Conversely, no household of the Pass-ages cluster is overcrowded, 6 of them are even under-occupied.

2.4. Quality and satisfaction of current housing

2.4.1 Survey

Several future CALICO residents experienced problems in their house in the last 12 months preceding the survey. The problem that occurs most often is the lack of storage space for residents (7 respondents here state 'usually or always', and 4 indicate 'sometimes').

Table 46. Problems in current housing of the future CALICO residents in the last 12 months

Following problems occurred in the last 12 months?	Never or barely		Sometimes		Usually or always	
	N	%	N	%	N	%
Lack of storage space for residents	13	54.2%	4	16.7%	7	29.2%
Lack of privacy/intimacy for inhabitants	19	79.2%	1	4.2%	4	16.7%
Too hot in summer	12	52.2%	8	34.8%	3	13.0%
Too cold in winter	14	60.9%	6	26.1%	3	13.0%
Odour nuisance	15	62.5%	7	29.2%	2	8.3%
Noise	16	66.7%	6	25.0%	2	8.3%
Mould in or on walls	17	70.8%	5	20.8%	2	8.3%
Water ingress or rising dampness	17	70.8%	5	20.8%	2	8.3%
Other (e.g. state of the building, too calm, pollution in neighbourhood)	19	79.2%	3	12.5%	2	8.3%
Lack of ventilation	20	83.3%	2	8.3%	2	8.3%
No warm water	19	79.2%	4	16.7%	1	4.2%
Lack of natural light	21	87.5%	2	8.3%	1	4.2%
Nuisance from rats, mice, cockroaches, fleas, ...	20	83.3%	4	16.7%	0	0.0%
Accumulation of waste in the dwelling or building	20	83.3%	4	16.7%	0	0.0%

When asked about the state of their neighbourhood, the respondents are generally satisfied with the state of both their dwelling (N=17) and neighbourhood (N=19).

Table 47. Perception of the state of the current dwelling and neighbourhood of the future CALICO residents

How do you perceive the state of your…	(Very) bad		Not good, not bad		(Very) good	
	N	%	N	%	N	%
Dwelling	3	12.5%	4	16.7%	17	70.8%
Neighbourhood	1	4.3%	3	13.0%	19	82.6%

Moreover, almost all respondents agree on the fact that they like being at their current home (N=23).

Table 48. Agreement with the statement "I like being at home" regarding to the future CALICO residents

Do you agree with the following statement: "I like being at home"?	N	%
(Completely) disagree	1	4.2%
Not disagreeing, not agreeing	0	0.0%
(Completely) agree	23	95.8%

2.4.2 Individual interview future residents

The individual interviews also looked at the **qualities and shortcomings of the current housing** of the future inhabitants and any regrets they might have about leaving it. Once again, the results show a contrast in the responses between respondents who are part who had a housing path of choice and others who often experienced a problematic housing path in the past.

Participants who are currently owning a rather good quality house consider that **CALICO housing will likely contain both loss and gains.** They assume to experience a loss mainly in terms of available space. They all live in a dwelling that they consider very spacious, sometimes even too large since the children left, but which allows them to comfortably accommodate their loved ones at home. Although they mention to have spacious housing, these are also too big and often old, poorly insulated accommodations, which requires more energy-consuming maintenance.

On the other side, **none of the tenants are currently satisfied with their housing situation** and will not truly regret it when they move into the CALICO project. One even says: "*Nothing at all, I won't regret anything*" (R4, woman, 50 years), the other *"Regret? hahaha, no! I'm not going to regret when I go to a good apartment, how am I going to regret? "* (R3, woman, 68 years).

More disadvantages of their current housing are mentioned: too small, poorly insulated, damp, lack of storage space, too many stairs without an elevator for the respondent's advanced age, ... A social housing resident explains her situation: *"The building where I live is going to be demolished, so you can say that quality and comfort are not there. There is a bit of vandalism, one out of every two times there is one of the elevators that doesn't work. You can immediately see that it's a social building. At the entrance, it's not very welcoming, but once you're in the apartment, it's fine"* (R6, woman, 56 years).

Nevertheless, three respondents indicated that they will **miss their neighbourhood where they have lived for many years.** The quietness, the proximity to shops and public transportation were mentioned as important assets. A future resident of a district in the north of Brussels tells of her attachment to her current district: *"This may be the neighbourhood I will miss. You're always emotionally attached if you live somewhere for ten years, and then I don't think there will be the same facilities, when it comes to public transport, but when it comes to space, I think I'll have more comfort than here"* (R7, woman, 70 years).

2.5. Involvement in the management of the building

One of the objectives of the investigation was to understand what type of building management future residents are facing today, and how they have been involved in this management. On this point too, the situation is contrasted between respondents who live in owned single-family homes and are therefore not

faced with the challenges of managing a multi-family building, and the other respondents who are all tenants in apartment buildings, except for one household renting in a single-family home.

Among the owners, one respondent, however, expressed the **difficulties she encounters in the management of her house that she owns in co-ownership** with her former partner: *"I'm in co-ownership because I'm a part owner, but I see the disadvantages already with two owners, when there is work to be done, it's already complicated for two, haha. I can imagine myself in a 50-unit co-ownership, it must be complicated"* (R1, woman, 53 years).

For the tenants of apartment buildings, all of them consider their relationship with their landlord to be relatively satisfactory, whether in the private or public sector, but all denounce the **landlord's lack of responsiveness** in dealing with the various forms of deterioration and malfunctions they experience in their housing. An example of this is given by an inhabitant of a housing at affordable prize: *"The landlord does nothing at all. The neighbour told me that he is going to file a complaint against him, because there are ledges that have fallen down. I even wrote letters to the social real estate agency, but no one is doing the repairs. We don't know anything"* (R3, woman, 68 years).

None of them mention any specific management method that involves them, nor any common space made available to them, nor any digital communication tools between residents or landlord. When questioned about her involvement in the management of her home, a tenant of a privately rented home answers: *"I never asked myself this question before entering the CALICO project, we are just tenants"* (R7, woman, 70 years).

Only the two **tenants of a public social housing unit mention a form of collective organization of tenants**. In one case, it was the initiative of a local neighbourhood house (independent of the social housing company) which organised 3 meetings with the inhabitants of the building to settle conflicts between residents and the social housing company and other neighbourhood conflicts, and which led to the drafting of a "charter for living together". The tenant explains: *"So there is a kind of charter of living together that has been created. There were three meetings, but afterwards the organisers were the ones who wrote the charter, so, well, it was already a step."* (R6, woman, 56 years).

In the other case, the tenant refers to the existence of a 'COCOLO' (a program of Tenants' Advisory Council of Brussels Capital Region social housing companies), which controls the management of the social housing company but the tenant was not really aware of the COCOLO's work. These respondents were also the only ones who mentioned common spaces. One mentioned the existence of a large lawn with a children's playground at the foot of her building, the other mentioned the existence of a room used by the social housing company on a few rare occasions (e.g. COCOLO meetings) and regretted that tenants do not have access to it otherwise. She explains: *"It is a small room. We can't use it, it's from the Foyer (the social housing company). However, when there is space, it would be nice if everyone could enjoy it"* (R4, woman, 50 years).

3. Future housing perspective: expectations of CALICO

Aim of this part is to describe reasons for moving to CALICO and what the future residents expect of the project. Also, how they are currently involved in the project and how they experience this. Their vision on the 'co-construction' and 'care' in the project are discussed more in depth in the following subdivisions (4 & 5).

3.1. Reasons for moving to the CALICO project and housing expectations

3.1.1 Survey results

The future CALICO residents were asked why they wanted to leave their current homes and move to CALICO. The two main reasons are the interest in a new form of cohabitation (N=7) and the search for a better neighbourhood environment (N=7). Also, the need of better comfort and quality features of the accommodation (N=6) are important in this matter. The proximity to the workplace or a specific school are not important reasons according to the respondents (N=0).

Table 49. Main reasons pf the future CALICO residents to leave the current home and move to CALICO

Main reasons to leave current home and to move to CALICO	N	%
New form of cohabitation	7	36.8%
Seeking a better neighbourhood environment	7	36.8%
Search for better comfort and quality features of the accommodation	6	31.6%
Other (e.g. currently in precarious renting contract, was on waiting list)	6	33.3%
None of the above qualities (1 to 14) are important to me.	5	26.3%
Change in dwelling size without change in household size	4	21.1%
Change in dwelling size with change in household size	2	10.5%
Change in family situation (decohabitation, marital breakdown, separation)	1	5.3%
Searching for a garden	1	5.3%
Seeking proximity to family and friends	1	5.3%
Seeking better neighbourhood accessibility	1	5.3%
Change in income	1	5.3%
Forced departure by the lessor (personal occupation, work, death, non-renewed lease)	1	5.3%
Decreasing the distance to the workplace without changing the workplace	0	0.0%
Decrease in distance to the workplace with change of location	0	0.0%
Searching for the proximity of a specific school	0	0.0%

Some of the future CALICO residents will be owners of an accommodation as well. 6 respondents answered this question, and we see that these 6 indicate 'not spending rent' as the main reason to become owner. Also, the possibility to arrange the own space as desired, is mentioned often (N=5).

Table 50. Reasons to become an owner in CALICO

For those who will be owners within the CALICO project, what are your reasons for becoming an owner?	N	%
Not spending rent	6	100.0%
Arranging my space as I want it	5	83.3%
Concern for stability	5	83.3%
Bequeathing my property	4	66.7%
Investment	2	33.3%

Not all future CALICO residents will be owner; some of them will be tenant. 9 respondents answered the question why the wanted to be tenants, rather than owners. The main reason to not become an owner, is the possible income shortfall they would experience (N=5) or other reasons such as being too old to get a loan from the bank or because there was no offer of becoming a homeowner of a one bedroom apartment (N=5).

Table 51. Reasons for future CALICO tenants to not become an owner

For those who will be tenants in the CALICO project, why are you not currently interested in buying a home?	N	%
Income shortfall	5	50.0%
Other (e.g. too old to get a loan from the bank, no offer of a 1-bedroom apartment)	5	50.0%
Uncertain future	0	0.0%
House prices	0	0.0%
Don't want to settle down	0	0.0%

3.1.2 Individual interview future residents

In this section, the objective is to identify the expectations of future inhabitants with regard to their future housing, in terms of accessibility, tenure (rented, ownership or cooperative), quality and location, when next section (3.2.2) will address their more general expectations regarding the CALICO cohousing project and its specificities.

3.1.2.1 Does the CALICO project meet a housing need of the future inhabitants?

The research sought to understand whether participants considered the CALICO project to be a response to their housing problem. With regard to this point, it again emerges that the responses are quite contrasted among the respondents. Participants who are currently owning a rather good quality house consider that **CALICO housing will likely contain both loss and gains**. They assume to experience a loss mainly in terms of available space and loss of access to a private garden. They explicitly state that the CALICO project does not respond for them personally to a housing problem, at least not relating to access to decent and affordable housing. Those respondents claim that if they are now considering leaving their homes to join the CALICO project, **it is only in the context of a collective strategy to give life to the Pass-ages project in which the three of them are invested**. One of them explains it: *"We are moving towards something much smaller than what we have now. It's a loss of quality of life, but it's in Pass-ages' interest that we accept something smaller, by saying to ourselves, the time we won't have to deal with managing a house that's too big, we can invest it in something else"* (R5, man, 61 years).

One respondent also mentioned that **the size of the rooms in the CALICO project, much smaller** than in her current dwelling, will most certainly speed-up her young adult son's moving out of the family home: *"In these rooms, you put little children, not adults. In 7 square meters, you don't put a double bed, eh? It's just not possible"* (R1, Woman, 53 years). Those respondents, all invested in Pass-ages, explain that the association is currently carrying out a collective reflection to ensure the financing of the cluster's housing. The path chosen at this stage is that of creating a residents' cooperative in which future residents could, on the one hand, invest money to acquire shares and become co-operators, and on the other hand become tenants of the cooperative for the balance.

The respondents say that this **cooperative formula was chosen collectively in the interest of the general project's sustainability**. While for some, the formula seems economically satisfactory, as for this respondent who has a few means to invest in the co-op: *"It suited me very well to be able to deposit shares and to tell me that my rent would be calculated according to the amount of my deposited shares"*. For others, who also supported the decision, the advantages are less obvious*: "At the same time, it got me into trouble, because it wasn't my plan to be a tenant at all and when I find out the rental amounts today, I say to myself, we're not in social housing at all"* (R1, Woman, 53 years).

Conversely, all of the other respondents said that their choice to join CALICO was in line with their desire to improve their current housing situation. **Affordability of housing** is a criterion shared by all. For several respondents, the opportunity to join the **CALICO project made it possible to end a long and fruitless period of searching for better housing conditions**: impossibility to access the Housing Fund's home ownership program because the proposed selling prices, although regulated, remained too high, long waiting on the social housing lists and inadequate housing supply, long and discouraging waiting on the Community Land Trust's waiting lists. A future resident who was on the Community Land Trust's lists for purchase housing since 2012 and who even participated in a project that did not succeed, testifies: *"I was discouraged. I thought about quitting, because I had been waiting for years. What is more, I started telling myself that, as I got older, it would become complicated to pay off the debt. (…) I stayed positive. (...) Now, it's okay, I know that next year, I'm going to move*" (R3, woman, 50 years).

Some motivations may vary depending on the future occupancy status of the units. For example, respondents who become homeowners say that their motivation is primarily to stop "throwing money out the window" by paying rent and to be able to save money that they can leave to their children. One says: *"Always being a tenant is throwing money away. But when I buy an apartment, it's savings that I put aside"* (R3, woman, 50 years).

Respondents who will access affordable rental housing are satisfied with it. They are aware that their age no longer allows them to obtain a mortgage loan to enable them to become homeowners anyway. Two of them even say that they never really had the ambition to become homeowners. One explains: *"I never had the ambition to become a homeowner' I'm 70 years old, there was a time for ambition. Now it's time for serenity, time to live without problems. Being a homeowner is a commitment, and for what purpose, I have no more companions, my children are at home... and I can't even get a credit, there is already my health report which was not very pleasing "* (R7, woman, 70 years). For the other, access to home ownership has never been a priority: *"I can't afford to be a homeowner. In my life, it has never been a priority, because*

one day I received a small inheritance, I was told, you should buy an apartment... but, I preferred to devote my money to my activities" (R2, woman, 68 years).

The respondents who have access to affordable rented housing also evoke several arguments to justify their choice: the interest of paying a rent adapted to their income, of being able to approach age in a dynamic way despite their small pension, but also the interest of joining a participatory project, of forming a group of inhabitants based on trust and exchange, which contrasts with the procedures for access to social housing. One future inhabitant explains: *"In the social housing, it was just hanging out and it's protocolary. (...) At one point, you receive a letter, you have to show up, if you don't show up, you lose the housing, the second time, you're struck off the lists right away. Well, you can be lucky to find a good place to live, just as you can find something old and with a lot of problems. (...) Here, I was going to move into a new building (...) and above all, I'm involved in the genesis of a project, it's like parents who conceive a child, who give birth to a child and everything, the relationship is different... I feel emotionally connected to this housing"* (R7, woman, 72 years).

3.1.2.2 Are the specific expectations regarding the quality of CALICO homes met?

Although the feeling of loss of quality for owners of single-family homes was pinpointed, all future residents interviewed expressed their satisfaction with the quality and comfort of the housing they will have access to. Respondents appreciate that the dwellings have two open fronts and a private terrace. Most of them are specifically **satisfied with the fact that they are new dwellings, with "low energy"** standards, which will have a positive impact on their heating bill, although some deplore that the building is not even more energy efficient. One respondent explains: *"I hope it will be well insulated, I regret that it is not passive housing, because I think that today, it should be a criterion for all new housing"* (R5, man, 61 years). They are also relieved that no work will have to be envisaged in the short or medium term. For a respondent *"it's important. I wish to be quiet for a long time. Because I see several families when they buy old houses, ... they buy and after one year, two years, it's, it's ruined, it's a lot of work to do. It still requires a lot of means"* (R4, woman, 50 years).

For households with children, they are most often happy to finally have access to housing that is **big enough to comfortably accommodate their children.**

However, besides these positive opinions, also some concerns have been expressed about:

- the quality of the materials used, over which respondents had no real control, since it was a turn-key purchase;
- on the pre-fitting of the apartments, and especially among respondents of African origins on the imposition of kitchens that are open to the living room. One of them explain: *"I 'don't like « Amercian kitchens ». 'It's the only thing that bothers me a little. With most black African women, the food is very spicy and the kitchen is separate, so the smells stay in the kitchen. It's not a question of the woman having to stay in the kitchen, it's a question of pragmatism"* (R7, woman, 72 years);
- the quality of acoustic insulation between the apartments;
- the risk of elevator malfunctions;
- accessibility difficulties due to the steep slope of the street.

3.1.2.3 What are the opinions about the location and neighbourhood?

Concerning the specific location of the project, all the respondents have a **positive opinion of the district** and more generally of the municipality of Forest. Most of them do so simply on the basis of the reputation of the neighbourhood but have very limited personal knowledge of it, others do so because they consider the neighbourhood to be dynamic in terms of cultural offer (e.g. Wiels, Brass, Forest National). Some are reassured by the presence of public transport nearby and the presence of new residential developments. One future resident explains: *"The fact that' it's a new neighbourhood, with people who have only been here for a few years or who will be coming again, it may allow for another dynamic. It might be more people who will be looking for something than if they were in a certain routine of being there for twenty, thirty years. It can be nice"* (R5, man, 61 years).

Only one respondent stated that she had a rather unfavorable preconceived idea, linked on the one hand to the fear of a location in a sunken wetland - she recalled that the real estate development in which the CALICO project is part is called "the spring" - and on the other hand the lack of shops and services nearby.

3.2. Expectations of future residents of the cohousing dimension of the project

3.2.1 Survey results

The future CALICO residents had to answer the question in what aspects of the CALICO project they were most interested. The integration of a dying home (N=21), a birth centre (N=20) the intergenerational (N=20) and solidarity character (N=20) seem to be the most important aspects. Although the feminist character (N=12) of the project, as well as the affordable (N=13) and stable (N=14) character gained the least interest, still more than half of the respondents indicates this as an interesting aspect.

Table 52. Level of interest of future CALICO residents in certain aspects of the CALICO project

What is your level of interest in the following aspects of the CALICO project?	(Very) interested	
	N	%
Integration of a dying home	21	95.5%
Integration of a birth centre	20	90.9%
Intergenerational character	20	90.9%
Solidarity character	20	90.9%
Co-creation process of grouped habitat	19	86.4%
Neighbourhood opening character	19	86.4%
Sharing of common space between project inhabitants	19	86.4%
Sharing of common space with local residents	17	77.3%
Anti-speculative character	15	68.2%
Stable housing	14	63.6%
Affordable housing	13	59.1%
Feminist character	12	54.5%

3.2.2 Individual interview future residents

This section reflects the expectations of future residents with regard to the specific components, innovations or originalities of the CALICO project. That is to say, issues related to the cohousing project, and also more specifically issues related to the intergenerational, intercultural and gender-sensitive

dimensions of the project. Their opinions and expectations about the co-creation process in the project set-up will be discussed in section 4.2.1 of the 'part 4 - Governance model for cohousing'.

3.2.2.1 Integrating a cohousing: a motivation for all residents

Respondents may consider joining the project as part of an individual approach to access home ownership or social rental housing, or more as part of an associative project. However, it emerges from the interviews that they are **all very motivated by their integration into a cohousing project**. A future tenant expresses it: *"When I discovered the community land trust, I also saw the idea of the common good and also the fact that in this project, it's not just to have a social housing, cheaper, but it was the idea that we co-create our housing and that we share certain things, also in relation to the environment, the fact of sharing, I don't know, cars, or a garden"* (R6, woman, 56 years). Future residents identify cohabitation issues as an important dimension of the CALICO project. For some, it is even the most essential motivation to join the project. This is notably the case of one respondent, who has been interested in grouped housing formulas for 20 years, *"CALICO is really almost a culmination of what I have set in motion in my professional and private life"* (R6, woman, 56 years).

The future inhabitants all seem to share the idea that cohousing is a **stimulating way to share a privileged social bond**. For a respondent: *"What CALICO organizes is like how we lived in Africa. In Africa, your neighbour, you must know him, he must know you, but what we found in Europe, when we arrived here, was 'every man for himself' (laughs). Here, it's very different, for me, it's another experience that I'm going to discover (laughs)"* (R4, woman, 50 years). Another respondent, happily observing the willingness of all future residents to engage in a cohousing project, said: *"I am very hopeful that we will achieve an extremely convivial habitat with a lot of links between people and with the different habitats as well"* (R1, woman, 53 years).

Some also wonder whether they will be able to stimulate a real "living together" with so many families. Nearly half of the respondents pointed to the fact that cohousing is a way of **avoiding the risks of isolation and loneliness,** especially for older respondents. For most, however, it is difficult to predefine the actual modalities of cohabitation and they consider that they will be defined mostly once they live there, whether through the children, by affinities, or when they meet each other.

When trying to define the ideal description of cohabitation they wish to implement, a majority of respondents imagine a cohabitation that ensures **a balance between sharing and privacy**. Some hope to avoid being held accountable if they do not participate in certain activities. One interviewee points out that, for her, cohabitation is not about a community where everything should be shared, but rather a community where there is a sharing of decisions and of common spaces is organised: *"We each have our own apartment, on the other hand, but there are common spaces, with real exchanges, and also governance, with working groups to decide what we are going to do together"* (R6, woman, 56 years). The sharing of common spaces is identified as an essential means to stimulate the commitment of the inhabitants, to reinforce conviviality and to favour good relationships with the neighbourhood. A future resident explains: *"There is the multi-purpose room which will be open for the whole neighbourhood with all the possibilities of meeting and activity and, it will nevertheless help us to build a local associative movement"* (R8, woman, 72 years).

However, some people have **expressed the following concerns about these common spaces**:

- The garden is considered to be of low quality. One future inhabitant even described it as *"a strip of land, badly oriented, stuck between buildings". "It is much too small for 100 dwellings. I think we should have had a CALICO garden and not a public or semi-public space managed by the municipality"* (R1, woman, 53 years).
- As for the apartments that will be converted into common spaces, the presence of the technical rooms that cut the space in two, and which cannot be modified, will mean that the project will not really have a large room capable of bringing together all the inhabitants of the 3 clusters.

3.2.2.2 A look back at four pillars of the project

The CALICO project is defined as a cohousing project that intends to put forward the following four main dimensions: intergenerational, multicultural, gender and the anti-speculative dimensions. In the following sections, respondents' expectations regarding these four specifics pillars are pinpointed.

Importance of the intergenerational dimension

The CALICO project intends to provide intergenerational housing by ensuring that half of the housing is allocated to people aged 55 and over. At this stage, this is the case for half of the people selected in the Pass-ages and Angela.D clusters. In the CLT cluster, 5 people are under 55 and 3 are over 55. Thus, it appears that the intergenerational component cuts across all the clusters and is organised on the scale of the project as a whole.

The respondents are all **enthusiastic about the intergenerational nature of the project and see it as a richness**. The main issues associated with intergenerationality are the possibility of informal exchange of services between families with children and senior citizens, the interest of senior citizens in breaking isolation, the interest of bringing together the life experience of senior citizens and the dynamism of youth. *"All the generations come together, and for me that gives a certain dynamism. It makes the house more alive. Well, old people, we have the wisdom, we have the experience, we have the past, and the youth, it projects itself forward, in the present and the future. In between are the middle-aged. I think it's a good mix"* (R7, woman, 70 years).

For some, it is also a way of **reconnecting with a way of organizing society where the different generations live together in the family nucleus**. A future inhabitant explains *"As an African, we are used to living as a family, to sharing, since we were very young". Another respondent adds "the intergenerational project is about recreating links that no longer exist or that have become strained in our current way of life"* R7, woman, 70 years).

When asked if they considered the CALICO project to be an ideal place to spend their old age, only one senior respondent stated this unambiguously. For the other senior respondents, it is certainly an opportunity to be in a setting that allows for fun activities, to stay active. The younger respondents do not yet project themselves into their old age, but all indicate that they do not see their integration into the project as something short-term.

Importance of the gender dimension in the motivation of future inhabitants

Gender is an aggravating factor in terms of precariousness, and this mechanically has an impact on women's access to housing (see research introduction report: Dawance et al., 2019). In this context, the

CALICO project aims to take the gender dimension into account. Although the association Angela.D has decided, at this stage, to reserve access for women to the 10 housing units in the cluster that it manages, no quota has been set within the project to promote women's access to housing. It is therefore remarkable that **women nevertheless represent a very large majority of the households involved in the project**. Thus, among the future households already integrated, there are currently only 4 adult men, one man alone with children, two men in couple without children and one man in couple with children. The rest of the households are composed of single women with or without children.

When asked about their expectations and opinions regarding the objective of taking gender into account in the project, the respondents express, on the whole, an understanding of the interest in meeting women's housing needs, but some are **concerned about the gender imbalance** in the project. For example, one resident said, *"I like the gender mix, but it's not bad either to find solutions for women"* (R3, woman, 50 years), another explained in a humorous tone: *"I hope it will go well even if there is a minority of men. I hope they don't get eaten up by women's voices (laughs), because men and women don't always make the same decisions"* (R3, woman, 50 years).

One man wonders what his role in gender mainstreaming might be and explains: *"I don't know if I really have a role to play in a different male image. It won't be a proactive thing... it's rather the fact of having a certain relationship with my partner, or in the group, that can show that not all men fit this image of violence that women may have"* (R5, man, 61 years).

Others support the activist and claiming dimension of the feminist character and women's involvement in the project, but sometimes **express the fear that these convictions will be imposed on others or be asserted too aggressively**. One inhabitant expresses this fear in the following way: *"some of them are very connected to women's needs and... they put more emphasis on all the bullying that women have been victims of in some situations, but.... I tell myself that they are committed, that they have their conviction. The only thing is that I would like them not to force everyone to think like them"* (R8, woman, 72 years). These concerns may partly explain the relatively low interest shown by the future inhabitants in the feminist character of the project (see table 52).

Finally, it should be noted that the priority given to women in the access to the Angela.D cluster seems to be seen as a **transitional strategy to strengthen women among themselves without being confronted with relations of domination**. A resident of the cluster explains: *"it's about strengthening women... because uh... I often ask myself the question, what have I suffered, ... sometimes it's so insidious, in our families"* (R2, woman, 68 years).

Importance of the intercultural dimension

The CALICO project targets groups particularly affected by the housing crisis, including households of foreign origin (see report 1). For this reason, the project intends to be built in a multicultural context and to ensure interculturalism within the cohousing. Contrary to the intergenerational or income criterion, the partners have not set a quota to be respected to ensure this multiculturality. However, as table 10 show, of the 24 respondents who provided their country of origin, half (12/24) were born in six different foreign countries and one third of them acquired Belgian nationality. The multicultural composition of the project is very contrasted between clusters. For one cluster, 100% of the current future residents were born in

Belgium, whereas this is not the case in the other two clusters, which mainly include people of foreign origin. The results of the survey show that both of the other clusters even only include one person born in Belgium at this stage.

In this context, the interviews also focused on the expectations of future residents with regard to the objective of founding an intercultural project. All respondents in the qualitative interviews indicated that they **are sensitive to or value intercultural encounters**. Although, one resident of the cluster composed solely of people born in Belgium expressed the fear of knowing whether this would generate more harmony than tension, while another found that a reflection on this issue could be initiated between the project's inhabitants : *"By meeting the future inhabitants, I realize that we have very very different profiles and that in our cluster, we had quite similar profiles, with similar sensitivities, but it is not at all generalized at the level of CALICO and I think it would be nice to initiate something about that, a common reflection"* (R1, woman, 53 years).

A future inhabitant of African origin explains that for her, intercultural encounter is part of her youth struggles: *"I don't like people who are closed in on themselves, I've always liked to open up to others, to get to know the other, to get to know the other's culture, to ask myself why they do what they do, with a goal, not to give a value judgment but to understand why. I am open by nature to others"* (R7, woman, 70 years). Another inhabitant, also of African origin, confided: *"Perhaps there will be people who will not be interested in me, but I like to discover other cultures. I like to learn"* (R3, woman, 50 years).

Opinion on the anti-speculative formula of the Community Land Trust

The Community Land Trust will apply an anti-speculative formula in the event of resale to individual apartment owners, but also to collective structures that will acquire dwellings in order to organise rental and co-operative housing. At this stage, the formula studied provides that owners will only be able to pocket 25% of the capital gain potentially generated between the time of their acquisition and the time of resale. The respondents' opinion on this anti-speculative principle, is **generally favorable**. Most support it for ideological or ethical reasons. A future CLTB housing owner explains: *"It's good, it's okay, if you're lucky enough to get a cheaper apartment, it's normal that it benefits people in need, like us"* (R3, women, 50 years).

However, some current homeowners still point out that for them the financial calculation is not to their advantage. One owner explains: *"In fact, we're going to invest money in something that's not going to make any money, whereas we could buy an apartment somewhere else and in fifteen years, it will be worth three times the price. It's sometimes a bit complicated to explain to my children as heirs"* (R6, woman, 56 years). Another affirms that indeed *"financially, it is not to our advantage, but that doesn't prevent us from taking this step for an ideological question and to allow the sustainability of a project where the apartments don't become too expensive"* (R5, man, 61 years).

4. New governance model for cohousing

Aim of this part is to describe the **general co-construction organization chart of the CALICO project** (e.g. types of meetings, number of meetings, missions and powers of the different committees). It describes in particular the way in which the future inhabitants are involved in these different committees as well as their expectations and perception of their involvement. It also describes the rate of participation of the residents in those committees.

The CALICO project is an experimental pilot project involving many partners and future residents. The partners have developed a complex mode of governance to articulate the different dimensions and operational objectives of the project. This mode of governance is moreover evolving over time, either to adapt to the progressive arrival of future inhabitants in the project or to offer a framework adapted to the different stages of the project's development. Meetings can be divided into two main categories:

- Committees, working groups and assemblies which bring together **all the different partners and groups of future residents**;
- The working groups or assemblies that bring together the **inhabitants within their specific cluster**, to define the practical organization of their cohousing and their possible particular associative projects.

This chapter on the governance of the cohousing project is therefore structured around these two main levels of organization (between partners and within each cluster). **The objective is to allow to grasp the dynamics of their respective functioning**. The composition of each committee, working group or assembly, the frequency of its occurrence, its main functions and missions, as well as an overview of the main results achieved, are systematically included. For the first level of organization (between partners), organization charts are presented that highlight the hierarchical organization of the committees. Similarly, for each level, a table shows the frequency with which the different types of meetings are held and presents the main results in terms of participation rates. The chapter concludes with a presentation of the expectations and opinions of the future inhabitants who took part in the qualitative interviews (see section 4.2.1) regarding the governance modalities implemented, first at the level of the project organization between partners, then at the level of each cluster.

4.1. The level of co-creation between partners and groups of futures inhabitants

The first level of organization is therefore the one composed of **committees, working groups and assemblies that bring together the different partners in a co-construction process**. This level can itself be broken down into two main sets of meetings:

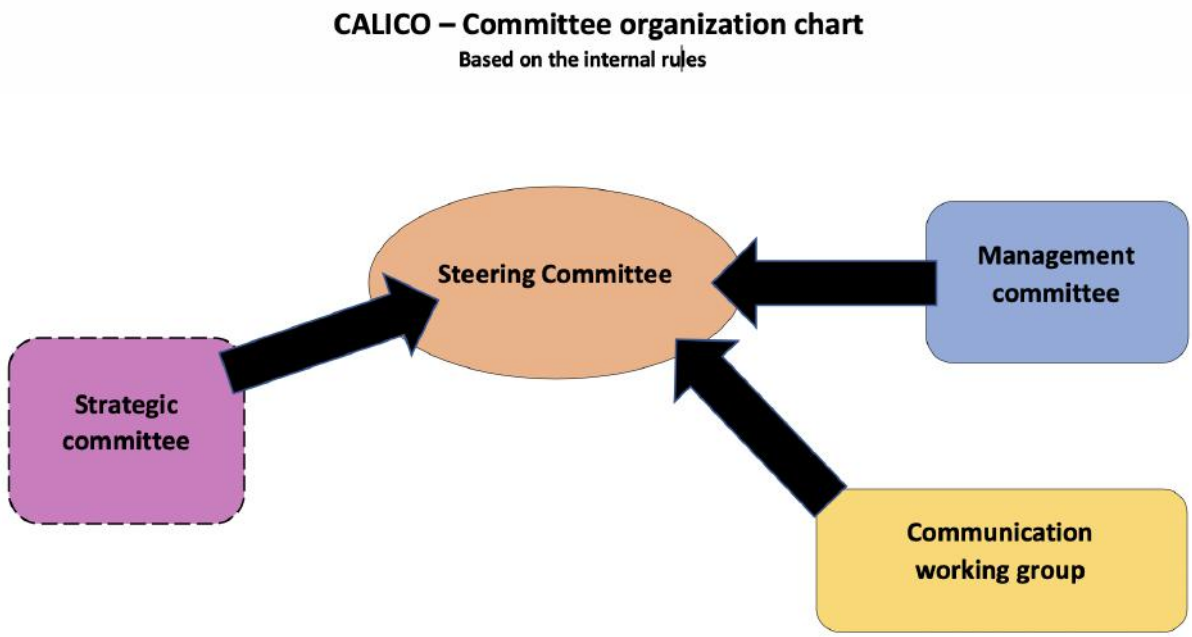
- On the one hand, the general coordination meetings of the project that bring together partners;
- On the other hand, the meetings that are based on co-creation between future inhabitants. These meetings focus more on the operational implementation of the cohousing project, the actions carried out within the framework of the community care strategy and the opening up to the neighbourhood.

The following sections detail for each of these two types of meetings, the main features of their functioning and their dynamics.

4.1.1 The project's general coordination committees

As shown in the organization chart (figure 2), the general coordination of the project is ensured within **a steering committee around which a management committee, a strategic committee and a communication working group** are structured. This hierarchical organization of the committees is set out in the Internal Rules and Regulations approved by the partners at the beginning of the project, which detail the methods of implementation of the project.

Figure 2. Organization chart of the different CALICO's general coordination committees



In the following sections the main characteristics of the functioning of these 4 committees are examined. The bi-monthly meetings between project officers, which are essential for the operational coordination of the project, are then discussed, as well as the existence of other meetings organised on an ad hoc basis between partners to deal with specific issues.

The steering committee

Composition and frequency: All project partners participate. Meetings take place every two months. The representation of CLTB, Angela.D, EVA bxl and Pass-ages is ensured by the project leaders, but also by an external representative of the structure, generally the management of the association, i.e. an administrator. This allows a better transmission link between the CALICO project and the decision-making bodies of the main partner associations. In the case of Bruxelles Logement, a head of the financial unit and sometimes one from the "Studies and subsidies" unit are present. Concerning the research partners, both junior as well as senior researcher attend.

Role and realization: The steering committee is the **main decision-making body**. It allows important decisions to be taken, progress to be articulated and the establishment of other committees and thematic meetings to be approved. It validates the main decisions taken by other committees. It is also a place

where partners take the time to present the work of their association to other partners, to foster inter-knowledge and collaboration. Thus, EVA bxl, Angela.D and Pass-ages presented their association during 3 committees from August to December 2019. The research team also presented the results of the introduction report during a steering committee.

Figure 3. Steering committee of the 22th of April 2020 in time of lockdown due to COVID-19 (source: CLTB)

The management committee

Composition and frequency: The committee only brings the lead partners (Bruxelles Logement and CLTB) together. Meetings take place every month. Here too, the 2 project managers of Bruxelles Logement are accompanied by a financial unit manager and sometimes by the "Studies and subsidies" unit.

Role and achievements: Coordination of the administrative and financial management of the project and relations with the UIA Secretariat.

The Communication working group

Composition and frequency: The working group brings together, once a month, representatives of the Region (Bruxelles Logement and Perspective Brussels), CLTB, Angela.D, Pass-âges, EVA bxl and VUB. A representative of the Communication Unit of Bruxelles Logement is usually also present.

Role and realization: The role of the working group is to define CALICO's communication strategy towards the outside world and to provide the necessary supports and documents (communication charter, communication kit, website, etc.). It also allows the partners to exchange on their participation in external events (such as colloquium, awards) as well as on their internal communication. It furthermore supports the initiation of events to present CALICO (kick-off meetings, neighbourhood parties, strategic committee) and can lead to the creation of occasional working groups.

The first work of the working group consisted in drafting a communication charter to which all the partners could refer in their communication, designing a logo for the project and later in putting together a communication kit including a presentation file, brochure and roll-up. The group made it possible to launch two public tenders, one for a video presentation of the project, which has been broadcasted since February 2020, and one for the creation of a website, which has yet to be awarded.

Strategic committee

Composition and frequency: All CALICO-partners participate and the meeting takes place once a year. The aim of this strategic committee is to also involve external "stakeholders"[7] who wish to learn more

[7] List of stakeholders included in the Internal Regulations validated between partners: Commune de Forest, Logement pour Tous, CPAS de Forest, Une Maison en Plus, Forest Quartiers Santé, coopératives alimentaires locales, centre de services Miro, Bras- dessus - Bras-dessous, EGEB, comités de quartier, GC Ten Weyngaert, Centre communautaire Saint Antoine, Université des femmes, LOCI, le Monde selon les femmes, RBDH, Samenhuizen, Habitat et Participation, Kenniscentrum WWZ, Sacopar, Semiramis, service soins palliatifs à domicile – Bruxelles, UPSFB - Plateforme Sages-femmes Belges, Sociale Innovatiefabriek, Coopcity, Feantsa, Housing

about the project. In addition, by inviting these externals (including experts), it is also possible to reflect on specific topics present within CALICO in order to gather new insights. This can also create new partnerships, as it provides opportunities for others to get directly involved in the organization and support of CALICO.

Role and realization: The strategic committee is a non-decisional forum for discussion on CALICO's general strategy, themes and its integration into existing networks and activities. The first strategic committee meeting took place on March 27 2019 following the kick-off meeting. Discussions focused on six themes central to the CALICO project: Neighbourhood and neighbourhood spaces; Group housing and spatial planning; Intergenerational housing; Gender in housing; Community care; and 'birth and end-of-life' facilities.

Initially scheduled for June 25, 2020 and postponed due to containment due to VIDOC-19, the second annual strategic committee is set for September 22 2020 and will be an open forum on care issues at the local level. The Open Forum will be facilitated by the non-profit organization Collectiv-a, specialized in collective intelligence. For the preparation of this major committee a specific and temporary working group has been set up which has already met 3 times.

"RECHAPRO", the project managers' meetings

Composition and frequency: The meetings gather the project managers of Angela.D, Pass-ages, EVA bxl, CLTB and Bruxelles Logement every two weeks.

Role and realization: These meetings were initiated as early as July 2019, once all partners had been able to engage their respective project managers. This is primarily for the purpose of exchanging information to improve their coordination and feedback to their respective decision-making bodies. It is a space without formal decisions but often allows issues to be raised for resolution in other committees.

Others punctual meetings

As mentioned in the introduction report (Dawance et al., 2019), a large number of working meetings (bi- or multilateral) take place between the different partners to coordinate specific aspects of the project. These exchanges, which are necessary to set up such a complex project, are facilitated by the physical proximity between CLTB, Angela.D and Pass-âges, all housed in the same office building and sharing common spaces. Some meetings are specifically dedicated in elaborating and coordinating all activities, milestones, design workshops of the project. The partners even organised a meeting which they called "tension relief meeting between partners", demonstrating a collective capacity to face tensions and find ways of organizing to defuse them. Satisfied with the impact of the meeting on the partners' relationship, they decided to plan a "tension relief" meeting annually. In order to reinforce relationship between them, the partners also organised informal lunches in May 2019.

Europe, Community-Led Housing network, SHICC, Eurocities, AGE Platform Europe, Housing Partnership of Urban Agenda, ISOCARP, INTA, IFHP.

Meeting agenda and participation of future residents

The following table lists all the meetings held for each type. **The frequencies initially envisaged in the internal regulations of the CALICO project were respected** and is sometimes even higher than the fixed frequency. This is notably the case for the project managers' meetings which took place every week during the containment period due to COVID-19 by videocalling, in order to ensure the continuity of the work as much as possible and to define the methods of adaptation to this exceptional period.

As for the rate of participation of partners in the meetings, the available data (November 2018 - January 2020) show that the **participation rate of the project partners is very high**. The two lead partners were systematically present at the management committee meetings, and all partners represented at the management committee meetings. The same is true of the Communication working group and the project managers meetings, with rare exceptions.

The first strategic committee brought together 11 representatives of the partners and 4 other people from local associations and specialists in setting up cooperative and social economy projects. The **participation rate of external partners was low and below the expectations of the partners**. This is probably due to the fact that the committee was organised very early in the development of the project. It did, however, establish useful strategic contacts.

Table 53. Agenda of the meetings of the different general coordination bodies of the project

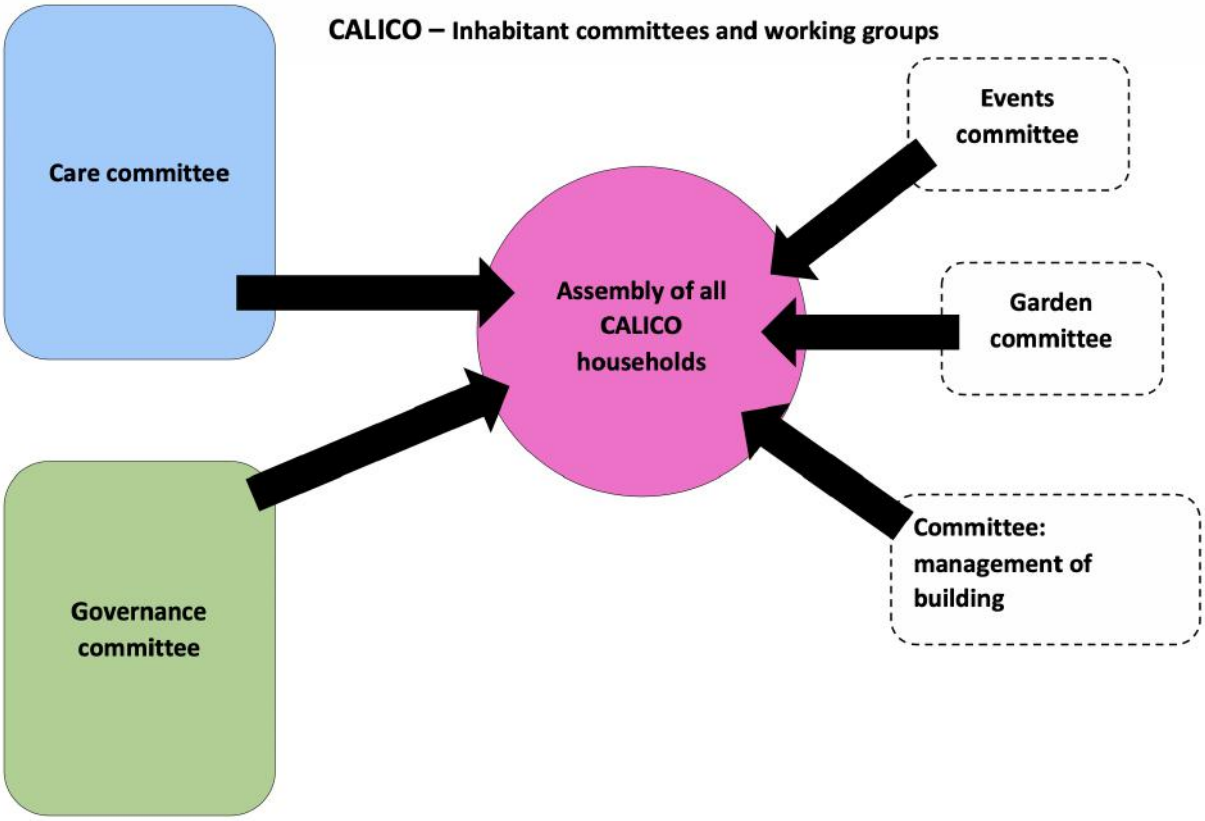
	Management Committee	Steerting Committee	Project Managers' Meetings	Communication Committee	Strategic Committee
Dec-18					
Jan-19					
Feb-19					
	Audit Ex-Ante				
Mar-19					
					+kick off (I)
Apr-19					
					kick off (II)
May-19					Prepa. Fair
Jun-19					
Jul-19					
Aug-19					Prepa. Fair
Sep-19					Prepa. Fair
					Fair
Oct-19					
Nov-19					
Dec-19					
Jan-20					
Feb-20					
Mar-20					
Apr-20			2 meetings		
					Prep. 2nd Strat. com.
May-20			2 meetings		
			2 meetings		
Jun-20					Prep. 2nd Strat. com.
			2 meetings		
Jul-20					

Containement COVID 19

4.1.2 CALICO committees involving the inhabitants

The following organizational chart provides an overview of the **committees that bring together future inhabitants of the different clusters to build the shared objectives of the project, both in terms of cohousing management, community care strategy and openness to the neighbourhood**. It is to say both in terms of governance model for cohousing and community-led approach. The organizational chart (figure 4) illustrates that the committees are structured around an assembly that brings together all the future inhabitants. These committees are the 'Governance committee' and the 'Care committee', which are already in operation, and other working groups (festival committee, garden committee and building management committee) which should be initiated soon.

Figure 4: Organigramme of the committees and working groups with residents



The aim of the CALICO partners is that in the long term, the future inhabitants of the 3 clusters will be autonomous in the management of their cohousing. With this in mind, the **partners have devised a mode of governance aimed at gradually involving the future inhabitants in the decision-making bodies**. Thus, the proposed governance aims to ensure that the main decisions relating to the collective management of the cohousing and community care strategies are approved by the assembly of inhabitants, which brings together all the future residents. From this point of view, the Governance and Care committees, which themselves involve representatives of the inhabitants, make it possible above all to organise the preparatory work necessary for decision-making within the assembly.

Residents' assemblies

Composition and frequency: Every two months, a resident's assembly gathers all the families who have joined the project (children are also invited). The meeting is animated by the CLTB project manager(s). A researcher from the VUB is invited as an observer.

Role and achievements of assemblies: The residents' assembly is to be the decision-making body for the joint management of the cohousing project and the community care and outreach strategy. It is also **the main place for all future inhabitants to get to know each other**. At this stage, 3 residents' assemblies have been held:

- The first assembly took place on 15 December 2019 for an entire day. It has above all allowed the inhabitants to get to know each other (via various small animations and "ice-breaker" games), to go on an exploratory walk in the neighbourhood and to visit an inspiring cohousing project nearby.
- The second took place on 6 February 2020. In addition to the activities aimed at facilitating meetings between inhabitants, the future inhabitants were divided into 3 sub-groups to work on their desires in terms of the uses envisaged in the 2 common spaces of the project, on the basis of work prepared in the Governance committee.
- The third, which was to take place in April 2020, had to be postponed to 25 June 2020. Intervening after a second wave of selection of future residents and after a long period of lockdown, the assembly did not set itself a decision-making objective, but took the form of an outdoor Spanish hostel allowing the reception of new residents.

Photo 4. Future inhabitants during the Inhabitants' assembly of December 2019 (Source: CLTB)

A forthcoming meeting in August should make it possible to finalize decisions on the possible allocation of common areas, a decision initially planned for the June meeting. Another meeting in September should address the management issues of the co-ownership.

Governance committee

Composition and frequency: Once a month, 6 inhabitants, i.e. 2 per cluster. These are designated by all the inhabitants of each cluster. Animation is ensured by the CLTB project manager(s). The EVA bxl project manager and a researcher from the VUB are also present as observers. In general, the project leaders do not take part in these meetings (unless they are invited for specific reasons).

Role and achievements of the committee: The committee is a place for consultation, coordination and setting up modes of governance between the 3 habitats or clusters of the CALICO project. Before the progressive integration of the representatives of the inhabitants of the three clusters, the main mission of the committee was to establish its mandate. This one, approved during the October 2019 Steering Committee meeting, defines its missions, its decision-making power and the principle of representation of the inhabitants and submission of its work to the decision of the Assembly of Inhabitants. Within this framework, the possibility of operating on a sociocratic basis has also been explored, but finally postponed insofar as it implies costly training. This is difficult to envisage with the means available to the project and where it was considered relevant that such training should be aimed above all at future inhabitants.

Photo 5. Meeting of the Governance committee of March 2020 (Source: VUB)

Before the integration of the inhabitants' representatives, the committee was also an opportunity for the partners to harmonize their understanding of the project's real estate set-up and to exchange on their housing allocation modalities. Once the representatives of the future inhabitants were involved in the committee, it made it possible to initiate work on the destination (prioritization of needs and selection criteria) as well as the financing of the collective spaces and to prepare logistically for the future assemblies of the inhabitants. Disturbed by the containment linked to COVID-19, the 4 meetings planned from March to June had to be postponed. The next meeting took place in July 2020. The future work will focus on closing the discussions on the common spaces and on the drafting of a charter for cohousing.

Care committee

Composition and frequency: Once a month, 6 to 7 inhabitants, i.e. at least 2 representatives per cluster. The animation is ensured by 2 project managers of EVA bxl in collaboration with the VUB researcher. The project leaders are in principle not present. It should be pointed out that the project manager of the EVA bxl is also a future resident at the initiative of the Pass-ages project and has been employed by EVA bxl within the framework of the project, which certainly strengthens the link between the Care committee and the 'birth' and 'end-of-life' facilities project developed by Pass-ages (see section 2.2 of Part 5).

Role and achievements of the committee: Proposed by EVA bxl in co-creation with VUB researchers, the creation of this committee has been approved in steering committee in December 2019. It aims to co-create the CALICO project community care model. The preparation of the Care committee has also been initiated prior to the selection of the future inhabitants in December 2019 by a steering committee which met 3 times before the launch of the Care committee. The objective of the Care committee and further details on its achievements are amply developed in the section '5.2.2 Actions towards Community Care model: Care committee'.

Other trainings and workshops for the future inhabitants

The inhabitants of the different clusters will also be involved in several training sessions, workshops or activities. Planned in the application form of the CALICO project, following activities have yet to take place (however not yet definite list):

- Trainings in collective management with a gender perspective, presented in section 4.1.3.2 and taken in charge by the association Angela.D;
- Training in non-violent communication;
- Setting up "Inhabitants" media (period Apr. 2020 - Sept. 2020);
- Training of residents in the co-management of a grouped and "low energy" habitat;
- Training of residents in building repair, maintenance and energy consumption reduction;
- Animations and workshops on healthy lifestyle (food & movement) taken care of by the Care committee.

Meeting agenda and participation of future residents

The first wave of selection of future inhabitants of the three clusters was only finalized in November 2019, one year after the start of the project. Thus, before their arrival, the partners met within the Governance committee to define a strategy for the progressive involvement of the inhabitants. Once the future inhabitants had been selected, way was made for committees composed of representatives of the inhabitants of the three clusters, and the assembly of the future inhabitants initiated.

The inhabitants' assemblies had a high participation rate. The first assembly brought together 23 adults and 7 children from 21 of the 23 households already selected. The second assembly brought together 19 inhabitants from 16 households. The third, which took place after the arrival of new households in

Table 54. Agenda of the meetings of the inhabitants' assemblies and of the governance and Care committees

the project, had the highest participation rate. It brought together 26 future inhabitants from 25 of the 27 households selected at the time. It thus shows a significant involvement of future inhabitants of all the clusters, with a slightly lower representation of Angela.D cluster households during the first two assemblies (4/7 inhabitants).

Concerning the role of the Governance committee, it was mentioned that its role has evolved considerably over time. The first meeting of the committee took place in January 2019. At the time, the future inhabitants were still only partially known for the Pass-ages cluster, and not for the two other clusters. In this context, the meetings brought together representatives of the three clusters, either the project managers if they were already involved, or another representative of the association (coordination or administrator).
With the exception of Pass-ages, which was directly able to designate 2 future inhabitants to represent it, the other clusters therefore organised a gradual transition. Thus, for the cluster Angela.D the future inhabitants joined the committee from the third committee in March 2019 and the other representatives of the association left the committee from the 8th meeting in October 2019, to leave the place exclusively to the inhabitants of the cluster. For the CLTB cluster, the inhabitants joined the committee from the 11th committee meeting in January 2020. Since then, the committee has operated exclusively on the basis of 2 representatives of the future inhabitants per cluster, in the absence of the project managers.

With the exception of the committee meeting of July 7, 2019, held during the vacancy period, which had a low attendance rate (about half of the participants), for all other committee meetings at least one, generally both representatives of each cluster were present.

During the period of lockdown, and in the absence of the possibility of meeting physically, the steering group of the Care committee also held 2 meetings by video call to allow the adaptation of the agenda of the Care committee. Since then, a meeting of the Care committee has been held in July 2020.

For each of the 3 meetings, all the clusters were represented by two or more representatives. However, during the February 2020 meeting, the 2 representatives of the inhabitants of the Pass-ages cluster were absent. Their absence was however compensated by the presence of the EVA bxl project manager, who is also a future resident of the Pass-ages cluster.

4.1.3 Meetings between inhabitants within the clusters

4.1.3.1 Common issues and specific strategies

The last level of organization of the governance of the CALICO cohousing project is the one specific to the different clusters. Indeed, Angela.D, Pass-ages and the CLTB are all three in charge of a cluster whose organization modalities are specific and independent. However, several common issues are also elaborated, dealt with or resolved at the level of each cluster with a specific strategy each time. This is particularly the case for the following important issues:

- Mode of acquisition, financing of rental housings (only the agreements with the Social Real Estate agency around management of the rental units will be negotiated jointly);
- Allocation of apartments between inhabitants and principle of future allocation (an analysis of the different allocation procedures will be presented in the 2nd evaluation report once all the allocations will have been made);
- Setting-up of the housing management modalities specific to the cluster (internal rules, management of the common areas, charter of "living together"etc.) and its vision (intergenerational, gender-sensitive housing management, access to ownership etc.);
- Adaptations to personal preference of the apartments as well as adaptations related to the accessibility for disabled people, choice of possible options in terms of the type of materials and colours for the kitchen furniture.

About the very central point of financing and acquiring the 26 rental units within the three clusters (Pass-ages, Angela.D and CLTB) a meeting was organised in May 2019 between the 3 partners in charge of the clusters on the scenarios envisaged to ensure the intervention of intermediate structures. At the end of this meeting, it appeared that the 3 clusters would each separately develop a specific arrangement to ensure the financing and acquisition of these units. Thus, **the meetings specifically dedicated to the acquisition and financing of rental housing are conducted independently and according to different modalities for each cluster.** They will be briefly described in the section below. However, the partners regularly exchange on the progress made by each other during the Project managers' meetings. At this stage, no acquisition has yet taken place, but significant progress has been made to ensure that these acquisitions can take place within the timeframe of the CALICO project.

4.1.3.2 Description of the different association in charge of the 3 clusters

This section presents schematically the internal organization of the three associations within the framework of the CALICO project and briefly explains how the common issues described above are being addressed by each organization. The place occupied by the future inhabitants in the organizations is also pinpointed. The section then presents the meeting agenda and information on the participation of the inhabitants. However, this last section only concerns meetings that specifically bring together all the future inhabitants around the housing project. The next report will also address the meetings between actors involved in the 'birth and end-of-life' facilities in the case of the Pass-ages cluster. Brief reference is made to the dynamics of these meetings in section 5.2 of Part 5 on Community care.

Pass-ages

The **Pass-ages association's mission is to create a benevolent living space, open to its environment, which combines intergenerational cohousing with 'birth and end-of-life' facilities**. The association was founded about 8 years ago from the initiative of people convinced of the continuity and the links that exist between birth, life and death and of the interest of inscribing this continuity in a concrete project. Initially gathered in a bona fide association, the project leaders then formed the non-profit organization Pass-ages within the framework of the introduction of the CALICO project in March 2018. Thus, the reflection of the Pass-ages members on their intergenerational cohousing and its articulation with the 'birth and end-of-life' facilities, has been initiated for a long time between the future inhabitants who today define and develop their project through the governance modalities implemented within the association.

Since the beginning of the CALICO project, Pass-ages has been trying to model the legal and financial set-up that will enable the various components to be integrated into a global governance model. It emerges from the interviews that the association has envisaged models ranging from a scenario where Pass-ages would have bought and rented all the apartments, to one where the inhabitants would have bought the apartments individually, or a mix of both. After reflection, the association decided to discard these scenarios, as none of them could adequately meet their expectations. However, the association opted for the creation of a residents' cooperative and mandated its project manager to study its feasibility. Following the exchange with the project manager that several distinct structures are envisaged at this stage to articulate this governance:

- A cooperative for the acquisition of intergenerational housing units, including two affordable units managed by the Social Real Estate Agency;
- A Public Utility Foundation for the acquisition of the 'birth and end-of-life' facilities;
- The non-profit association Pass-ages for the management of human resources.

The modelling of the cooperative is also the subject of technical support provided by the Coop City structure, a centre for social and cooperative entrepreneurship supported by the Brussels-Capital Region and the ERDF programme of the European Union. It is premature to present in greater depth the articulation of its various structures and their mode of operation and financing. A detailed presentation of the modalities selected will be proposed in the final report of the research when it should be finalized.

The non-profit organization Pass-ages is first of all composed of a Board of Administrators which meets on average once or twice a month. Until February 2020, the Board was made up solely of future residents, all of whom were founding members of the association. It then opened up to external people who are involved in the 'birth and end-of-life' facilities project to allow a better integration of the two dimensions of the Pass-ages project in the main decision-making body. The association has set up two separate working groups (called "wings"), linked to the Board of Administrators to which they refer. The first works on the "intergenerational cohousing" project, the second on 'birth and end of life' facilities.

Photo 6. The 'two wings' of Pass-ages in early 2020 (Source: Pass-ages)

The "Intergenerational cohousing" working group (or 'wing') is composed of the project manager and 5 future inhabitants of the Pass-ages group. It takes the necessary decisions for all questions related to the Pass-ages cohousing project. It has met 19 times since the beginning of the project. To deal with the most sensitive points, it is the extended "intergenerational cohousing" working group, which is in fact composed of all the future inhabitants of Pass-ages, that meets and decides. The latter has met 13 times since its creation in November 2019. Recently, the meetings of the extended group have intensified. Indeed, the future inhabitants have taken advantage of the lockdown to meet every week by video conference, with an external facilitator, to make progress on the conditions of housing provision by their future cooperative (amount of shares and rents, conditions for leaving the cooperative,etc).

Figure 5. Organization Chart of the Pass-Ages association (Source: Pass-ages).

In addition to these different working groups and to the committees and sub-committees on 'birth and end-of-life' facilities, 6 other smaller cells, also involving future residents, are being set up, either on a systematic or more temporary basis. These are the groups "external relations"; "finance"; "communication"; "conflict management and conviviality"; "day-to-day management" and the selection and allocation committee.

Finally, the association has hired two project managers within the framework of CALICO, who carry out many functions including the implementation of the inhabitants' cooperative, but also help in the animation and administrative follow-up of the main working groups and the Board of Administrators.

Angela.D

Angela.D is a non-profit organization that **aims to put the gender dimension at the center of the cohousing project**. As such, its role within the project is twofold, both transversal and attached to the development of a specific cluster:

- On the one hand, it has the mission of initiating awareness-raising and training actions on gender equality issues for all the actors of the CALICO project.
- On the other hand, it ensures the setting up of one of the three clusters, composed of ten housing units, for which it manages the allocation and internal organization.

Photo 7. Angela.D. General Assembly 2018 (Source: Angela.D)

With regard to its transversal training role in gender mainstreaming, Angela.D presented a training plan organised in 7 modules for the partners, the future inhabitants of the CALICO project and/or the inhabitants of the Angela.D cluster. This training plan was approved at the Steering Committee meeting of 10 June 2020 and the first training sessions are scheduled for September 2020. In early July 2020, the association hired a project manager to coordinate the pedagogical pole it has set up and its training courses. Similarly, since June 2020, the association has been conducting individual interviews with each partner to identify training needs in this area.

On the other hand, Angela.D will contribute to the setting up of one of the three clusters of the project with the objective of establishing the self-management of this cluster for women and by women. They are inspired in this sense by several collective housing initiatives at the European level, notably the Babayagas' house, a self-managed social residence for senior women in Montreuil, or the feminist collective housing project [ro*sa] in Vienna.

The housing in the Angela.D cluster will be social rental housing. Angela.D will be in charge of the procedures for allocating housing and the internal operating rules of cohousing. But the acquisition, the financing and the social rental management will be ensured by two external actors with whom Angela.D collaborates:

- One the one hand, Angela.D's rental units should be acquired and financed by the "Common Ground" cooperative, which is expected to be created by the end of 2020. The development process for this future cooperative was initiated by the CLTB in November 2019. The objective is to bring together actors from the private social housing, social economy and ethical finance sectors around real estate and land acquisition projects based on CLT's principles of participatory governance and anti-speculative management. Although the cooperative is designed to carry out several operations, the acquisition of the Angela.D cluster housing units will probably be the first acquisition it will make. The principle of the acquisition of Angela.D units by this future co-operative was approved at the Steering Committee meeting of the 5th of February 2020. The modalities of acquisition of the Angela.D housing units are therefore being studied within the numerous working groups initiated by the future founders of this cooperative, among which the Angela.D association, which therefore actively contributes to defining the governance of the future cooperative.
- One the other hand, social rental management will be managed by the Social Real Estate Agency "Logements pour Tous", a partner in the CALICO project.

The management of the attributions and internal rules of the cluster, are thus managed by Angela.D. Although not opposed to the gender mix, they have decided, at this stage, to give priority to allocating the apartments to women in the conditions of access to social housing; either elderly women, or women, head of a single-parent household, often of immigrant origin.

The organization chart of the association is structured around its Board of Administrators, composed of 5 female future residents of the project (3 of whom attend almost all meetings and 2 more than half) and 6 women external administrators (3 of whom attend almost all meetings and 3 more than half). Since the end of February 2020, the pace of meetings has been stepped up from an average of one meeting per month to one meeting every two weeks. Also, since February 2019, the association has also set up a working group “future inhabitants” (Groupe de travail “futures habitantes”). These meetings bring together all the future inhabitants already selected and the project manager. This is where the modalities of management of their cluster are discussed, the objective being that in the long term the inhabitants will be able to decide how to manage their cohousing (rules for living together, allocation of housing, ...). It met 8 times from the beginning of the project to the confinement.

Finally, the association also has an executive committee that supervises the work of the association's project manager as well as 3 other working groups "communication", "finance" and a pedagogical pole, in which the presence of the inhabitants is also ensured. The association has only one employee in charge of the setting-up of the Angela.D cluster and another one in charge of the pedagogical pole.

Community Land Trust Brussels (CLTB)

CLTB is one of the two lead partners of the CALICO project. The entire project is being developed on land that it owns and will continue to own, orchestrating the overall governance of the project. But it is also in charge of the management of a specific cluster composed of:

- 8 housing units for low-income households;
- 4 rental housing units for low-income households;
- 2 "Housing First" housing units, in collaboration with the Local Public Social Welfare Centre (CPAS) of Forest and the association Diogènes.

For the allocation of its dwellings, CLTB organised a call for candidates from its waiting list, according to its procedure which will be detailed in the second research report along with all partners housing allocation procedures. The 8 housing units acquired will be sold to households at a price based on their income. As regards the rental housing in the CLTB cluster, it is planned that it will remain the property of the CLTB Public Utility Foundation, which will finance the acquisition of the apartments on the basis of its own financing. The modalities of acquisition, financing and provision are therefore studied within the CLTB team. The rental management of those units will be taken in charge by the Social Real Estate Agency "Logements pour tous", as for the Angela.D units. The allocation of the two "housing first" units will take place at the end of the project, in collaboration with the association Diogenes, which will propose two homeless candidates.

The non-profit association CLTB is a larger structure that employs about fifteen people and is developing at the same time about ten other real estate projects in the Brussels region. Project management of CALICO is entrusted to two project managers. One who ensures the general coordination of the project, the other who ensures its participative governance. The team CLTB includes people specialized in administrative management, financing, monitoring of real estate projects, monitoring of co-ownerships and setting up cooperatives. The association does not organise itself into a working group as other associations do for the operational management of the CALICO project, but the project managers can count on close collaboration with the competent colleagues.

Within the framework of the CALICO project, CLTB has set up an assembly of the inhabitants of the CLTB cluster to work out the modalities for the management of their cohousing. This assembly brings together all the future inhabitants and the project manager in charge of participatory governance. Unlike the first occupants selected by Pass-ages and Angela.D, the future inhabitants did not know each other before joining the project. So far, the inhabitants' assembly has met 5 times between the time the first households were selected and the lockdown period. Likewise, an introductory meeting with 3 new residents selected in May 2020 took place in the form of a video conference.

The meetings allowed the future residents to get to know each other and to get into the culture of the CALICO project (presentation of the project, the partners, the care and Governance committees, etc.). It also made it possible to analyse draft agreements between them and CLTB and to decide on a collective savings program between the inhabitants, the implementation of which was postponed by the lockdown.

4.1.3.3 Meeting agenda and participation of future residents

Table 55. Agenda of the meetings of the inhabitants' assemblies specific to each cluster

The 3 associations selected the future inhabitants at different times and according to different modalities, which is shown in the table below. Pass-ages, which brings together a group of inhabitants formed prior to the CALICO project, initiated its "intergenerational cohousing" working group at the start of the project. The participation rate in the working group on housing is high. On average, it brought together 4 out of 5 future inhabitants designated at each of its meetings (Nov-18 to Oct-19), i.e. a participation rate of 83%, and for the 2 meetings of the extended group included in our participation counts (Nov-19 and Dec-19) the rate of participation was even more numerous (only one inhabitant missing in the first meeting).

The Angela.D Association is a group of activists, including several women in a precarious situation. The selection of the future inhabitants among these activists therefore took place in the first months of the CALICO project. They then held their first two assemblies in February. Once a project manager was hired in July 2019, a more intensive pace of assemblies was organised. The participation rate of the future residents of Angela.D is lower. It is 60%. 2 of the 9 meetings were attended by 3 future residents out of 7, i.e. less than half.

The selection of CLTB cluster residents was carried out in two waves (Nov-19 and May-20). The participation rate in the 5 meetings of the inhabitants' assembly (first wave) is 71%.

The confinement period resulted in the cancellation of all the inhabitants' assemblies in each of the clusters excepted for Pass-ages cluster, for which, the frequency of meetings even increased.

4.2. Vision/perspective of future residents on co-creation and the governance model

The results of the interviews concerning the opinions and expectations of the future inhabitants regarding the co-construction issues in the current set-up of the cohousing project are presented in this section. They are organised in two parts: the results relating to co-construction between groups of inhabitants at the level of the CALICO project, then those relating to co-creation within the three specific clusters.

4.2.1 Opinions and expectations of future residents regarding co-creation between clusters

Above all, it emerged from the interviews that all the inhabitants are **enthusiastic about the dynamics of co-creatio**n developed between groups of inhabitants within the CALICO project as a whole and give them hope for the success of the project. The meetings organised seem important in order to create a social cohesion/social links among all future residents.

"Given what is being done in the meetings, I think CALICO will succeed. I think that all the people who are there really want to get involved so that CALICO can succeed. It gives you an idea of what it's going to be like afterwards" (R4, woman, 50 years).
"It is by dint of seeing each other, of meeting each other that we will create links, but I think it is important to have these regular meetings to get to know each other well and that these meetings mix the groups so that we are not too much in Pass-ages or too much in Angela.D or the CLTB". (R5, man, 61 years).

The mixture of informal moments of meeting (shared meals, visit, ...) and of formal organization of the inhabitants' assemblies is appreciated, as well as the quality of the animations of the inhabitants' assemblies and committees: *"It was very, very enriching, very ... because we were proposed all kinds of small exercises to meet each other, to get to know each other, it was very rich I think, it was very good"* (R8, woman, 72 years).

The organization of assemblies and governance and Care committees are considered **essential governance modalities to allow co-creation and involvement of the inhabitants**. Having a voice in the construction of the project, that is really being taken into account, is much appreciated as explained by a future inhabitant: *"the will to involve the inhabitants, to co-create a project with the future inhabitants and thus not to bring them something ready-made. And therefore, to provide a framework that allows them to think, uhm, about aspects that they would otherwise not have thought about without a framework. And so, I think it's really interesting that CALICO brings not only facilitators, but also tools and makes us think about ... uhm, leads us to create a project, to think about all of us, finally, to think about the project before we are there"* (R1, woman, 53 years).

For another inhabitant, this participatory governance is very useful to *"gradually bring about this mentality ... of collective and sharing ... of spaces, sharing of energies and ... and probably of financial sharing as well, since there will be expenses to be shared among the 34 dwellings"*. (R8, woman, 72 years).

However, some **points of attention or vigilance are expressed**, in particular on:

- The gaps in the ability to co-construct issues between inhabitants. One explains: *"I think it's a very nice dynamic, the animation is nice...but I realize that we are...that among the participants, we are not at all at the same level of understanding of things and therefore, patience is needed, but I find it very interesting"* (R1, woman, 53 years).
- The level of involvement between inhabitants: *"there are some who are always there and there are some who are rarely present. I suppose that this governance is being sought. This perspective of living all together in the same place is a permanent search"* (R8, woman, 72 years).
- The intensity of the frequency of meetings and exchanges: *"I wouldn't say it's too much, because it's all about doing the right thing. It's so that we can also get to know each other before we move. But I'm a little drowned in the emails"* (R1, woman, 53 years).

Similarly, when asked what their **main wishes are for the CALICO project**, the interviewees point to different challenges:

- Finding the right balance between involvement in the clusters and in the CALICO project as a whole;

- To succeed in generating conviviality among the residents and to be able to manage tensions sympathetically;
- Managing to implement the best possible use of the collective spaces;
- That project delivery deadlines are respected and that no resident gets lost along the way.

4.2.2 Opinions and expectations of future residents regarding co-creation within each cluster

Pass-ages

The organization of the Pass-ages cluster covers all aspects of the cohousing project, from the acquisition and financing of housing units to their rental management and the management of internal collective operating rules. In this context, **the issue of financing the apartments is put forward** by the future inhabitants. For a future inhabitant, the main challenge: *"is, first of all, to finance the project, to be able to finance the purchase of the apartments"* (R5, man, 61 years). Indeed, developed around a cooperative project owned and financed in part by the future inhabitants, the **challenge of harmonizing the interests of all in the legal and financial set-up is at the heart of current concerns**. The same respondent explains that in this context, it is important that all the future inhabitants get together: *"It is true that when it is a question of the distribution of apartments, as it is a real question of the system, or the system of shares, uh, what everyone puts in as money, ... there, we must all get together"* (R5, man, 61 years).

Another inhabitant continues, indicating that she hopes that exchanges between inhabitants *"continue to take place in the benevolence and respect of each one. So, we're getting to a critical stage, but I'll see how it goes"* (R1, woman, 53 years).

Residents report that the process of **co-creating the cooperative is cumbersome and that they are subjected to a lot of information**. In this context, all of them underline the positive role played by the Pass-ages project managers in helping with decision-making and facilitating exchanges: *"We sometimes have too much different information and so it can sometimes take time to read everything. ...uh, for example when we compare the differences between the ownership, rental, uh... the system of shares, uh, it was a lot of documents. Uh, I think that since we have the two project managers, things are perhaps better because they concentrate, they synthesize and send us things that are perhaps clearer than when we communicate only with each other"* (R5, man, 61 years).

Faced with the intensity of the exchanges and the **thorough co-creation approach**, another inhabitant says: *"I have the dream that we simplify a little more...the way of working because it is very complicated at the moment, probably also due to the lack of real meetings* (linked to the lockdown), *but for the moment it's quite heavy, quite heavy as an agenda, a lot of zoom meetings, a lot of communication between us by phone. ... and that's it, I hope it will gradually lighten from September ... but we want to go to the end of the model for the moment, it's in progress and it's going to end"* (R8, woman, 72 years).

ANGELA.D

The opinion of the future residents of Angela.D regarding the co-construction of their cluster is first of all the feeling that it allows them to **channel their energy into a concrete project that gives shape to their**

militancy. *"I find myself, for me it's a continuity, but in the concrete of all that I received as a theory for a woman's life (Belgian feminist movement, which defends a solidary and egalitarian society)"* (R7, woman, 70 years).

Referring to the Babayagas' project (a cohousing of 21 low-income women in Montreuil in the Parisian suburbs), a future resident is however worried about the capacity of a group of 10 women to develop the ambitions of their project and values the inclusion of their cluster in the CALICO project: *"Sometimes I have the impression that there may not be enough of us, if we want to launch something, but it's because we went to Paris the 'babayagas', well, they are much more numerous, but they are alone, while we are with Pass-ages and with the CLTB, so it can strengthen, if we want to create things "* (R2, woman, 68 years).

The co-creation of their housing project does not, contrary to the cluster of Pass-ages, concern the acquisition and financing of apartments, nor the modalities of rental management, but **rather the issues of internal operating rules for the collective management of their housing**. In this context, the future inhabitants interviewed strongly appreciate the meetings of the inhabitants organised by the project manager of Angela.D at the level of their cluster because they allow them to put their needs into perspective and to try to answer them concretely. *"The assemblies are only Angela.D's, and that's practical, where everything you have on your heart is said. It's a good initiative, and we know each other better and we go into detail, because the Governance committee is with the other houses (*clusters), *well, it's also concrete, but when we are among future residents of Angela.D, we take back point for point, what we want, ... or what we disagree with, uh, what we would like, ..."* (R7, woman, 70 years).

Community Land Trust Brussels (CLTB)

The opinion of the future residents of the CLTB cluster interviewed largely echoes the enthusiasm shown by all the future residents for the assemblies and committees between groups of residents and the quality of the facilitation. As **they did not know each other before the project began**, they particularly stress the interest of the assemblies within the cluster, to strengthen the links between them.

Following the example of the Angela.D cluster, the co-creation only concern the internal functioning rules of the collective management of their habitat. In this context, they also indicate that they value that the assemblies of the cluster's inhabitants allow them **to co-construct decisions in a concrete way**. *"Ah yes, it goes well, because they (the CLTB project managers) make the decision in relation to what the team (of future inhabitants) has proposed or it is not that they decide what they want without asking the inhabitants, it is the inhabitants who say how they want to live in their space. (...) because since we are the ones who are going to live there, it is also up to us to make sure that we can settle in well"* (R3, woman, 50 years).

However, the same resident who had participated in a previous project of the CLTB, and for which the architectural design of the project was also the subject of a co-creation process with the future inhabitants, regrets that the co-creation here only concerns the rules of internal management of the habitat. Indeed, the CALICO project is a turnkey purchase project, and therefore predefined. She explains: *It's different with CALICO, because It wasn't us who chose, whereas uhm...uh "Lumières du Nord", it was we who chose what we want. But in CALICO, it's different, because they are the ones who choose* (the CLTB), *the project had started, it's not the same thing. Even if they told us that we're building together, it's not true. They*

were the ones who choose, and we accepted because we signed contracts to, to enter the project" (R3, woman, 50 years).

Finally, some future challenges regarding the co-creation of the CLTB cluster cohousing have been identified around the fact that the cluster brings together future tenants and future owners. A future tenant of the cluster explains *"there are people who will be owners and four who will be tenants and that uh... there are things at the level of financing the participation in certain things, it will be necessary to clarify, for example, for the corridors, we'are going to paint the corridors, so that's, finally, for my part it's the owners who will do that, or, the social real estate* agency (in charge of the management of the renting units), *and I mean, as a tenant, you don't have to take care of the corridor for example. So, there will be things to be settled anyway"* (R6, woman, 56 years).

5. Community model of care

This section describes the first steps towards creating a community model of care within CALICO. Therefore, the focus will be on the definition of 'care' by the future residents, how they understand this with attention to their opinion on 'community care' and the development of the care facilities. The first part of this section presents a brief description of the actions leading to this model by the Care committee (background and aim, main milestones and results), as well as the results of the individual interviews on future residents perspectives on care. The second part presents the specific action taken in order to set up the 'birth and end-of-life' facilities and, based on the interviews, the vision of future residents on these facilities.

5.1. Steps towards the development of a Community Care model within CALICO

5.1.1 Background and aim

In the **original proposal of the project a strong focus was put on the development of 'community care' within CALICO**. Which from the literature can be described as "*the longer-term care and support for people who are mentally ill, elderly or disabled and which is provided within the community, rather than in hospitals, and which enables individuals to live in both independence and dignity and to avoid social isolation*" (Edmonstone, 2018, p. 18). This refers to the paradigm shift in which care for people who are in need of help, becomes less institutionalised and increasingly becomes the responsibility of the broader society and thus the neighbourhood in which these people live, involving family, neighbours and volunteers in the care chain. Therefore, providing 'good' care and support in and by the community requires new ways in the organization of care, in the course of which significant life-events such as birth and end-of-life are also included. The aim and innovative approach of the project was thus to develop a community-led model of care that reinforces the autonomy of those in need of care and support, integrated in an intergenerational, intercultural context. This community model of care in CALICO finds its basis within the residents of the collective housing clusters but will also pay attention to including the wider neighbourhood. In doing this, **the model will focus on promoting a healthy lifestyle and facilitating new strategies to organise informal care through mutual aid**. Responsible partner for the development of this model is EVA bxl. In order to understand and monitor the steps leading to this, also the senior researcher is closely involved.

The co-creation of a community care model within CALICO aims to develop 4 project outputs:

- Development of a system of mutual help and care within CALICO;
- Description of 2 innovative care professions;
- Realizations of 'birth and end-of-life' accommodation;
- Realization of a new vision on the organization of 'care' around birth and end-of-life.

5.1.2 Actions towards Community Care model: Care committee

In order to succeed in developing these 4 project outputs, several steps have been made since the beginning of the project. One important step was the **development of a 'Care committee'** which was discussed among project partners in September 2019. The focus of the committee is to: 1) develop a

mutual vision on care within CALICO, 2) map and involve different care actors from the CALICO neighbourhood, 3) reflect and organise activities on healthy lifestyle (food and movement).

The composition of the committee consists of 2 to 3 residents of each housing cluster and is led by 2 employees of EVA bxl. In addition, given the 'action research' approach, a researcher is also a member of the committee to document the taken steps and to pay attention that a wide range of "voices," opinions and experiences, including neighbours, professionals, carers, coordinators etc. are taken into account during the development of services so the end product meets different needs. The researcher therefore mobilizes and shares expertise (e.g. theoretical background, good practices, presentation of results, etc) providing links between the research and the practice. These contributions may help to adjust activities needed to reach the objectives. The role of the researcher in the Care committee is thus to monitor the steps leading to the community model of care (process) and what emerges from these activities (outcome). The conversations and activities are considered data. At the end of the project, they research aims to map what was done and why certain decisions were made (co-creation). Discussions within the committee will be treated anonymously in each case and all participants will have access to the report and will be able to comment on it.

The committee **started in January 2020** after the first future residents were allocated. The original set-up was to organise this committee for approximately 1 year, consisting of +/- 10 meetings. Within the Care committee the residents will decide how 'community care' in a broad sense will be shaped within CALICO (see 3 focal points above). In order to do this, following activities will be organised within the meetings:

- Group discussions about what 'care' means to them and to their cluster;
- Mapping participants' personal experiences together;
- Have interviews/conversations with residents from their cluster on the topic of care and discuss the results of the interviews together in the Care committee;
- Mapping out the neighbourhood actors around CALICO: to get an idea of what's in the district has services, care and welfare (e.g. sports hall, pharmacist, etc.), with a focus on CARE in the broad sense of the word;
- Reflecting on how the 'care' within CALICO project can communicated to the specific clusters and to the broader community;
- Visit inspiring practices/organizations that can deliver valuable input r and can inspire to shape the community care model;
- Reflect and develop activities on healthy lifestyle (food and movement).

However, it is important that participants of the committee also communicate about what is being done to the broad group of residents of their clusters. So, their function is also t**o protect the interests of their specific residential cluster and to give their co-residents a voice** within the development of the care model. To ensure this, assignments will be given to solve and reflect upon in their specific residential cluster.

At present the Care committee came together 3 times and 3 meetings were postponed because of COVID-19. During **the period of quarantine**, the coordinator of EVA bxl contacted everyone to hear how they were doing and to see what possibilities were for them to possibly participate in a digital consultation. From the conversations it became clear that many had 'their hands full' with a lot of practical matters (e.g. running the household, taking care of others, needing extra care themselves, children full-time at home). In

addition, it also became clear that a group consultation via digital means was difficult, given that a number of them did not have sufficient possibilities (e.g. no micro or camera, limited internet connection, no computer). What was positive is that everyone could work with What's App, so it was decided to use this medium to stay in touch with everyone. The idea was launched of setting up 'concise' activities/reflections, but on a rather individual level, as the group leaders wanted to connect and not that residents would see these activities as a 'burden'. These reflections/activities were also set up to compensate the delay because of COVID-19 and to keep the group active.

An overview of the past actions taken by the Care committee can be found in table 56, and the following part (5.1.3) will focus on the outcome of these activities.

Table 56. Characteristics of the Care committee meetings (date, number of participants, aims)

Date	Number of participants	Aim of the meeting
29 January 2020	9	1. Creating the group: gaining insights in why participants wanted to join the Care committee 2. Create the framework / meetings of the Care committee: discuss in groups the aims, actions and how it will function
20 February 2020	7	Reflect together on the inspiring visits for the future
April 2020 (Steering committee)	online	To learn from the exceptional period and how members looked at and practiced 'care'. Each member was asked to take 2 pictures: 1 picture around 'What gives me pleasure in this period?' and 1 picture around 'What am I struggling with in this period?'
May 2020 (Steering committee)	online	To move forward with the first 'inspiring visit' a first project was visited 'digital' (with text, movie, pictures) and members could formulate questions for the coordinators of the inspiring visit.
4 July 2020	8	First 'open-air' meeting since February. Aim was to: ● Reflect on digital activities ● Visit the CALICO project and reflect on how they see themselves living in the project ● Reflect on care: what symbolizes care

5.1.3 Results of the Care committee

In addition to general information from CALICO, the aim of this first meeting was to shape the committee together, to 'co-create the framework for our meetings'. Therefore, the members were asked about **the motivations why they decided to join the committee**. For some, they joined because they had experience in taking care for others, for example because of their profession, voluntary work or because they took care for someone. *"I worked as a visitor to the sick in a rest home, with older people, so there, it touched my heart, I have a call to care"* (participant to the care committee). Others were more drawn to participate because of other **intrinsic reasons** such as finding it important to meet and link with people who have similar values 'r*eliance*', because they wanted to represent the voice of woman, to learn how to take care and to help reducing social isolation of people *"we often live next to each other, this is often not taken into account in society"*. Members see the Care committee as **an experimental 'laboratory for care'** in which they make connection with each other and with the outside, where they share and learn from personal stories and good practices and where they do the preparatory work for the general project.

Even though a number of objectives were set for the committee in advance because of the aims written in the project proposal, it was also important to take into account the participants **expectations and goals.** Some were in correspondence with motivations, for example some members expect to learn new skills, experiences and gain insights concerning how to take care for others and how care is organised in Brussels. *"I want to feel that I have learned something, that in my actions and my future life, others can feel that it is really care that I am giving"*. Another goal of the committee according to the members is to set up a proper **internal and external communication strategy concerning care**. So that on the one side all CALICO-residents can make requests or offers concerning support of/to others, share activities, learn to know each other. On the other hand, so that CALICO is also linked with the outside world (e.g. have an overview and contact details of services in the neighbourhood).

Photo 8. Installation of the CALICO trap on site by the Care committee on the 4th of July (Source: VUB)

It was also important to create a safe environment within the Care committee, which is why members were asked what a **'safe space'** means to them and what is **needed to feel good in the group**. A first important precondition was that all personal stories shared in the group were kept confidential and that 'care' was also highly valued by all members in the group. Referring to listening to each other, show empathy and accept if someone has another opinion. Also given that some members didn't have French as native language, it is important that all members could indicate if something is not clear and respect is given for possible misunderstandings. Furthermore some practical conditions were mentioned: writing a report of every committee and try to visualize the conclusions (not only plain text), keep meetings frequently but

avoid overburden (this should also be evaluated after a while), everyone tries to be on time and meetings should end on time, given meetings are in the evening some food is present, etc.

As one of the aims of the committee is to visit and study inspiring visits, the members were asked which projects they know, or they would like to visit. The suggestions made mainly focused on:

- **Other collective housing projects:** how they were organised? How they focus on care? How the people who live there organise themselves? What lessons can be learned from these examples? These examples can be in Belgium, but also international examples are welcomed.
- **Other innovative projects concerning birth and end-of-life or palliative care:** how are these developed? Who is involved: professionals, volunteers, informal caretakers, etc.?
- **Learning about 'volunteer structures'**: Ho to recruit/keep volunteers? What commitment and profile? How to motivate them and make sure they also learn something? How to valorize them?

Based on the input from the group, the coordinators made propositions for the future visits (and these are planned), reflections have started on the development for an app (answering to the demand for a communication tool intern and extern), reports of every meeting include visuals, etc. Also, on 22nd of September 2020 the Strategic committee will be organised which will be devoted to the topic of 'care'.

5.1.4 Needs, wishes and vision concerning 'community care' according the future residents

As already described above (part 1.3.2) future residents give various interpretations about what it means to provide 'care' for someone, and similar reflections are made during the interviews when talking about the development of 'community care' within CALICO. **'Care' goes beyond a solely medical interpretation**, 'taking care' is also present in the 'little' things people do for each other (e.g. doing groceries, having a telephone call with someone who is feeling alone, etc.). It is according respondents important to listen to someone's needs and **health needs should be looked at in a very broad sense**, taking into account physical, mental and social aspects. Also participants refer to the Care committee within CALICO who will develop this vision on care; *"I'm not in the care group, so I haven't really developed that, but I think this group is trying to... uh, to see the care, how it can be done in calico, so the care, not the medical care, but taking care of others, how to organise, for example a person would need a hand, that another can go help her replace a lamp in his ceiling light, because she doesn't know how to climb on, she's not going to climb up the table or a ladder herself to change the lamp, and uh who can do errands, to see together who can do errands for another person who is sick or who is immobile at a certain time. Uh, there are children, and a lot of other things, the care is at that level, so at the level of taking care of others without it being medical"* (R5, man, 61 years).

When asking how they consider the 'community' aspect in this organization of care within CALICO, opinions are very positive but respondents also indicate to have **difficulties in translating this idea of 'mutual care' into practice** and it will become clear once they will live in the project and see how this will go. *"I find it difficult to envisage it, I think I have to live it, uh, I think that we can't conceive everything in advance, that we can discuss things, we can develop ideas, we can talk about values or desires, but then we still have to live it in reality."* (R1, woman, 53 years). Several of the respondents also indicate that the first step will be to **make a connection between the residents of CALICO and the neighbourhood**. This is possible if the project opens itself to the broader community and if people carry out a positive attitude towards neighbourliness. Activities organised by residents for and in the neighbourhood can help in creating a

social connection but achieving this **neighbourliness can also be stimulated by simple gestures** such as greeting each other in the street. *"Already, the basis is to start from mutual trust. From, um, bringing friendliness between neighbours, getting people to greet each other, to say hello, how are you? It's the basis, in fact, that people take their noses off their shoes, off the sidewalk and look at each other, cross their eyes and umhm it's because we bring people to meet each other, we bring people together, we learn that we have common desires, we could share nice moments, convivial moments, maybe, it can start with an aperitif and then little by little, we can want something else afterwards."*(R1,woman, 53 years).

They also indicate that it is important to be careful in 'claiming' this model as being an all-round solution for creating 'caring communities'. "*Well, there are certainly things in the neighbourhood that CALICO might add something more to, but I don't think CALICO is going to be THE thing that's going to make things that didn't exist suddenly, ah, it's going to exist all of a sudden."* (R5, man, 61 years). A second step will also be to **look at what already exist in the neighbourhood concerning care**, such as important key figures, organizations, etc. and to reflect on how to 'co-create connection' between all different actors in the neighbourhood. *"Well, there's also the network of what already exists in the neighbourhood, so, actually on of the first things to do is look at the current basis, to see what already exists: medical facilities (in French 'maison médicale'), community centres, there's a store, etc. well things, and there are resources that we can create, it's also creating a network, but not, not to be pretentious and say 'here we are with CALICO and we're going to do this and that for the neighbours', it's also important to see what already exists."* (R6, woman, 56 years).

On what the CALICO project can offer to creating 'caring communities' a third step will be to **listen to the current needs of the people and organizations** in the neighbourhood and to see if there are some common concerns and grounds and subsequently **how CALICO can facilitate answers to these**. On the one side, CALICO will offer opportunities for neighbours to meet because of the presence of a shared garden, a common meeting area and the facilities for 'birth and end-of life'. *"There's the garden, there's the care they're going to do for uh, well, for pregnant women, for childbirth, for the end of life, it's not just going to be for CALICO people, it's going to be for everybody."* (R4, woman, 50 years). On the other side future residents also indicate that **CALICO can organise specific activities or launch initiatives**, it can be a 'leveler' for the neighbourhood. And these activities or initiatives should again be seen broad and can even be creative.

> *"Access to different types of care, it can be more creative, more fun, it can be, it's also about giving priority to people, to the way we are and how we are with each other, and more than what we do for each other, but rather the quality of what we do, and to be, I mean, to be concerned about your neighbour or the person who lives downstairs, it's also that, it's taking care, it's also being concerned."* (R6, woman, 56 years)

The Care committee will play an important role in developing this vision and steps towards 'community care'. "*Well, the care group we're going to turn it into a kind of laboratory for experimentation, for how we take care of each other, how we listen to each other?"* (R6, woman, 56 years). But also, in translating this vision and passing it on to each of the clusters and to the broader community.

5.2. Steps towards the development of 'birth and end-of-life' facilities

5.2.1 Organization of a working group on "birth & end-of-life".

Inspired by the international expert Lydia Müller, a "founding mother" of the idea that birth and death are intimately linked, the members of Pas-ages aspire to realize in practice **a space that would bring these two passages of life together in the familiar environment of an intergenerational cohousing**. Therefore, within CALICO they will develop two facilities, one dedicated to 'birth' and other to 'end-of-life' (in French, a 'maison de naissance' and a 'maison de mourance'). For these facilities 2 apartments will be transformed on the ground floor of the Pas-ages cluster. Adjoining this, a consultation space will be provided in the apartment on the top floor of the cluster.

To ensure the development of the facilities (e.g. content and practical neighbourhood), the association has set up a working group on the "birth & end-of-life" facilities. It is composed of three future inhabitants that are members of the Pass-ages Board of Administrators, as well as a core of 4 health professionals (doctor, birth center manager, midwife, palliative care nurse) and other invitees. This working group meets in principle on a monthly basis and since the beginning of the project they have come together 12 times. However, the frequency has also been interrupted due to the lockdown related to COVID-19. Each meeting is prepared by the 3 members of the Pass-ages Board of Administrators.

In addition, two sub-working groups have also been set up. The first is devoted to the development of the birth facility and was organized 4 times. The second is devoted to the development of the end-of-life facility. The latter has almost met on a weekly basis since March 2020, including virtually during the COVID-19 lockdown. In the second research report, a more in-depth study of the dynamics of these different working groups will be presented.

5.2.2 Achievements of the working group

The meetings of the working group on the 'birth and end-of-life' facilities resulted in the following achievements:

- Presentation of the project to the members of the working group (including the Pass-ages charter);
- Definition of the working group's operating framework;
- Definition of a strategic implementation agenda for the duration of the CALICO project;
- Definition of the different stakeholder profiles (hosts, professionals and volunteers);
- Planning of visits to inspiring projects (notably the "Calm"[8] birthing center and the "Jeanne Garnier"[9] medical center, both in Paris);
- Planning of institutional meetings, in particular with 'Brusano' [10](service for the coordination and support of primary-care professionals in Brussels) and the Brussels Health Minister);
- Planning of participation in events and writing journal articles;
- Preparation of a colloquium organised by the Pass-ages association, scheduled for February 2021.

[8] https://www.mdncalm.org
[9] https://www.jeanne-garnier.org
[10] https://brusano.brussels

In the second research report, a more in-depth study of the dynamics of these different working groups will be presented.

Photo 9. 'Birth and end-of-life' working group second meeting (03/11/2019)
(Source: VUB)

5.2.3 Visions on 'birth' and 'end-of-life' facility in CALICO according the future residents

The **future inhabitants of this cluster will not only commit themselves in one way or another to devoting time to the dynamics of their cohousing, but also potentially to the management of Birth and end-of-life facilities.** To illustrate the need for the involvement of future residents in the management of facilities, one respondent explained *"you need a core of stable people who have decided to spend some time on it and it's good when people in the intergenerational housing cluster take care of the Birth and end-of-life facilities. (...) Next to that, we hope to have a network of volunteers, but it's not the same way of working as the people who are there and who have a more global vision of the group, but it will take both of them, obviously"* (R5, man, 61 years).

So, **these facilities will rely on health care professionals (e.g. nurses, doctor) on the one side, but also on volunteers** on the other side. One respondent explains what she sees as the nature of such support, here in the context of the end of life, and how she plans to do it: *"I think that it is the professionals who have the primary role to play with the person concerned and with the families as well. And then the volunteers come in to provide support, if requested. I always refer to the "Tara" house that we visited in Geneva where the volunteers were first trained. I have also followed several training courses to accompany people at the end of life and I can see myself in this role"* (R8, woman, 72 years). Volunteers will be essential for support and organising activities with visitors of the facilities and will at first mainly be recruited from the Pass-ages cluster. However, during the interviews, also **concerns were expressed about the work and time investment that this would entail.** It is hoped that other volunteers will sign up as well (possibly from the other clusters or from the neighbourhood). Not wasting all their energy carrying the birth and end-of-life facilities will be a challenge*: "In the beginning, it will only be the ten family units that will support, and that's quite a job. Of course, we're hoping that there will be volunteers coming from the other side"* (R1, woman, 53 years).

Although the future residents of Pass-ages are well aware of their future engagement and are positive about this, residents of the other clusters are less involved. During the interviews, it was also clear for this last group not to be involved as they referred to '*It's the care group that's gonna take care of that*' or *'it's an idea of Pass-ages'*. However, they were **positive about the general idea of including these moments in life, when in need of care, in CALICO and thus in the community**. *"And I also thought it was a good idea, um, for example, here in Belgium, it's the first time I heard the birth and end-of-life house, it's the first time I heard that, but I thought it was a great idea. I don't know other similar project. But for me, I don't mind being next door, right. (…) yes. I thought it was a good idea and that there are alternatives for families who don't want to go to the hospital or other methods, new methods!"* (R3, woman, 68 years).

Although the positive reactions, one of the interviewees did mention to find **the name of 'end-of life facility' a bit macabre and confronting for people who will make use of this facility** (in French it is written as 'maison

de mourance' which can literally be translated as 'death house'). *"What bothered me at Pass-ages was this story about dying, everyone is destined to die one day but uh, having that on the forefront, here you came here to die, that I find a bit macabre (laughs). (…) everyone is called to die, but you mustn't...like we've condemned ourselves, I came here to die. (…) Maybe it's the terminology that's not correct, the services they want to provide are, are good, are necessary, but how it's titled, and presented, well"* (R7, woman, 70 years).

6. Description and insights from the CALICO neighbourhood: focus on a neighbourhood in development

The area in which the CALICO project will be situated is in full development, with many new residential buildings that have been created in the last 10 years with social housing and middle-income public housing and private housing. Therefore, this section will focus first on a brief context description of the surrounding neighbourhood and second will provide insights from current neighbourhood residents. 39 interviews have been performed, with 20 people from new developments and 19 from the 'old' neighbourhood on their experiences in living in these new and old parts of the neighbourhood. These testimonials can provide insights and 'lessons learned' for the future development of CALICO.

6.1. Context description of the area

In the following text, the area surrounding CALICO will first be described to frame the results of the interviews afterwards. First, the area and its neighbourhoods will shortly be portrayed, as well as the transformation of the area over the last 15 years. Then, some key socio-demographic and socio-economic statistics of the area surrounding CALICO are given. For this, the data was used of the Neighbourhood Monitoring (in French: Monitoring des Quartiers) of the Brussels Institute for Statistics and Analysis (IBSA, 2020). The statistical sector (the smallest geographic area at which data is measured) are slightly different than the neighbourhoods defined in the frame of this research. The following map (map 1) shows on the one hand the neighbourhoods and residential complexes in the area, and on the other hand, the statistical sectors defined by the IBSA.

Map 1. Neighbourhoods and statistical sectors (Source: Bruciel.brussels; own adaptation)

6.1.1 Territorial structure

CALICO's **immediate surroundings** (green outline in map 1) consist of the the intersection of the Delta Streets and the Tropics Avenue. These two streets form a semicircle. Before 2017, this intersection was mainly composed of small individual houses in an environment with an almost rural character. Since 2017-2018, a 62-unit social housing complex has been built by the Housing Fund (Fonds du Logement). Adjoining this project, the Delta street will also accommodate the real estate developer Belgian Land Development (125 units) in which the CALICO project is located and another residential complex "the Forest" of 103 private housing units, for which a new street will be created. The territorial structure of these two streets is therefore undergoing major changes. Moreover, being situated on a slope and being wedged between the railway tracks and the Avenue Van Volxem, they are slightly disconnected from the "Châtaigne" sector that respondents consider to be their neighbourhood and that they report frequenting.

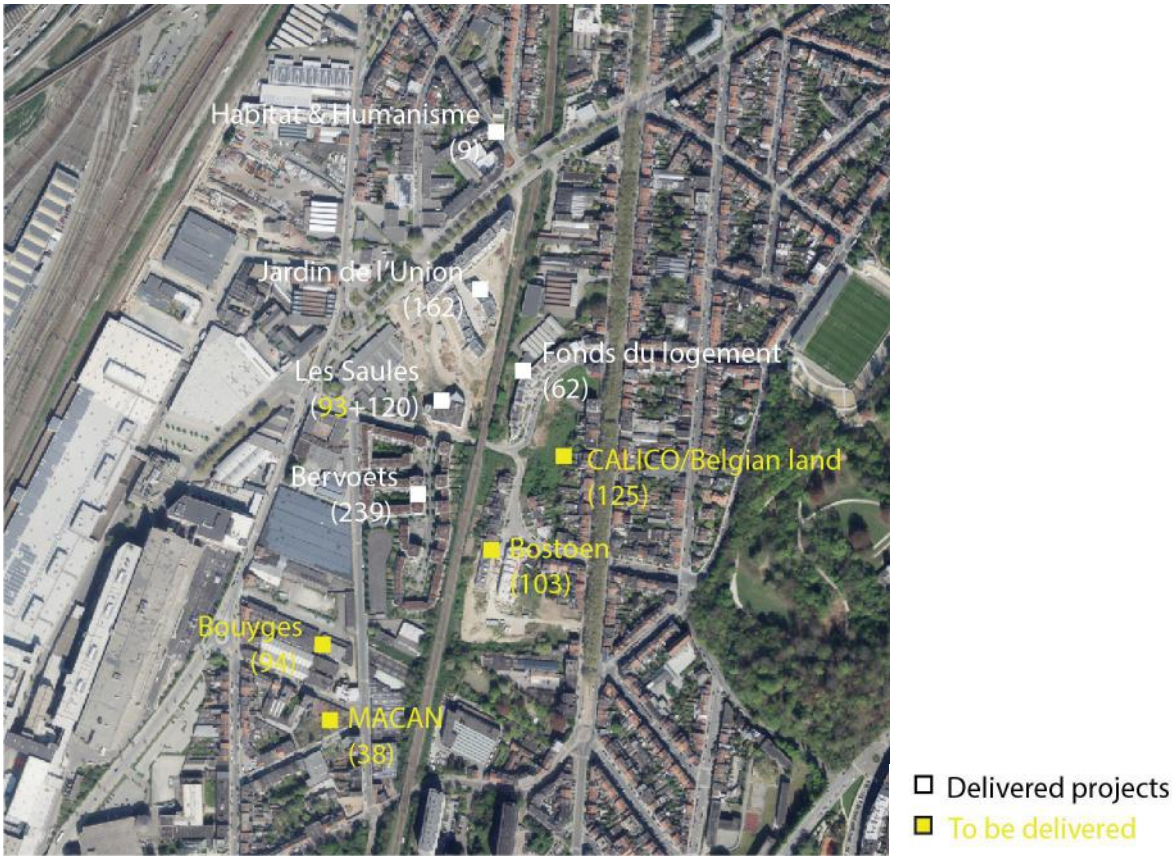
For this research, the neighbourhood surrounding the CALICO project is categorised into three main areas:

- The first, **Châtaigne** (one of the orange outlines in map 1), is a historic neighbourhood (late 19th/early 20th century) consisting mostly of individual homes and subject to some new developments in the streets surrounding CALICO. It is located between Van Volxem Avenue and the Duden and Forest parks. This is the largest neighbourhood around the CALICO project and is less enclosed by strong physical limits. This neighbourhood is mostly comprised in the **Châtaigne** and **Beranger** sectors.
- The second neighbourhood is the historic neighbourhood **Primeurs** (one of the orange outlines in map 1), a rather popular historic area that is part of "low-Forest". This neighbourhood is delimited by three axes, which isolate it strongly from the surrounding districts: namely the semi-industrial zone and the railways (Pont de Luttre, Charroi), the British Second Army Boulevard and the Van Volxem Avenue. There are only three "car-traffic intensive" exits from the neighbourhood. The IBSA defines this area as **Pont de Luttre**.
- The last neighbourhood is an area consisting of new residential complexes on a formerly mostly industrial site, namely the new residential allotments of **Bervoets** and **Jardin de l'Union** (two of the blue dots in map 1). This allotment is bounded by three axes which also isolate it strongly from the surrounding areas: the railway tracks, the semi-industrial Bervoets street, and the very short Patinage street. The allotment is disconnected from the Forest municipality's centre by semi-industrial streets. It is a residential subdivision of 239 housing units developed by the BRDA (currently "CityDev"), a para-regional structure that promotes access to home ownership for middle-class households. All households moved in at the same time in 2011. **Jardins de l'Union** are a private gated community of 162 units (in ownership and to rent) occupied since 2017-2018.

It is overlooking the British Second Army Boulevard, a "car-traffic intensive" area and is very disconnected for surrounding neighbourhoods. These residential allotments are comprised in the statistical sector of **Bollinckx**, a formerly industrial area that has undergone rapid change in the last 15 years. Although the sector is very large, 98,2% of its inhabitants live in the new developments, essentially forming a new neighbourhood, and marginally in some dwellings, old or new located rue Bervoets.This rapid transformation of the Bollinckx sector is embedded in the **rapid transformation of the area**.

Map 2 shows the projects delivered since 2004 and additionally planned projects in the study area, as well as the housing units they deliver.

Map 2: New and planned housing projects (Source: Bruciel.brussels; own adaptation)



Next to the already discussed Jardins de l'Union and the Bervoets complex, this area also comprises the project **Les Saules**, by the developer Macan**.** This consists on the one hand of 93 planned housing units with 500m² for commerce, and on the other hand a residential care facility with 120 beds, which are already delivered and start to be inhabited. South of this area are two planned projects, **Bouyges** and an unnamed project by the developer **Macan,** respectively consisting of 94 units and 38 units. North of the Bollinckx area, in the Primeur neighbourhood, **Habitat & Humanisme** offers 9 new housing units for low & moderate incomes, managed by the Social Real Estate Agency "Logements pour Tous", partner of the CALICO project.

Considering the immediate surroundings of CALICO, there is the **Belgian Land Project** in which CALICO will be located. Next to the 39 housing units of CALICO, 86 other units are in construction, totaling at 135 new housing units. In the Tropiques Avenue, the **Bostoen** project will provide another 103 housing units in the future. On the other side of CALICO, the **Fonds du Logement** offers 62 housing units, with 40 to rent and 22 acquisitive units. The renting units are social housings and the acquisitive units are sold at moderate price.

6.1.2 Key statistics of the area

In this part, some key socio-demographic and socio-economic statistics will be discussed to sketch the different neighbourhoods. As discussed, this will happen according the pre-defined statistical units of the Neighbourhood Monitoring (in French: Monitoring des Quartiers) of the Brussels Institute for Statistics and Analysis (IBSA, 2020)., which best correspond to the neighbourhoods in this report. Of each indicator, the 3 statistical units will be presented, as well as the average of Forest and the Brussels Capital Region. Due to Bollinckx being largely uninhabited except for the new developments, surface-related data are omitted.

Concerning **the proportion of new inhabitants**, the three neighbourhoods around the CALICO project have a more volatile population in the past 5 years than Forest in general. Especially in the Bollinckx sector in the 2005-2010 period, a drastic shift in new inhabitants can be noted, which can be linked to the development of the Bervoets housing project. In the period 2014-2019, these transformations seem to stabilize in all three sectors.

Figure 6. Evolution of proportion of new inhabitants (1997-2019) (Source: IBSA)

Forest as a whole with a median income of €19,226 is rather close to the regional **median income** of €19,072. Nonetheless, there are large differences in income between the neighbourhoods. While Châtaigne mostly joins the regional median with €19,519 Pont de Luttre is marked below this median with a median of €16,134. Bollinckx on the other hand is exceptionally higher than the regional median, having a median income of €28,552.

Table 57. Median income (2016) (Source: IBSA)

	Median income (2016)
Regional mean	19 072
Forest	19 226
Châtaigne	19 519
Pont de Luttre	16 134
Bollinckx	28 552

Figure 7 shows the evolution of median income over 15 years, clearly showing that the Bollinckx sector takes off around 2010-11, around the same period Bervoets was finished and the population drastically shifted. The other neighbourhoods mostly follow the regional evolution.

Figure 7. Evolution of median income (Source: IBSA)

This economic inequality is also reflected in the **unemployment percentage**. While the unemployment rate of Forest of 21.64% is close to the regional average of 21,31%, again this hides large internal differences. Pont de Luttre has a higher unemployment rate than the regional average with 26,58%, while Bollinckx has an exceptionally low unemployment rate of 4,39%.

Table 58. Unemployment (% of active population) (Source: IBSA)

	Unemployment rate (2015) (%)
Regional average	21.3
Forest	21.0
Châtaigne	19.6
Pont de Luttre	26.6
Bollinckx	4.4

Regarding **socio-demographic composition** of the neighbourhood, the following tables will focus on age, nationality and household composition. Regarding **age** and its evolution, Pont de Luttre has evolved from a slightly younger than average sector, with respectively 7% and 3% more 0-17 and 18-29-year old inhabitants, towards the regional average. Again, the Bollinckx sector has drastically transformed in the last 10 years. In 2001, there was an overrepresentation of inhabitants both in the 0-17 group as the 45-64 group, both by 7% compared to the regional average. In 2019, we see a large increase and overrepresentation in the 30-44 group, by 10% and even an increase in the 0-17 group, with 9%. This could indicate a moving in of relatively young families with children. Lastly, the age composition of Châtaigne has remained stable over the years, remaining quite close to the regional average.

Figure 8. Evolution of age composition, regional (Source: IBSA)

Figure 9. Evolution of age Bollinckx (Source: IBSA)

Figure 10. Evolution of age composition, Pont de Luttre (Source: IBSA)

Figure 11. Evolution of age Châtaigne (Source: IBSA)

Regarding presence of different **nationalities,** the Pont de Luttre tract is mostly marked by EU28 nationalities (10%), as well as a relatively large representation of those with northern African nationalities (traditionally guest labourers in Brussels) (7.43%). Bollinckx on the other hand is mostly characterised by a relatively large population of inhabitants with the Belgian nationality (75.17%). Lastly, Châtaigne has a slightly elevated representation of EU15 nationalities (17.17%) but remains relatively close to the regional distribution (15.85%).

Figure 12. Nationalities, regional average (Source: IBSA)

Figure 13. Nationalities, Pont de Luttre (Source: IBSA)

Figure 14. Nationalities, Bollinckx (Source: IBSA)

Figure 15. Nationalities, Châtaigne (Source: IBSA)

Following part handles the **evolution of the household composition** in the different sectors, compared to the average in BCR. Over the years, the Pont de Luttre has had an overrepresentation of household comprised of a couple with children and an underrepresentation of singles in both age categories. Within the category of single households, there has been a shift over the year from 65+ singles to 65- singles.

Figure 16. Evolution of household composition, regional (Source: IBSA)

Figure 17. Evolution of household composition, Bollinckx (Source: IBSA)

Figure 18. Evolution of household composition, Pont de Luttre (Source: IBSA)

Figure 19. Evolution of household composition, Châtaigne (Source: IBSA)

In the Bollinckx area, there have been two large transformations. The first between 2001 and 2009, where the proportion of single parent families largely increased and the proportion of couples with children largely decreased. In the following period 2009-2019, there is a large resurgence among couples with children, whom are largely overrepresented compared to the regional average. This increase mostly has been compensated by a drop in couples without children.

Regarding **population density,** Pont de Luttre with 21,556 inhabitants per m2 is significantly denser than Châtaigne, which is nonetheless quite dense with 17.340 inhabitants per m2, and both areas have a higher population density than the regional average of 7,440 residents/m2. This is due to historic evolution of the Brussels Capital Region, where the city centre and neighbourhoods in the "first crown" (where Châtaigne and Pont de Luttre are located) are typically the densest, as well as the historic village centres around Brussels historical city center. Pont de Luttre, which is part of "low-Forest", has a traditional, very dense housing tissue, as well as one social housing tower. The Bollinckx area is exempted from these statistics as it is mostly an industrial zone, which would deform the population density.

Table 59. Population density (inhabitants/m²) (Source: IBSA)

	Population density Inhabitants/m2 (2019)
Regional average	7 440
Forest	8 929
Châtaigne	17 340
Pont de Luttre	21 556

Forest has little **social housing**, only a share of 5.09 per 100 households, compared to the regional average of 7.22. What is striking in the neighbourhoods surrounding the CALICO project, is that only in the Pont de Luttre sector, there is social housing, at 10.20 shares per 100 households.

Table 60. Social housings (number of social housing units per 100 households) (Source: IBSA)

	Share of social housing per 100 households (2019)
Regional average	7.22
Forest	5.09
Châtaigne	0
Pont de Luttre	10.20
Bollinckx	0

Lastly, regarding the **renovation subsidies** in the area, inhabitants in Forest in general have received more subsidies than the regional average, especially in the 2007-10 period. In both the Châtaigne tract as the Pont de Luttre tract, there have been more subsidies granted than in Forest in average, although this can also be linked to the geographical, housing and income conditions to receive these subsidies. Pont de Luttre has an extremely large overrepresentation in the 1999-2002 period, while Châtaigne has its peak in more recent years. This could imply that there are investments being done in the neighbourhood by the inhabitants to upgrade the housing stock. Nonetheless, to be eligible for subsidies, income criteria are eligible as well as requirements on the age of the building. In this sense, this also tells something about the age of the housing stock. For each period in Bollinckx, not been enough subsidies have granted (<5), meaning there is no data available.

Table 61. Renovation subsidies granted (per 1000 households) (Source: IBSA)

	Renovation subsidies (1999-2002)	Renovation subsidies (2003-2006)	Renovation subsidies (2007-2010)	Renovation subsidies (2011-2014)
Regional average	1.37	1.41	2.42	1.82
Forest	1.67	2.05	4.04	2.64
Châtaigne	ND	3.24	5.31	4.73
Bollinckx	ND	ND	ND	ND
Pont de Luttre	7.58	2.37	3.83	3.19

Based on all these numbers, **some conclusions** can be drawn on the neighbourhood surrounding the CALICO project. In general, Forest is an average residential municipality of the Brussel Capital Region, but shows quite some internal differences. The Pont de Luttre sector is a relatively poor, dense tract with a large population of EU28 and northern African migrants, as well as the only providing social housing. Châtaigne seems to represent the "average" Brussels neighbourhood the best, often remaining close to average values. While both areas have undergone some changes during the last 20 years, the Bollinckx tract has completely transformed from an industrial zone to a residential tract, where mostly upper-middle class, young families live.

6.2. Social dynamics of the neighbourhoods surrounding the CALICO project

Based on the results of the interviews, the section below describes the main features of the social dynamics that animate the neighbourhoods around the CALICO project. Based on the geographical location in relation to CALICO, three districts studied were classified as followed (see map 1):

- The direct surroundings of the CALICO project;
- Two historical districts "Primeurs" and "Châtaigne";
- Two large recent or new housing estates: Bervoets and the gated community "Les Jardins de l'Union".

6.2.1 The direct surroundings of the CALICO project

Photo 10. Direct surroundings of the CALICO project (on the left), Delta building in the center (Source: VUB)

The social dynamics in these streets (Delta street and Tropics Avenue) seems particularly **marked by the changes generated by the arrival of new residential complexes**. Owners of older single-family homes describe friendly neighbourhood relationships but seem to be trying to adapt to the arrival of new neighbours. A local neighbourhood committee was created in 2012, but according to respondents the dynamics of this committee seems to have weakened over time. A neighbour, who took part in the neighbourhood committee's creation, explains: *"I know the neighbours. We created a small neighbourhood committee in 2012, Tropics avenue, Van Volxem avenue, Delta Street, so we made a neighbourhood committee here for the triangle in fact, but it's a little bit dormant for the moment because there are few of us, fewer and fewer of us, and so we hope that maybe when there are new inhabitants, there will be new dynamics, a new living force. [Laughter]"* (R32, woman, 61 years).

Some respondents living in the Delta street for many years mention the challenge of **integrating new residents of foreign origin** into their neighbourhood. An owner of a single-family home on the street for

more than 30 years says *"When I arrived we were all, as they say, natives, and now there are Moroccans, Poles, it's a bit more diverse, and it's going very well, there are no problems, so there's no reason why it shouldn't go well with the Africans who are there as well (DELTA building). But I think that yes, as they are among themselves, yes, they stay among themselves. It's difficult for them to come and mix with us. Now, maybe we should take a more proactive approach"* (R32, woman, 61 years).

Recently arrived social tenants in the new "Delta" building, indicated that they did not develop significant relationships with their neighbours. It was more the **opportunity to access social housing** that led them to move into the neighbourhood, rather than the specific choice of environment. Often coming from poorer neighbourhoods, they feel the neighbourhood is easy, comfortable, quiet, safe and good for children. A mother of two children of Togolese origin illustrates it: *"It's a super nice, cool neighbourhood where I find that everyone 'has their head on their shoulders'. Some neighbourhoods are really busy and you find everything you need, so no parent would want to let their children wander around for fear of getting into bad company. And if they were families with school-age children so everybody's busy, you know. There's less risk"* (R18, man, 55 years).

(Pedestrian) traffic in front of the forecourt of the CALICO project:

Photo 11. View on CALICO project for the passage under the railway tracks (Source: VUB)

The research in the neighbourhood also focused on the use of the passage under the railway tracks facing the CALICO project and the square just in front of the CALICO project (entrance to the porch leading to the semi-public garden). It appears that the inhabitants of Bervoets use the passage a lot as pedestrians, mainly to reach the "Châtaigne" tram stop. Similarly, it appears that the inhabitants of Rue Delta and Avenue des Tropiques use it to reach the bus stop on the other side. Conversely, the inhabitants of the Primeurs districts do not seem to use it and those of Châtaigne and Van Volxem districts rather rarely.

There is also an important passage of people from outside the neighbourhood due to the presence of the communal services (temporary location) and the nearby police station on the other side.

The passage is also used by car to get out of the neighbourhood (towards Uccle), and sometimes more widely to avoid traffic jams on the main neighbouring arteries. The underpass is considered very dangerous for pedestrians, and improvements seem to be difficult because the passage is narrow. For cyclists, the road is difficult because it is quite steep.

6.2.2 Historical districts "Primeurs" and "Châtaigne"

The "Châtaigne" district, with socio-economic indicators slightly over the regional average, is off the radar of the Urban renewal policies. The associative sector, in particular the "Quartier Durable Wiels" association, is developing a fabric of solidarity and short circuits without public support and seems to be indirectly contributing to its gentrification, which is strongly present in the representations. According to the respondents the numerous citizen initiatives, primarily linked to the arrival of a more affluent population, seem to ensure **a feeling of a dynamic neighbourhood**, without strong social tensions, and with the shops and services that a neighbourhood needs.

Photo 12. 'Châtaigne' neighbourhood (Source: VUB)

An owner of a house on Van Volxem Avenue who arrived 10 years ago explains: *"It used to be an old, sleepy, dusty neighbourhood, closed in on itself. And now it's just the opposite, it's a neighbourhood that wants to be dynamic, a neighbourhood that also knows the strength of its cultural roots, because there are a lot of them ... Rosas, Forest-National, Wiels, ... all of this contributes to having a fertile ground in terms of cultural dynamism. And so that's what it's all about...we opened the windows a little bit, opened the doors and there's new blood being injected, and it's fresher than it was 10 years ago"* (R4, man, 43 years).

Photo 13. Van Volxem Avenue (Source: VUB)

The "Primeurs" district, with much lower socio-economic indicators, **follows the same phenomenon of gentrification** as "Châtaigne", but according to the residents at a slower speed because of the isolation of the district, the presence of social housing, the degradation of its housing stock, as well as its position in the lower part of Forest, affected by the nuisances linked to the industrial presence and the function of road traffic gateway of Brussels.

Identified as very mixed by its inhabitants (rich/poor, varied cultural backgrounds, young/old, families/isolated, social housing, rental and property), the district is described as warm and seems to **generate a strong sense of belonging** among its inhabitants. However, the district seems to be undergoing major tensions linked to the sociological changes that are taking place. For example, differences persist in the use of the neighbourhood's infrastructures: schools and nurseries, medical centres, social integration associations, the youth centre and the sports centre seem to be used above all by the neighbourhood's modest families, whereas new arrivals rely on infrastructures outside the neighbourhood.

Photo 14. Social housing tower in the 'Primeurs' neighbourhood (Source: VUB)

A mother of 2 children who moved in the neighbourhood 14 years ago, explains how she tried to avoid this trend, among other things, by enrolling her children in the activities of the local community center:*"Now that new people have arrived, we are recreating a new dynamic. But creating something collective, it's not so easy. For example, here, the "Maison en Plus" (local community center) does activities on Wednesday afternoons, there's never a single white child who has been there. But now, with some friends from the neighbourhood here above, we put our children there on Wednesday afternoons. And so it's funny, they are confronted with comments like "yes, but you can't because you're white", but at the same time they get to 4 or 5, in 15 years will it be "the white kids" who will have taken over? And the others then, where will they have to go to be in their neighbourhood? So, yes, I've been going through a lot of these questions, how to create spaces of diversity and not just spaces of emancipation by community - which can very well coexist"* (R14, woman, 43 years).

Similarly, according to the respondents the occupation of public space is dominated by young men. These young people, most of whom are of North African origin, are sometimes stigmatized and often associated with numerous incivilities, rumours of dangerousness, by the new residents of the neighbourhood. A father of two children, homeowner in the neighbourhood since 2007, explains: *"It's a question of the occupation of the public space, here, maybe a little less now but when we arrived there were a lot of gangs of kids occupying the public space. It's... it's cultural, it's like that, it's their habit. Our children, for example, they never went to play outside in the street, because we don't let them play in the street... And that's not our habit"* (R6, man, 47 years).

6.2.3 New residential allotments

Resulting from the interviews, the Bervoets allotment appears quite homogeneous in its social composition. 8 out of 11 respondents are composed of middle-class owner households with children whose parents are between 35 and 50 years old. Most of the respondents were looking to become homeowners, often in the context of the arrival of a child who made the old dwelling too small. For many respondents, the **opportunity to become homeowner of an affordable dwelling is experienced as a "miraculous social elevator".**

Photo 15. 'Bervoets' allotment a day of street party (Source: from internet – anonymous)

Resulting from the interviews, **the social cohesion** in the Bervoets neighbourhood seems particularly strong and this due to at least five reasons:

- Almost all inhabitants are homeowners who moved in at the same time, 8-9 years ago. Moreover, the district has almost no turnover, insofar as the SDRB (CityDev) imposes a 10-year delay on owners before they can resell their property at market prices. Some respondents think that a major turnover is likely to begin within a year and could affect the neighbourhood's conviviality.
- The district has 3 indoor public squares, is somewhat withdrawn and allows safe exchanges.
- The presence of many children in the neighbourhood.
- The inhabitants communicate with each other via social networks.
- They organise block parties (e.g. Halloween and Neighbours' Day).

Many people think of their housing estate as **a small village**, where everyone knows and appreciates each other. A 39-year-old father of two children, as a couple and owner of one of the single-family homes in the neighbourhood, finds this quite exceptional : *"Here (Bervoets) we really have a small village, everyone knows each other, even if we don't know each other's first names it's always at least a hello; In Delta, there is also a new construction (Delta building of the Housing Fund) and people don't know each other, they pass each other without saying hello and I wonder how this neighbourhood has managed to generate this village, this good relationship and this is not the case in other neighbourhoods"* (R33, man, 39 years).

Composed of private apartments (for rent and ownership), the gated-community "Les Jardins de l'Union" seems to be inhabited by more upper-middle class households. The same findings of **strong social cohesion** as for Bervoets result from the conversations with residents. A 34-year-old father of an only child

who moved into the complex with her boyfriend as part of their plan to become a homeowner says: "*It's a little bit like Melrose Place, family version*" (R29, man, 34 years).

Following reasons were mentioned to explain this strong social cohesion:

- recent joint arrival of the occupants;
- low turnover due to the novelty of the project;
- layout of streets inside the residential complex;
- the presence of many children;
- use of social networks;
- organization of joint events.

Photo 16. The 'Jardins de l'Union" residential complex (Source: VUB)

Photo 17. The courtyard garden of the 'Jardins de l'Union" residential complex (Source: VUB)

The results revealed that the Bervoets housing estate and the gated community "les Jardins de l'Union" provides a **protected environment for children, ensuring their freedom and autonomy**. The "urban village" aspect promotes the creation of strong links between children and also strengthens the ties between parents. Conversely, the direct external surroundings of their residential complex are often felt to be insecure, especially for women and young people.

Residents of Bervoets note that a majority of the children growing up there are now entering adolescence. Some regret that the neighbourhood does **not offer them any specific infrastructure** and fear that exchanges with teenagers in the surrounding areas could create nuisances in the neighbourhood. A mother of two teenagers, who is a homeowner in the neighbourhood explains: "*Here we are isolated. So the fact that it's an enclosed area is nice for young children, but a little less so when you, when the children grow up. So personally, I'd like to be less in an in-between and more in an outward-looking neighbourhood*" (R27, woman, 45 years).

6.3. Insights from the residents of new allotments and residential complexes

This section presents a few observations regarding the expectations of the residents of the allotments and residential complexes in the surrounding area, which provides a perspective for the CALICO project with respect to expectations regarding access to new home ownership, the construction of local social cohesion, and the need for local facilities.

6.3.1 Insights in accessing a new dwelling and becoming a homeowner

No social tenant living in new apartment (DELTA and Habitat &Humanism) claims to have sought to rent new dwelling, but above all **affordable housing**. However, they do appreciate its healthiness and comfort, as well as its energy performance. On the other hand, for the vast majority of people who have bought a

new home (Bervoets and Jardins de l'Union), **the fact that the housing they buy is new is considered important**, mainly for the following reasons:

- There is no works to be done, which avoids tension within households and makes it possible to better control the available budget and avoids many risks of additional and hidden costs. In addition, the ten-year guarantee given by the company is a reassuring guarantee.
- New homes are also energy efficient (low energy, passive, ...), which limits energy bills. *"There were some apartments (which I visited) that were in my budget but where there were costs or work, or that did not have the advantage of being new and energy efficient. That was a more than positive point"*, explains an owner in Bervoets (R1, woman, 52 years).
  Buying off-plan also offers the opportunity to make a few choices in terms of interior fittings (parquet flooring, tiles, kitchen, etc.). Another owner of an apartment in the same allotment says: *"And what's also good is that since these are brand new homes and we are the first owners, I chose everything: the parquet floor, the tiles, the kitchen... so we could add as we wanted so here I really have the apartment as I wanted in fact"* (R5, woman, 60 years).

But there are also **disadvantages to buying a new home**. Some inhabitants deplore the poor communication of the provider:

- about the extent of the possibilities of interior design of the apartments and the advice on the subject;
- as to the quality of the building materials used, particularly to ensure good soundproofing, which is often judged to be poor even though it was often a decisive criterion in the purchase of a new apartment;
- as to the additional costs of alternatives to basic options;
- in terms of site planning and management of construction delays;
- as to the conditions of use of shared spaces (bicycle room, outdoor areas, etc.).

The goal of becoming a homeowner is in itself the main reason for moving for nearly one-third of respondents, most often in the context of the arrival of a child, which makes the dwelling too small, and this independently of other selection criteria such as the choice of environment. Many see access to home ownership as a cultural reflex that is strongly rooted in the mentality of Belgians. Isn't the saying, which has been evoked several times, "The Belgian has a brick in his belly". **Owning a property is valued for several reasons**:

- It allows to save money (no longer throwing money out the window when renting);
- It represents a long-term investment that allows you to save money, to ensure a supplementary pension, to offer an inheritance to your descendants. It allows you to count on a capital gain in the Brussels context and it is fiscally advantageous;
- It provides security in case of loss of income;
- It is a source of freedom as you can arrange it as you wish, not being afraid to be thrown out by the landlord, etc.

However, respondents also declare some **disadvantages**:

- It represents a risk (in terms of the quality of the good and financially);
- It implies responsibilities, and often a complex management of the co-ownership and its charges.

Owners would not see themselves becoming tenants again, except possibly at the end of their lives, when for example the house becomes too big, they experience difficulties with maintenance, search for a more adequate housing, or in case of financial problems, or on the contrary in case of very important enrichment or moving abroad. For tenants, the attractiveness of property seems real, but is most often defined as unrealistic (lack of information on the steps to take, lack of sufficient own contributions, refusal of credit because income is too low or the person is too old, etc.). Few people say they prefer to be a tenant. It is rather a consequence of what is experienced as a lack of choice. Only the occupants of social or supervised housing seem to consider their situation as bearable, even satisfactory.

6.3.2 Use of social media for building social networks in the new residential developments

The results show that social networks in the neighbourhood are being shaped, mainly by the use of Facebook, on 2 levels. A first social network is formed on **the scale of Forest and 'lower Forest' neighbourhoods**. The most popular site is undoubtedly that of the "Wiels Wijk sustainable neighbourhood", which has more than 3700 members and gathers a wealth of information on local life. Its radius of interest includes the location of the CALICO project but also goes beyond these districts. Many participants use it to join local initiatives. It is mainly the inhabitants of the historic districts who refer to it. Other Facebook pages involving local citizen dynamics or more broadly on the scale of the municipality exist and have also been mentioned[11].

A second level of social networks is being developed in the residential complexes. Among the recent residential developments, the Bervoets districts and the "Jardins de l'Union" development both have a closed Facebook page. Conversely, the inhabitants of the Delta (Housing Funds) and Habitat & Humanism new developments have no computer communication tools, which seems to affect the intensity of testified exchanges and the quality of living together as neighbours.

This Bervoets' Facebook page seems to be particularly appreciated by the inhabitants of the neighbourhood who all mention it during the interviews. This page counts 530 members as of 2/06/2020. This success is due to the fact that the majority of the inhabitants are in their forties and belong to a "connected generation". This is also the case of the inhabitants of the "Jardins de l'Union". A local homeowner explains: *"A sociologist (living in the neighbourhood) has created a facebook page that allows us to communicate both on the properties and the hazards that we can have when we are owners, and that's really cool! And then we made new encounters, with some we became great friends!"* (R37, man, 37 years).

In both cases, the use of social networks to organise neighbourhood exchanges is often described as **an essential element in improving local living together**. Resulting from the interviews, the Facebook pages allow:

- to accelerate the recognition of one's neighbours and forge a sense of "village", including tenants;
- to organise activities open to the neighbourhood (Halloween party, neighbourhood party,...);
- to create thematic sub-groups (parents, babysitting, catsitting, ...) ;

[11] "Parents in Forest", "Marais Wiels", "Forest Free - give, priest (exchange)", "Broc et bonnes affaires de Forest, à vendre", "Forest entraide : To give To Lend To Exchange To Share", "what to make in Forest", "Zero waste in Forest", "I love Forest", "Lost Found in Forest", "Forest yesterday and today", "Group Forest Forever", "Forest in walks", "Employment in Forest", "Forest environment", as well as the site "Hplr Bas Forest".

- to prepare the Co-ownership General Assemblies (exchange of proxies, preliminary exchanges on the contents, ...);
- to facilitate countless informal exchanges between inhabitants (helping hands and small services, donations and exchanges of objects, sharing of advice, especially on building maintenance, invitations to gatherings).

However, also **problems** related to the use of the Facebook page were identified:
- people who are not on Facebook are somewhat excluded from the exchanges;
- communications take place in French and exclude Dutch-speaking and allophones;
- problems of confidentiality and privacy are deplored, especially in the context of conflicts, too frequent, exposed on the page;
- efforts to reframe the communication are sometimes necessary to maintain the user-friendliness of the page.

An homeowner of Bervoets using the Facebook page explains: *"There were also some people who got angry on this facebook group, people who put things that didn't belong to them at all or that infringed on people's privacy, so that's it"* (R27, woman, 45 years).

In addition, both at Bervoets and "Les Jardins de l'Union", other **online communication tools** are used. Thus, apart from email exchanges, Whatsapp groups allow the co-ownership councils to efficiently prepare their work. The Bervoets district also has a Google drive with a series of information to be exchanged in the district.

6.3.3 Insights in neighbourhood life: collective spaces, activities and conflicts

6.3.3.1 Community spaces and activities

Participants were asked about their use of community spaces for meetings between neighbours. Do they have them, do they use them, are they in demand for such spaces? **Results indicate that none of the new residential complexes studied have an indoor community space.** In the case of the Bervoets neighbourhood, with three public and the gated-community "Les jardins de l'Union", with three closed streets, the inhabitants use them both for many informal exchanges between neighbours and for the occasional events they organise (Halloween party, neighbours' party, Spanish hostel, etc.). They consider that **having an indoor community space would be a plus, but do not consider it necessary to revitalize neighbourhood life**. *"A common space can always be positive for community activities that you can't do outside, that's for sure. I don't really think it would be necessary to do that in order to create a link, since there is still a neighbourhood life here and some people are really the driving force behind it. But having a space where we could meet in winter, for example, could be nice"* (R17, woman, 42 years).

Others fear the management complications that such a space brings along (e.g. financing it, maintenance and provision). It should be noted that in Bervoets in the past, and still today, in the "Jardins de l'Union", spaces (commercial or apartment) are still free of occupation, but no initiative has been taken by the local residents to allocate them as community space. An inhabitant of the Bervoets allotment explains why, in his opinion *"it would be nice to have a sheltered space, a room would be great but it has to be paid for and these premises are rented or sold for professional activities, let's say, but if there was one available for*

our district, then we could make different workshops or permanent offices or things that could be done there, but you need a good soul who has a little money and who says "here, I'll buy it and lend it to you" (R19, man, 47 years).

Most of the respondents **expressed an interest in such collective spaces** that could serve as a meeting place for neighbours. However, given the fact that none of the new developments have such a room also denotes "*the rather commercial character of the building, of the co-ownership. There are no premises provided for*" (R23, woman, 45 years).

Although specific collective spaces in the residential projects are missing, there are several community facilities present in the surrounding neighbourhoods. Some local associations make premises available to residents for neighbourhood meetings of all kinds. This is the case, for example, of the Flemish cultural centre "Ten Weygnaert", which offers rooms of various sizes at a democratic price, or the Miro space of the local service centre, which hosts weekly meals, the non-profit association 'Bras dessus, Bras dessous' and the community center "Une maison en plus", which enables many senior citizens of the neighbourhood to meet. A resident of a new social building developed by the association "Habitat and Humanism" explains for example that : "*When we want to meet, we ask for a room here opposite (Maison de quartier - Une maison en plus). It's them (Habitat & Humanisme, an association that owns and manages the housing project) who ask, not us. So, they organise the meeting outside the building. Because they have not... They have not planned a meeting space...* " (R7, woman, 40 years).

Most participants indicate that local community life is intense and offers enough opportunities for encounters. On a wider scale of the district, the presence of associations and citizen initiatives in the study area of the survey and slightly beyond ("the lower Forest"), offers many activities and many opportunities for encounters between residents. Organised occasionally or regularly, on the basis of projects or affinity groups, its activities take place in associative premises, or in the public space, and seem to contribute to filling the lack of specific premises to allow exchanges between neighbours. For a recent homeowner in the « Jardins de l'Union": "*In the neighbourhood, in fact Forest, there are a lot of associations, there is the Wiels... and so it is very rich here in neighbourhood self-help... and there is also when we talk about barter, the repair café... there are really a lot of things in a rather small place*" (R11, woman, 41 years).

6.3.3.2 Neighbourhood conflicts

The interviews with local residents identified several **conflicts between neighbours**, main disputes evoked concerned:

- Problems of noise pollution between apartments, mainly with the apartments above (noise at night, scene of domestic violence, etc). Sometimes, these conflicts extend to the nuisance generated by children playing nearby in adjoining public spaces.
- Problems within the framework of the management of the co-ownership (tension during the General Assembly, tensions linked to bad management, abuse by the property manager, etc.).
- Waste management problems (poorly sorted bins, going out on bad days, bins in communal areas, dog droppings, etc.).
- Problems of incivility and vandalism (petty drug dealing, theft in car parks, damage, etc.).
- Sometimes problems of olfactory nuisance linked to the preparation of dishes.

In the case of the Bervoets district and the "Jardins de l'Union" promotion, both of which have a Facebook page for internal communication, some conflicts seem to play out and sometimes spill over into it. Some participants denounce an inappropriate public display of neighbourhood conflicts and comments that infringe on the privacy of neighbours. For some, this inappropriate use of social networks is detrimental to their proper use, and demonstrates, in any case, the need for collective learning of their reasoned use.

6.4. How do local residents look at the arrival of new residential developments (including CALICO)?

This section presents the neighbours' expectations and opinions of local residents regarding new residential developments

6.4.1 Real estate developments disconnected from surrounding neighbourhoods

The development of new residential complexes takes place on a territory often experienced by the residents of the old surrounding neighbourhoods **as fractured, developed separately, like if they were islands**, detached from what already exists in the neighbourhood. The territory on which the new complexes are being built is effectively sandwiched between an industrial zone and two wide arteries with intense car traffic that isolate it physically. As a result, the residents of these neighbourhoods do not seem to be particularly affected by the major transformations in the urbanization of the area, which they most often see as disconnected from the reality of their neighbourhood.

6.4.2 Pressure on local infrastructures

Residents of both new and old neighbourhoods express their main concern about the **loss of green spaces**. Furthermore, with the arrival of many new residents in the neighbourhood, the respondents express their worries concerning the **pressure on several urban infrastructures**:

- pressure on already saturated public transport. A resident of Bervoets says: *"It's like with buses, if they don't put more buses or bigger buses or better bus lines, which are a bit better thought out, with more people we're not going to make it"* (R21, woman, 35 years).
- pressure on the availability of parking spaces;
- pressure on the already too dense local car traffic ("gateway to Brussels" effect);
- pressure on urban neighbourhood infrastructure:
    - pressure on convenience stores;
    - pressure on day-care centres and primary schools, which are already saturated, especially as all the surrounding neighbourhoods are getting much younger. In addition, the neighbourhood does not have a secondary school;
    - pressure on playgrounds and recreational areas (green spaces). A mother of a nine-year-old daughter living in Bervoets explains: *"for me, what is going to take, it's mainly that they plan as many community things as we have, so the small places, the book boxes and all that...that they also plan them for the newcomers so that everyone doesn't jump on the available things, because, if we share them with more people, it won't be possible"* (R21, woman, 35 years).

Residents of the Bervoets neighbourhood also fear **pressure on the public squares** in their neighbourhood. The district has three small squares inside the housing estate, almost exclusively for the use of the

inhabitants of the housing estate. Noting the little public space generated by the new projects in the neighbourhood, they are afraid of being invaded by people from outside the neighbourhood. This resident express his reasoning: *"It would be nice to have exchanges between neighbourhoods, but we shouldn't have everyone suddenly come to our square to party, but they should have their own place and we should be able to do things together, but we shouldn't feel invaded either*" (R22, man, 65 years).

6.4.3 Real estate projects that are too dense and too residential

The need to produce more housing in the Brussels Capital Region to cope with the housing crisis is often pinpointed by the inhabitants, but many **fear the scale and nature of the new developments** and denounce a **lack of overall planning of the neighbourhood**. They feel residential projects are added without taking into account urban planning (e.g. no public spaces have been planned, new buildings are turned inwards) and little consideration is given to the needs for local infrastructure and services. Furthermore, they also express their concerns about the **too high densification** of the area:

- Developments drastically reduce the green spaces (especially vegetable gardens), without sufficient thought being given to the development of new green spaces.
- Developments increase the risk of flooding. The district (the lower part of Forest) already suffers from floods which are likely to be reinforced by a densification that does not seem to take into account this issue (the need for permeable areas). A resident worries about it, using these words: "*It's huge what they've put us up there as high-rises! They're like ocean liners coming out*" (R14, woman, 43 years).
- An architectural quality judged to be low.
- A lack of communication from the promoters and the municipality towards the residents regarding these developments, fuelling their fears about the future of their neighbourhood.

Resistance to the Belgian Land development by the direct neighbours:

The promotion of 121 housing units, of which the CALICO project is a part, has been badly received by the direct residents of the streets concerned (Van Volxem, Delta, Tropiques). A neighbourhood committee, VANTRODEL, was set up in 2012 to oppose the construction on the wasteland of an important housing complex planned at the time. The local residents obtained that the developer reduce the density of the buildings, but finally lost their appeal to the Council of State as to its refusal. After a resale of the land to the current developer, the latter, after more careful communication with the local residents, finally obtained the building permits.

The local residents bitterly mention a loss of quality of life with the arrival of the Belgian Land, "DELTA" (Housing Funds) and "The Forest" projects: loss of the rural character of their streets, loss of sunshine, absence of the necessary road improvements and the (occasional but long) nuisances generated by the numerous construction sites that follow one after the other.

6.4.4 Impact on local social dynamics

Most of the participants express uncertainty as to the impact of the arrival of many new households on the social composition of their neighbourhood. These uncertainties seem to be reinforced by the lack of information available to them. In a context of local developments that are effectively aimed at a variety of groups in terms of economic resources (social housing, rented and purchased housing at free market prices, subsidised housing, social housing and Community Land Trust, etc.), it is difficult to assess **the impact of the arrival of many new households on the social composition of their neighbourhood**:

- Some see a risk of imbalance in the current social mix, others see an opportunity to strengthen it.
- Some fear a gentrification of the neighbourhood, while others see a risk of impoverishment.
- Some consider it as a threat to the security of their neighbourhood, while others see it as an opportunity to strengthen this security.
- Some express it as an opportunity to broaden the neighbourhood's social dynamics and reduce the social divide in the area, while others see it as an opportunity to strengthen that security thanks to the improvement of social control.

A homeowner on Avenue Van Volxem, whose apartment directly overlooks the new Belgian Land development where the CALICO project is located, reacts to the sociological transformation of the neighbourhood: *"It will change the neighbourhood, it will make it evolve. For good or ill? We will see. Because, for the moment, these are actually families who own single-family homes. So, we're probably going to change here... fewer owners, more tenants"* (R4, man, 43 years).

6.5. Insights from current neighbourhood residents on collective housing and intergenerational housing and community care

6.5.1 Visions on collective housing

The neighbour's **opinions on collective housing** are divided and nuanced. Many remain attached to the idea of a private, family home, and prefer to *"remain in their own bubble"* as a homeowner of the Bervoets allotment states it (before COVID-19 lockdown). Although a majority of the local residents interviewed find the idea interesting, the interest expressed is most often vague and **barriers** are mentioned such as possible lack of privacy, obligation of being social all the time, the fact of having to negotiate often. Another homeowner of Bervoets allotment says: "*If I don't feel like talking today, well, I don't, and if I feel like talking, I stay half an hour to talk. But I don't feel like being told, if you want to clean your panties you have to talk to your neighbours, I don't feel like being forced to do that*" (R21, woman, 35 years).

Few of them have had such a housing experience or have taken concrete steps to create or join a collective housing project. However, **opinions can be nuanced**. Most do not imagine themselves in any form of communal or co-living housing where the level of sharing communal spaces is very high (for example sharing a kitchen, bathroom, etc.). Others might consider joining housing projects where the privacy of the household can be preserved in a family unit but where some common spaces are available, such as a garden or a multifunctional space. A social renter of the Delta building explains: *"I don't think it is a good idea to have a shared kitchen but a common space like a shared garden where you can do something, if there is an activity where you can do a preparation and then equip the space with a kitchen next door."* (R18, man, 55 years).

Single participants, such as single parents and older individuals, **seem more attracted** to the formula, which they associate with breathing opportunities, useful mutual aid between neighbours and a good way to avoid the risk of isolation. One of them, living in the Bervoets allotment explains: *"There should obviously be a lot of conditions that are met, but yes, as I'm a single mom it's true that more solidarity or sharing common spaces could sometimes be useful as well."* (R17, woman, 42 years). Other **advantages** are pointed out, such as for children it would be interesting to learn to grow up in a group, and for everyone,

to live together, to share some financial expenses, to increase conviviality, solidarity and to get to know other cultures. Many respondents also point out the important **social skills that such cohabitation requires**. *"It is necessary to know how to put water in your wine"*. Living in groups brings along possible tensions, different levels of involvement among neighbours, different habits and visions on life and thus can bring along difficulties. A homeowner in the Châtaigne neighbourhood explains amused: *"I'm smiling, I'm smiling, because before, in the 1970s, we were already doing what we called communities, and sometimes it worked and sometimes it didn't, it depends. There were communities that have held out for a few years, but these were not entirely utopian projects, but you really have to get along, you have to get along well with each other because it's often the case that one does too much, the other doesn't do enough. There has to be a balance ...but I'm not against the fact of having roommates."* (R22, man, 65 years).

6.5.2 Visions on intergenerational housing

Almost all respondents found the concept of intergenerational housing interesting and even saw it as a **possible answer to meet the challenges of an aging population, the lack of humanity and the high cost of nursing homes**. It was also considered as **a solution to combat isolation and loneliness, to meet the desire of older people to age in their own homes and to strengthen intergenerational contacts**.

A 42-year-old single mother with two children tells of her interest: *"I think it's very good. It allows people, especially older people, to maintain a certain degree of autonomy and to fight against isolation. So it's still rather positive because I think... well, I don't know if it's always the case or not, but there's still this idea of mutual aid, of solidarity between the residents. So it allows people who... well, I don't imagine people who are completely dependent, but people to maintain their autonomy and not to move to a nursing home. And on the other hand, I don't know, a family with children, you can also find help to baby-sit an older person. There are ways in these mixtures to find services that we can provide for each other. Yeah, so I'm pretty positive about it"* (R17, woman, 42 years).

However, **the interest seems more ideological positive, but most didn't consider this as an option for themselves in the near future**. Many younger participants could not imagine living with their parents under the same roof, a practice they respect but associate more with Mediterranean or African cultures, in particular. Others consider that they do not have the necessary time or find it difficult to combine family life with children and the care of a senior citizen. Several described that their accommodation is too small or unsuitable, others also expressed the fear that they will not be able to cope if the senior citizen loses his or her autonomy and could only envisage it with outside care. Some respondents mention they would consider it for financial reasons of sharing housing costs. Also, older participants were more willing to consider this as an option for the future. This is the case of this tenant living with her family in a single-family home: *"Basically yes, of course we would take our parents in the house if necessary. And even if it's not nice, and even if it's not fun, and even if you don't want to see your old mum every day but, there are two important "buts": One, you have to see what kind of place you're living in. For example, we have stairs in the house, so I'm willing to put her there, even if we have to say to ourselves, we'll go up to the second floor, we'll still have to move her on the first floor and thus she still has to go up the stairs, it's not that easy, it depends if the person already has mobility issues. And then secondly, you need formal help. If you have problems with dementia, with independence, you're going to have to be around more and more, you can't leave an older person completely alone without dependency in an empty house all day long"* (R14, woman, 43 years).

So although they are very positive about intergenerational housing projects, and stress the need for this, **it is mostly seen as something that should be developed by others** (e.g. society). In the imagination of most respondents, intergenerational housing seems to be above all a formula where a senior owner of his home decides to cohabit with a student in exchange for services, as exemplified by this 43-year-old mother of two: *"I'm having a hard time projecting myself as a relatively young person right now because we're in a completely different dynamic. But I think it's nice to think that younger people who can't yet afford to live in bigger apartments can live with older people and say hello in the morning, say goodbye in the evening, when going shopping also do this for the other. There's really something in this concept to develop and support that I think is really interesting"* (R14, woman, 43 years).

C. Discussion and conclusion

As stated in 'Part A. Research Methodology', this first evaluation report focuses on the project's initial implementation phase and thus can be considered as a **descriptive** (providing an overview of the state-of-play of the neighbourhood and residents) and **exploratory study** (gaining insights in the first perceptions, experiences and expectations of neighbours and future residents). Therefore, the discussion provides first intermediate answers to the research questions presented in 'part 2. Aim and research questions of the intermediate evaluation' (pg. 11). Thus, the objective is to point out certain lessons and challenges that emerge from the investigations carried out in this report. These results come mainly from the survey of households already involved in the project (21 households out of 34), the in-depth interviews conducted with 8 of them, the researchers' participant observation, the survey of participation in the project's governance structures and the in-depth interviews with 39 neighbourhood residents.

1. Lessons learned from the project

1.1. Adapted and permanently affordable housing

A first lesson that can be drawn from this report relates to the trajectory that leads future residents to join the CALICO project. For a majority of future residents who meet the criteria for access to social housing in the region, it appears that the objective to move to the CALICO project is because **it gives them an opportunity for accessible and good quality housing**. But, for others, the main motivation seems more strictly linked to the **intergenerational housing project associated with the 'birth and end-of-life' facilities** they intend to develop in the framework of the CALICO project. The difference in motivation is often shared within the same cluster; future residents of the Pass-ages cluster rather had a chosen housing path and future residents of Angela.D and CLTB often had a problematic housing path in the past.

Furthermore, the contrast between these two groups of respondents is also reflected at several other levels. The group with a housing path of choice also has a more favourable socio-economic situation (higher income) and they are less overburdened by their housing costs and most of them even have very affordable housing (<25% of their income on total housing costs). Similarly, a majority of them under-occupy their current housing, where some respondents from the other two groups experience overcrowding.

This is important to highlight in relation to the objective of affordability, but also of social inclusion and empowerment of disadvantaged groups of the project as a whole. However, it should be remembered that whatever the income of the future residents of the CALICO project, all of them will be subject to an anti-speculative formula in the event of resale of the dwellings they occupy. This on the one hand guarantees the affordability of all the housing units generation after generation, but also demonstrates a set of rules and common values likely to strengthen social cohesion between all the future residents.

If the majority of future residents join the project to meet a housing need, this does not mean that they do not show a real interest in the specific features of the CALICO project. Both the survey as the interviews show a **great interest in the proposed cohousing formula**.

1.2.Towards a highly mixed project at all levels

In addition to the challenge of affordability and socio-economic mix, the project has set itself several objectives of diversity and inclusion. The results of this report make it possible to pinpoint a few observations regarding these objectives.

Regarding the intergenerational dimension of the project, the partners aim to ensure a **balance between future residents over and under 55 years of age**. At this stage, among the 24 adult respondents, this balance is perfectly respected. Similarly, the number of households with and without children is equally divided in half. Although this intergenerational dimension seems to be particularly emphasized by the future residents of the Pass-ages cluster, this age balance is present within the three housing groups and undeniably constitutes an essential dimension of the project.

Concerning gender equity, it is interesting to note the **feminine dominance within the project** at the level of the future residents, but also at the level of project managers and stakeholders. There are, at this stage, five times more women among the adults accessing housing within the project (women=20, man=4). Taking into account children, there are still more than twice as many women as men in the project. Angela.D organises a cluster entirely composed of women and has the explicit objective of implementing a mode of governance that gives decision-making power to women. However, given the overall over-representation of women, this challenge seems de facto to be at the heart of the issues relating to the participatory dynamics of the three clusters. The research will further attempt to contextualize this female dominance with respect to the characteristics and values of the project (affordability, care, intergenerational, solidarity) as well as with respect to the gender composition of other social housing applicants list and other care-centered housing projects.

Similarly, the research will notably study the impact of the gender mainstreaming trainings that Angela.D intends to give to future residents and partners. Further qualitative research will seek to verify if these trainings contribute to take up the original challenges in the desired implementation of gender equity within the project, but also to remove certain apprehensions raised by some residents by the imbalance of the gender balance within the project and the affirmation of a certain feminist character by the association Angela.D.

In addition to these dimensions which seem to be integrated at various levels into the internal dynamics of each of the three housing projects, others are the subject of a more contrasted distribution between housing projects. Concerning the multicultural dimension, the project brings together 5**0% of people born in a foreign country and 50% of native Belgians**. However, on the scale of the distribution between clusters, it emerges that one cluster exclusively includes future residents born in Belgium, while the other clusters mainly have a group made up of people of foreign origin who do not always share the same level of understanding of the project's set-up. This state of affairs is important to highlight with regard to **the objective of intercultural dialogue set by the partners**, in particular to ensure the dynamics of inclusive exchange desired within the project and between housing projects.

Thus, as a whole, the project meets, at this stage, the objectives of inclusion and diversity, but sometimes in contrasting configurations between clusters.

1.3. Involvement of future residence in the 'co-construction' of the project

This report studies the organization of the governance of the project both at the level of coordination between partners and at the level of the groups of inhabitants of the 3 clusters. Concerning the level of coordination between partners, it is necessary to underline the capacity of the partners to have implemented **a coordination which brings together all the partners** in a real effort of co-creation. The participation rate of the partners is very high. In this respect, one can also point to the bimonthly meetings that bring together the main project managers in a desire for sustained exchange on operational issues.

At the level of co-creation between the different groups of inhabitants, the partners have set up inhabitants' assemblies which today **allow above all the future inhabitants to get to know each other**. They make it possible to create a common reference base. This step seems to be considered by the partners and the future residents as necessary to establish the conviviality between the inhabitants as well as their capacity to manage the common dimensions of the project once on site. However, the capacity of these assemblies to gradually become a decision-making body will have to be carefully studied.

At the same time, two specific governance and Care committees have been set up to work in sub-groups on these dimensions. The partners have sought to define **a composition that brings together the families of each cluster on an equal footing** (2 representatives per cluster). The inhabitants are gathered, without the project managers of their cluster, around a leader from CLTB for the Governance committee and from EVA bxl for the Care committee. The objective is to support the involvement of the future inhabitants in the co-creation of governance methods and community care strategies. A major challenge is to ensure that the inhabitants involved in these committees can ensure a return likely to generate real support from all the inhabitants for the proposals made.

As regards the Governance committee, the main modalities on which it must make proposals remain largely to be worked out, particularly in view of the lockdown that has slowed down its work. Thus, several major challenges still need to be addressed, in particular arbitration regarding the allocation and financing of common premises since residents decided not to fully cover their costs in their charges. Likewise, the methods for organizing co-ownership meetings, which will bring together residents with very different tenure types (co-operators, tenants and owners), have yet to be defined.

Inhabitants seem to have **a positive opinion on the process of co-creation of the residents' assembly and the two committees**, regardless of the cluster and the tenure type. They participate regularly. This co-creation process is described as very enthusiastic by the residents, especially in comparison with the existing participatory dynamics in social housing or in the private market. Moreover, the interviews of the inhabitants clearly show a common will to ensure cohesion between the inhabitants, even if sometimes the rhythm of the meetings is considered rather heavy.

1.4. Development of a new governance model for cohousing.

The setting up of the different clusters, or cohousing projects within the CALICO project is based on modalities implemented at the level of each cluster. The study of these arrangements has made it possible to highlight **very different methods and levels of involvement of the inhabitants**. These differences are great both in the arrangements for the acquisition and financing of housing and in their future management.

The Pass-ages cluster brings together a longstanding pre-constituted group of future inhabitants around an intergenerational housing project linked to 'birth and end-of-life' facilities. This group is strongly driven by an ideal-typical vision of egalitarian self-management between residents (Balmer & Bernet, 2015). It takes thus charge of the acquisition, financing and management of housing on a model of a residents' co-operative that they intend to develop. This process appears to be extremely energy-intensive. All the inhabitants of the Pass-ages cluster have met 13 times in 8 months (including during COVID-19 lockdown period), to which must be added the 19 meetings since the beginning of the project of a dedicated working on the setting up of their cohousing. While respecting the conditions imposed by the CLTB and the framework of the European project, they are **trying to design a housing model entirely governed by its inhabitants and their involvement seems to be maximum**. At this stage, a priority challenge is surely to finalize a scheme that ensures a balance between contributions of shares that do not exclude inhabitants with more limited means and loans from financial institutions that must be willing to grant them. Another challenge is surely the association's capacity to integrate new inhabitants into a demanding dynamic in terms of personal commitment.

Comparatively, the level of involvement of the future inhabitants of the two other clusters is of lower intensity and less driven by a vision of egalitarian self-management between residents. At least, this ideal concerns more limited dimensions of their cohousing project.

The future inhabitants of the Angela.D cluster will be tenants of their housing. The acquisition and financing of their apartments should be carried out by a cooperative that is expected to be created by the end of 2020. This cooperative project, initiated by CLTB, brings together actors from the private social housing, social economy and ethical finance. Although Angela.D. is involved in the process of developing the cooperative, the association is **largely dependent on the capacity of a larger core of actors**. In this context, the research will seek to study in greater depth both the modalities of incorporation of the co-operative and the modalities of acquisition and financing of Angela.D.'s housing units. A key issue at this stage is surely to guarantee financing of the acquisitions within the timeframe defined by the CALICO project.

In this context, the stakes of co-creation by the inhabitants of the Angela D. cluster are more about the rules for the internal functioning of the habitat and the negotiation of the rental management which will be ensured by the Social Real Estate Agency "Logements pour tous". The main current issue seems to be the allocation of housing between women inhabitants.

The CLTB cluster brings together different housing access programmes. The two blocks of apartments will in fact bring together 4 rental units acquired and financed directly by the CLTB Public Utility Foundation, 8 units sold directly to future households and 2 units that will be allocated to Housing First in collaboration

with the homeless people's support association Diogènes. In addition, two of the cooperative housing units of the Pass-ages association will also be located in one of the two apartment blocks.

The future owners will finance the acquisition of their housing and will be directly involved in the management of the co-ownership. However, they are not directly involved in the choice of allocation of the housing in their cluster, nor are the tenants. In this context, **the dynamics of co-creation between inhabitants concern exclusively the internal functioning of the habitat**.

The process of the cluster inhabitants' assemblies is the least advanced of the three clusters. Indeed, initiated later, at the end of a first allocation procedure closed one year after the start of the project, and they were interrupted after 5 meetings because of the lockdown. In June 2020, CLTB selected all the future inhabitants, and it is planned that the meetings will resume regularly from September 2020. Many issues therefore remain to be dealt with, the main one being surely the definition of clear common management rules in a building whose inhabitants are governed by different modes of tenure.

1.5. Development of community care model

1.5.1 A Care committee in the exploratory phase

Surveys and interviews with future residents reveal a relatively **high level of associative involvement and provision of care to others**, which can take various forms. The involvement of future residents in the Care committee seems to generate particular enthusiasm. Moreover, the survey results also indicate that respondents often experience feelings of emotional or social loneliness (experience a general sense of emptiness. missing having people around, missing people to lean on in case of problems). On the other hand, interviews also demonstrate the willingness of future residents to work on creating social links between residents and helping/supporting each other. This finding could usefully be taken into account in the future work of the Care committee. Furthermore, it is clear from the interviews that residents are really engaged in working towards a shared vision on care, in which care goes beyond a solely medical interpretation, but also taking into account physical, mental and social aspects. Although a positive and open attitude, also concerns were raised on how all of this will be put into practice once the residents move in.

The community care strategy is being prepared by a steering committee bringing together the main partners since September 2019. The Care committee, itself involving representatives of the inhabitants of each cluster, started in January 2020, but was slowed down in its work by the COVID-19 lockdown. At this stage, it has met 3 times. In this context, its **co-creation dynamic always seems to be in a phase of exploration**, search for inspiration, but also of inclusion in a local network of actors more than at a stage of operational implementation. The committee is playing a leading role in the preparation of the next strategic meeting, scheduled for September 22nd and which will focus on the issues of care. In this context, research will be attentive to studying the committee's future capacity to develop concrete action and project strategies.

1.5.2 Development of care facilities for 'birth' and 'end-of-life'

One of the major operational objectives of the CALICO project's community care strategy is the realization of a new vision on the organization of 'care' around 'birth and end-of-life', including the realization of 'birth and end-of-life' accommodation, as well as 2 innovative care professions. These issues are discussed within

the Care committee but are above all the subject of several working groups initiated by the association Pass-ages, which carries the project. Although **progress has been made on defining the status of the stakeholders in these facilities and on the governance arrangements** for setting up the project, many operational issues have yet to materialize, starting with ensuring the financing of the facilities. In the second report, the research will study in-depth the modalities chosen to ensure the operational implementation of 'birth and end-of-life' facilities.

2. Lessons from the neighbourhood

2.1. The risk of pressure on the local infrastructures

The inhabitants who live on the streets where the CALICO project is being implemented find themselves at the heart of **a neighbourhood that is undergoing rapid change**. They describe their difficulty in integrating the new inhabitants and imagine what impact the arrival of the future inhabitants will have on their environment. They denounce a risk of pressure on the infrastructures, and sometimes of their local squares. Thus, the needs for services such as schools, shops, nurseries, traffic, public transport seem to be poorly identified in an area that will welcome, after the last residential developments are completed, more than 925 new households in total (see map 2). There is no planning for such facilities today. All new projects seem to develop independently of each other without any overview, planning or needs assessment and seem to focus mainly on residential development. **Local planning would be desirable,** and in the context of the CALICO project**,** it would in particular enable the objectives of openness to be anchored in the neighbourhood of the partners and to see what they can do at their level within the framework of development and community ownership strategies. Among the new complexes developed in the immediate vicinity is also a residential care facility with 120 rooms. There are certainly specific synergies to be identified within the framework of the end-of-life facility.

Similarly, the direct neighbours of the Belgian Land project, where the CALICO project is located, had been resisted by neighbours who considered it too dense and mineral. This history of resentment should certainly be taken into account as part of the strategies for opening up the neighbourhood.

2.2. The need of community spaces for neighbouring activities?

Local community life in the historical neighbourhoods around the CALICO project is quite intense, and the main recent residential complexes have outdoor spaces useful for local social cohesion. **There is no great need for neighbourhood community space.** However, the residents living in the 64-units 'Delta' building opposite the CALICO project are new to the neighbourhood and are less integrated and do not have their own common spaces. This is also true for future 86 housing units of the Belgian Land development hosting the CALICO project. Special attention to their needs in the context of the provision of community space within the CALICO project and the community care strategy would certainly be relevant.

2.3. The use of social networks to strengthen social cohesion between neighbours

The examples of closed Facebook pages, and internal server at 'Bervoets' and 'Les Jardins de l'Union' residential allotments seem inspiring to setup a communication strategy for CALICO's building management, in that they demonstrate **significant support for social relations within the building and promote internal organization**. In this context, it is interesting to remain attentive to the virtual communication tools that will be made available to the future inhabitants. Some difficulties have already been encountered, as not everyone has the same level of access to the various tools available. In this respect, the current reflection on the development of a specific application to support the community care strategy will also have to be studied.

2.4. Pedestrian traffic in front of the forecourt of the CALICO project

The CALICO site appears to be in the daily pedestrian path of many residents of the new and future allotments of the neighbourhood. It can therefore be assumed that they are the most likely to identify and interact with the CALICO project in the context of their usual travels. Conversely, this will probably be less the case for all the inhabitants of the surrounding historical neighbourhoods who pass through there only exceptionally. Thus, the neighbourhood outreach strategy developed by the partners will surely require special efforts to ensure their possible involvement.

3. The future of the research

A first initiatory report published in December 2019 provided the groundwork for the evaluation and monitoring of the CALICO-project. The report at hand, is a first evaluation report and can be considered as a descriptive and exploratory study. It will be followed by a second evaluation report scheduled for mid-2021, which will build further on the previous two. Although the first report described the planning and set-up of the research protocol, some adaptations will be made because of the changes in the project evolution (e.g. delay in the delivery of the building, delay in selection of future residents, delay in co-construction approach because of COVID-19). The initial objective of the planned research protocol was that all future residents complete the questionnaire twice. Due to a delay in the selection of the residents and the situation with COVID-19, only 24 residents (from 21 out of 34 households) completed the questionnaire for this first evaluation report. Which means that still 13 households will still need to administer the questionnaire for the first time. This will still be done, but these results are missing from the current report and will be taken into account in the next report.

Concerning the in-depth interviews, it was intended to interview 12 respondents for this first evaluation report. However, again because of the unforeseen circumstances, it was decided to keep it to 8 interviews. All of these 8 people were already involved in the project for a longer time, so it would be of interest to also interview people who joined the project later (summer and autumn of 2020). This will be taken into account for the recruitment of interviewees for the second wave. The questionnaires addressed to the latest arrivals would be slightly adapted accordingly.

4. General conclusion

After an initial project start-up phase in the first few months (commitment of project managers, modelling of project governance between partners, etc.), the partners are gradually moving on to new stages. **They have selected almost all future residents, realized the first steps in the setting of a community care model, and implemented a governance model that involves the future inhabitants**. However, many essential steps have yet to be taken, including those of acquiring and financing the 23 rental housing units, as well as the effective and contractual allocation of housing to the future inhabitants.

In this context, the 'critical reflections and thoughts for the future' presented in part 5 of the introduction report (Dawance et al., 2019), are still open and topical, which is understandable as they were written in December 2019, i.e. only six months before the writing of this report. The reader can refer to it for a full understanding of the main issues raised by the project.

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E. Annexes

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2. The annexes

2.1 Overview of used scales and measurements

Hereby an overview is provided of the scales and measurements used. All references can be found

Theme : Housing conditions

Question	Content	Measures	Source & Notes
1	Tenure		Questionnaire of the Belgian Ageing Studies, 2004 : Q15 Added more categories: "AIS renter", "other public housing" and "other"
2	Postcode		Questionnaire of the Belgian Ageing Studies, 2004 : Q1
3	Cohabitants		Questionnaire of Logement.brussels, 2018 : Q23
4	Type of housing		Questionnaire of Logement.brussels, 2018 : Q17 Changed 'loft' by 'other' and deleted 'room'
5.1	Liveable rooms		Questionnaire of Logement.brussels, 2018 : Q18
5.2	Sleeping rooms	Overcrowding rate	Questionnaire of Logement.brussels, 2018 : Q19 Interpretation -One room for the household -One room per couple -One room for every adult (18+) -One room for every pair of inhabitants aged 12-17 of the same gender -One room for every single person aged 12-17 not belonging to a previous category -One room per pair of children under 12 (Eurostat, 2014)
5.3	Underground rooms		Questionnaire of Logement.brussels, 2018 : Q20
5.4	Toilet inside accommodation	(Severe) housing deprivation	Questionnaire of Logement.brussels, 2018 : Q21 Housing deprivation is a measure of poor amenities and is calculated by referring to those households with a leaking roof, no bath/shower and no indoor toilet, or a dwelling considered too dark. (Eurostat, 2014)
5.5	Bathroom/shower	(Severe) housing deprivation	Questionnaire of Logement.brussels, 2018 : Q22 Housing deprivation is a measure of poor amenities and is calculated by referring to those households with a leaking roof, no bath/shower and no indoor toilet, or a dwelling considered too dark. (Eurostat, 2014)

6	Housing units in building		Questionnaire of Logement.brussels, 2018 : Q37
7	#yrs lived in accommodation		Questionnaire of Logement.brussels, 2018 : Q10 Changed from date of entry
8	Reasons to have moved		Questionnaire of Logement.brussels, 2018 : Q54
9.1	Self-rated state of housing		Questionnaire of Logement.brussels, 2018 : Q38
9.2	Self-rated state of neighbourhood		Questionnaire of Logement.brussels, 2018 : Q51
10	Enjoyment of accommodation		Questionnaire of Stad Gent, s.a. : Q12
11	Housing issues	Housing deprivation (Eurostat, 2014)	Questionnaire of Stad Gent, s.a. : Q4
12	Double glazing	Housing precarity	Questionnaire of Logement.brussels, 2018 : Q46
13	Type of heating		Questionnaire of Logement.brussels, 2018 : Q44
14	Mode of transportation		Questionnaire of the Belgian Ageing Studies, 2004 : Q30 Reduced categories to "by foot", "car", "bike" or "public transport"
15.1	Car possession		Original question
15.2	Parking places		Questionnaire of Logement.brussels, 2018 : Q26

Theme: health

Question	Content	Measures/Scale	Source
16	Self-rated quality of life	WhoQolBREF	WHO, 2014 : Q1
17	Self-rated life satisfaction	WhoQolBREF	WHO, 2014 : Q2
18	Physical health	36-item Short Form Health Survey of the Medical Outcomes Study (SF-36)	Ware & Sherbourne, 1990 : Q5, Q7, Q8 & Q11 Own translation into French
19	Mental health	CFAI	De Witte et al., 2013 CFAI-plus : subdomain : « psychological mood ».

Theme: social networks

Question	Content	Measures/Scale	Source
20	Neighbourhood relations		Questionnaire of Stad Gent, s.a. : Q17 Added 20.3 "I have a lot of friends/acquaintances in my neighbourhood" Integrated 20.4 from (Stad Gent, s.a.) – Q19"it's easy to receive help from others" in this format
21	Activity in neighbourhood		Questionnaire of Stad Gent, s.a. : Q20
22	Association membership		Questionnaire of the Belgian Ageing Studies, 2004 : Q57
23	Contact with others		Questionnaire of the Belgian Ageing Studies, 2004 : Q36 Categories changed ● Friends from the neighbourhood ● Colleagues
24	Satisfaction with relationships		Questionnaire of the Belgian Ageing Studies, 2004 : Q37 Categories changed ● Friends from the neighbourhood ● Colleagues
25	Loneliness	De Jong Loneliness scale	de Jong Gierveld & van Tilburg, 1999 French translation from website

Questions on care

A) Giving care

Question	Content	Measures/Scale	Source
26	Giving care – recipient & frequency		Questionnaire of the Belgian Ageing Studies, 2004 : Q51 Adapted categories
27	What care is given?		Questionnaire of the Departement Welzijn, Volksgezondheid & Gezin, 2015 : Q17 Changed frequency by yes/no dichotomy

28	Reasons for helping		Questionnaire of the Departement Welzijn, Volksgezondheid & Gezin, 2015 : Q39
29	Positive aspects of helping others		Questionnaire of the Departement Welzijn, Volksgezondheid & Gezin, 2015 : Q45
30	Keeping children of others		Questionnaire of the Belgian Ageing Studies, 2004 : Q52 Separated into family + connaissances

Receiving care

Question	Content	Measures/Scale	Source
31	Division of labour in hh		Original question
32	Division of labour in childcare		Original question
33	Who *could* help you		Questionnaire of the Belgian Ageing Studies, 2004 : Q45 Adapted categories

Theme expectations towards the project CALICO

Question	Content	Measures/Scale	Source
34	Level of interest in aspects of CALICO		Original question
35	Reasons for moving to CALICO		Questionnaire of Logement.brussels, 2018 : Q54 Adapted for CALICO
36	Reasons for becoming originaler		Questionnaire of Logement.brussels , 2018 : Q62
37	Reasons for not being interested in originaling		Questionnaire of Logement.brussels, 2018 : Q63

Socio-demographic information

Question	Content	Measures/Scale	Source
38 – 45	Socio-demographic characteristics		Questionnaire of the Belgian Ageing Studies, 2004
46	Head of household		Original question
47	Composition of household		Original question
48	Person in need of heavy/specialized care?		Original question
49	Arrangement of co-parenting		Original question

Financial information

Question	Content	Measures/Scale	Source
50	Rent (without costs)	Housing affordability (Eurostat, 2014)	Questionnaire of Logement.brussels, 2018 : Q6 *Interpretation:* A household spends more than 40% of their disposable income on housing is considered overburdened. (Eurostat, 2014)
51	Payment hypo.	Housing affordability (Eurostat, 2014)	Original question
52	Individual charges	Housing affordability (Eurostat, 2014)	Original question
53	Collective charges	Housing affordability (Eurostat, 2014)	Questionnaire of Logement.brussels, 2018 : Q9
54	Income		Questionnaire of Logement.brussels, 2018 : Q71
55	Source of income		Questionnaire of Logement.brussels, 2018 : Q70
56	Subjective income		Questionnaire of the Belgian Ageing Studies, 2004 : Q80
57	Troubles on payments		Questionnaire of Stad Gent, s.a. : Q13

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2.2 List of indicators for UIA

Name	Description
Name/title of the result indicator	The description shall clearly specify: 1. What is measured (number of people, kg, Co2 emissions, etc.) 2. Who measures it 3. How you are measuring it 4. Frequency of update/follow-up of the indicator
1. Improved housing affordability in the CLTB cluster	1. Rate of income spent on housing. In order to determine affordability, we follow Eurostat's guidelines for housing cost overburden which puts it at above 40% of income. Hence, if our households spend on average 40% or less of their income on housing, we can consider it to be affordable. 2. VUB with support from partners. 3. Through admission document (candidacy form) and questionnaires to the future residents using EU-SILC housing cost overburden rate (% of disposable income of 'net' housing allowances at 40% or less). 4. First measurement: previous housing situation. Second measurement: when Calico housing prices are known.
2. Improved housing affordability in the Angela.D cluster	1. Rate of income spent on housing. In order to determine affordability, we follow Eurostat's guidelines for housing cost overburden which puts it at above 40% of income. Hence, if our households spend on average 40% or less of their income on housing, we can consider it to be affordable. 2. VUB with support from partners 3. Through admission document (candidacy form) and questionnaires to the future residents using EU-SILC housing cost overburden rate (% of disposable income of 'net' housing allowances at 40% or less). 4. First measurement: previous housing situation. Second measurement: when Calico housing prices are known.
3. Improved housing affordability in the Pass-ages cluster	1. Rate of income spent on housing. In order to determine affordability, we follow Eurostat's guidelines for housing cost overburden which puts it at above 40% of income. Hence, if our households spend on average 40% or less of their income on housing, we can consider it to be affordable. 2. VUB with support from partners 3. Through admission document (candidacy form) and questionnaires to the future residents using EU-SILC housing cost overburden rate (% of disposable income of 'net' housing allowances at 40% or less). 4. First measurement: previous housing situation. Second measurement: when Calico housing prices are known.
4. Improved satisfaction in the CLTB cluster of their housing situation	1. Housing satisfaction. Here, we expect a three-point improvement in housing satisfaction in our housing questionnaires. 2. VUB with support from partners. 3. 10-point standardized questionnaires. 4. Measurement before and after moving in.
5. Improved satisfaction in the Angela.D cluster of their housing situation	1. Housing satisfaction. Here, we expect a three-point improvement in housing satisfaction in our housing questionnaires. 2. VUB with support from partners. 3. 10-point standardized questionnaires. 4. Measurement before and after moving in.

6. Improved satisfaction in the Pass-ages cluster of their housing situation	1. Housing satisfaction. Here, we expect a three-point improvement in housing satisfaction in our housing questionnaires. 2. VUB with support from partners. 3. 10-point standardized questionnaires. 4. Measurement before and after moving in.
7. Increased quality of life in the CLTB cluster	1. Score on (WHOQOL) Bref questionnaire. Every question is measured by a 5-point Likert scale. We expect a minimum average of three points out of five. 2. VUB with support from partners 3. Questionnaires to residents. 4. Once when residents are selected, once at end of project.
8. Increased quality of life in the AngelaD cluster	1. Score on (WHOQOL) Bref questionnaire. Every question is measured by a 5-point Likert scale. We expect a minimum average of three points out of five. 2. VUB with support from partners 3. Questionnaires to residents. 4. Once when residents are selected, once at end of project.
9. Increased quality of life in the Pass-ages cluster	1. Score on (WHOQOL) Bref questionnaire. Every question is measured by a 5-point Likert scale. We expect a minimum average of three points out of five. 2. VUB with support from partners 3. Questionnaires to residents. 4. Once when residents are selected, once at end of project.
10. Increased health in the CLTB cluster	1. Score on questionnaires based on the European Health Interview Survey. VUB with support from partners. We expect a minimum of 1 point improvement on the questionnaires between the two filling sessions. 2. Questionnaires to residents. 3. This will be measured 2 times in the project; first when the future residents are selected (baseline) and a second time at the end of the project (follow-up) by the VUB. 4. Additionally, we will ask in the second 'follow-up' questionnaire for a self-reported improvement their health situation due to the project (e.g. do you feel a general improvement in your health situation by participating in the project, etc.) by also using a 5-point Likert scale (0=worse, 5 =a lot better)
11. Increased health in the Angela.D cluster	1. Score on questionnaires based on the European Health Interview Survey. VUB with support from partners We expect a minimum of 1 point improvement on the questionnaires between the two filling sessions. 2. Questionnaires to residents. 3. This will be measured 2 times in the project; first when the future residents are selected (baseline) and a second time at the end of the project (follow-up) by the VUB. 4. Additionally, we will ask in the second 'follow-up' questionnaire for a self-reported improvement their health situation due to the project (e.g. do you feel a general improvement in your health situation by participating in the project, etc.) by also using a 5-point Likert scale (0=worse, 5 =a lot better)
12. Increased health in the	1. Score on questionnaires based on the European Health Interview Survey. VUB with support from partners We expect a minimum of 1 point improvement on the questionnaires between the two filling sessions.

Pass-ages cluster	2. Questionnaires to residents. 3. This will be measured 2 times in the project; first when the future residents are selected (baseline) and a second time at the end of the project (follow-up) by the VUB. 4. Additionally, we will ask in the second 'follow-up' questionnaire for a self-reported improvement their health situation due to the project (e.g. do you feel a general improvement in your health situation by participating in the project, etc.) by also using a 5-point Likert scale (0=worse, 5 =a lot better)
13. Improved perception of end-of-live in a home-like environment	1. Number of participants to the different meetings and activities organized by Pass-ages in the context of the 'end-of-life' facility. In monitoring the number of participants, special focus will be given to Gender (male/female participants), Age, Care background/profession: formal & informal caretakers, volunteers, etc. Resident/neighbour/other. In total at least 15 people will have participated. 2. It will be the responsibility of Pass-ages to keep track of this in a monitoring tool. 3. Name sheets distributed during meetings. 4. Throughout the entire project.
14. Improved conditions of giving birth	1. Satisfaction with the birth facility. We expect a minimum score of 7 out of 10 points. 2. Pass-ages. 3. 10-point satisfaction questionnaire. 4. At the end of the project.
15. Improved perception of giving birth in a home-like environment	1. Number of participants to the different meetings and activities organized by Pass-ages in the context of the 'birth' care facility. In monitoring the number of participants, special focus will be given to Gender (male/female participants), Age, Care background/profession: formal & informal caretakers, volunteers, etc. Resident/neighbour/other. In total at least 15 people will have participated. 2. It will be the responsibility of Pass-ages to keep track of this in a monitoring tool. 3. Name sheets distributed during meetings. 4. Throughout the entire project.
16. Sharpened intergenerational competences in the CALICO project managers' team	1. Amount of project managers who have improved their intergenerational skills/competences. At the end of the project the staff of the project partners who were involved during CALICO will be asked to fill in a self-assessment questionnaire which will Measure their perception on ageing by using for example 'the attitudes Towards Older People Scale' (Kogan, 1961) or the Fraboni Scale of Ageing (Fraboni et al. 1990). The statements used will be measured by using a Likert format. This will measure if the staff their perceptions on ageing changed due to participating in CALICO. 2. This questionnaire will be developed by all project partners (VUB takes lead) and each partner is responsible to make sure their staff members fill it in. 3. Questionnaires to staff. 4. Once early 2020, once September 2021.
17. Sharpened intercultural competences in CALICO's	1. Amount of project managers who have improved partners' intercultural skills/competences. At the end of the project the staff of the project partners who were involved during CALICO will be asked to fill in a self-assessment questionnaire which will measure if the staff members increased their intercultural competences and knowledge after participating in the CALICO

project management	project by using the validated 'Cultural Competence Assessment Instrument' (Schim et al, 2003). 2. This questionnaire will be developed by all project partners (VUB takes lead) and each partner is responsible to make sure their staff members fill it in. 3. Questionnaires to staff. 4. Once early 2020, once September 2021.
18. Increased level of neighbourhood involvement and participation from neighbours of CALICO project	1. Average percentage of neighbours taking part in neighbourhood-oriented CALICO meetings in the project design initiated by CALICO partners (on garden management, common space management, community care and other). 2. EVA, VUB 3. Name sheets distributed at every activity. 4. During the whole project
19. Brussels Capital Region policy rules and regulations, influenced by the CALICO project	1. Number of policy changes related to CALICO in Brussels Capital Region's legislation during project implementation. 2. VUB with help from partners. 3. Policy monitoring. 4. At the end of project.
20. Increased recognition of gender mainstreaming in housing	1. Proportion of the regional housing budget categorized under Category 2 "Funds specifically allocated to the promotion of gender equality". We are looking for an increase from 0% to 1%. 2. Angela.D can provide the proportion (%) of the housing budget (stated as "Mission 25 : Housing and Habitat" in the regional budget) that is directed to the promotion of gender equality. 3. This information is publicly available on the website of the Brussels Regional Parliament on an annual basis. 4. Will be assessed twice: at beginning and end of the project.
21. Improved social cohesion among different generations	1 Score on the Belgian Ageing Studies questionnaire modified for the CALICO project combined with short measurement tool on Social and Emotional Loneliness of The Jong-Gierveld. Score will be established following Likert scale. 3 is the expected average. 2 VUB with support from partners 3 Questionnaires to residents. 4 These will be measured 2 times in the project; first when the future residents are selected (baseline) and a second time at the end of the project (follow-up) by the VUB.
22. Increased empowerment in the CLTB cluster	1. Average rate of participation of the future residents to the residents assemblies, self-organized meetings and the different training and workshops (care, governance, collective management with gender perspective, non-violent communication, apartment adaptation workshops, setting up "inhabitants" media, training in the co-management of a grouped and passive habitat, in building repair and maintenance, and in energy consumption reduction) 2. Organizing partners (compilation VUB).

	3. Number of future resident household participating to the committees, meetings, workshops… 4. Throughout project.
23. Increased empowerment in the Angela.D cluster	1. Rate of participation of the future residents to the residents assemblies, self-organized meetings and the different training and workshops (care, governance, collective management with gender perspective, non-violent communication, apartment adaptation workshops, setting up "inhabitants" media, training in the co-management of a grouped and passive habitat, in building repair and maintenance, and in energy consumption reduction) 2. Organizing partners (compilation VUB). 3. Number of future resident household participating to the committees, meetings, workshops… 4. Throughout project.
24. Increased empowerment in the Pass-ages cluster	1. Rate of participation of the future residents to the residents assemblies, self-organized meetings and the different training and workshops (care, governance, collective management with gender perspective, non-violent communication, apartment adaptation workshops, setting up "inhabitants" media, training in the co-management of a grouped and passive habitat, in building repair and maintenance, and in energy consumption reduction) 2. Organizing partners (compilation VUB). 3. Number of future resident household participating to the committees, meetings, workshops… 4. Throughout project.
25. Increased involvement of the CLTB cluster in the decision-making process of their living environment	1. Average minimum rate of satisfaction of the future residents that their views are listened to in the project setting-up. 2. VUB with support from partners 3. Satisfaction level measured by questionnaires 4. Questionnaires in February 2021.
26. Increased involvement of the Angela.D cluster in the decision-making process of their living environment	1. Average minimum rate of satisfaction of the future residents that their views are listened to in the project setting-up. 2. VUB with support from partners 3. Satisfaction level measured by questionnaires 4. Questionnaires in February 2021.
27. Increased involvement of the Pass-ages cluster in the decision-making process of their living environment	1. Average minimum rate of satisfaction of the future residents that their views are listened to in the project setting-up. 2. VUB with support from partners 3. Satisfaction level measured by questionnaires 4. Questionnaires in February 2021.

2.3 Questionnaire for the future residents

Questionnaire CALICO - 2020

Introduction

Dans le cadre du projet CALICO, nous aimerions récolter quelques informations sur votre situation de logement et de vie. En cadre de la recherche européenne, il est important de savoir comment le projet CALICO peut avoir un impact sur les vies de ses résidents, afin d'améliorer le projet en cours et de prouver la nécessité des projets similaires à Bruxelles dans le futur. Le questionnaire porte sur les 6 thématiques suivantes, liées aux objectifs de CALICO :

- Votre situation de logement
- Votre santé
- Votre réseau social
- Le soin et l'aide à soi et aux autres
- Vos attentes envers le projet CALICO
- Vous et votre ménage

Nous vous proposons de remplir ce questionnaire. Prenez votre temps en soyez honnête. Il n'y pas de « mauvaises » réponses, mais tentez d'être précis.e. Vos réponses resteront confidentielles et ne seront utilisées que dans le cadre de recherches scientifiques – on ne pourra jamais vous identifier. Si vous êtes pas sur.e d'une réponse, votre première intuition est souvent correcte. Sauf si spécifié autrement, veuillez ne choisir qu'une réponse par question.

Ce premier questionnaire est une mesure « de base ». Dans le futur (1er semestre 2021), un deuxième questionnaire vous sera adressé. Celui-ci sera plus court et contiendra certaines questions de ce formulaire-ci ainsi que quelques autres questions, afin d'observer en éventuelle changement de situation.

Si vous avez encore des questions ou remarques sur le questionnaire ou sur la manière dont les réponses seront utilisées, n'hésitez pas à contacter thomas.dawance@vub.be

Nom de l'enquêteur	
Nom du répondant	
Association du répondant	• Angela.D • Pass-ages • CLTB
Durée de l'entretien	*……..…… minutes*
Date de l'entretien	*…../……/…… (JJ/MM/AAAA)*

Questions sur votre situation de logement

1) Êtes-vous locataire ou propriétaire ? (*Choisissez une réponse)*

1	Locataire social	
2	Autre logement public	
3	Locataire sur le marché privé	
4	Locataire d'une agence d'immobilière sociale (AIS)	
5	Propriétaire	
6	Autres	

2) Quelle est le code postal de la commune où se situe votre logement actuel ?

Code postal _____

3) Partagez-vous votre logement avec des personnes qui ne font pas partie de votre famille nucléaire (soit en dehors de votre famille en premier degré ou de votre famille recomposée le cas échéant) ? (*Choisissez une réponse)*

Non, le logement n'est pas partagé par des personnes hors de ma famille	
1	
2	
3	
4 ou plus	

4) Dans quel type de logement habitez-vous ? (*Choisissez une réponse)*

1	Maison unifamiliale mitoyenne	
2	Maison unifamiliale 3 ou 4 façades	
3	Appartement	
4	Studio	
5	Duplex	
6	Autre, spécifiez……..	

5) De quelle quantité de pièces est composé votre logement parmi le type de pièces suivantes… ? *(Cochez une réponse par ligne)*

		0	1	2	3	4	5	6+
1	Nombre total de pièces habitables (non compris : sanitaires, cuisine, hall, garage, cave & grenier non aménagé)							
2	(dont …) nombre de chambres à coucher							
3	Nombre de pièces de vie en sous-sol							
4	Nombre de WC à l'intérieur du logement							
5	Nombre de salles de bain/douche individualisées (pièce séparée ou chambre, mais pas dans une cuisine)							

6) Si vous habitez dans un immeuble collectif, de combien de logements est-il composé (y compris le vôtre) ? (*Remplissez la case)*

logements

7) Depuis combien d'années habitez-vous dans votre logement actuel (pas CALICO) ? (*Remplissez la case)*

8) <u>Si vous avez déménagé au cours des trois dernières années :</u> quelles étaient les raisons principales du départ de votre logement précédent, vers votre logement actuel (et pas les raisons pour votre départ vers CALICO) ? (*Vous pouvez en choisir trois maximum)*

1	Changement de la situation familiale (décohabitation, mise en ménage, séparation)	
2	Nouvelle forme de cohabitation	
3	Modification de la taille du logement sans modification de la taille du ménage	
4	Modification de la taille du logement avec modification de la taille du ménage	
5	Recherche de meilleures caractéristiques de confort et de qualité du logement	
6	Recherche d'un jardin	
7	Diminution de la distance au lieu de travail sans changement du lieu de travail	
8	Diminution de la distance au lieu de travail avec changement du lieu de travail	
9	Recherche de la proximité de la famille et des amis	
10	Recherche d'un meilleur environnement du quartier	
11	Recherche d'une meilleure accessibilité du quartier	
12	Recherche de la proximité d'une école spécifique	
13	Changement de revenus	
14	Achat d'un logement	
15	Accès à un logement social ou assimilé	
16	Départ forcé par le bailleur (occupation personnelle, travaux, décès, bail nonrenouvelé)	
17	Autre(s), spécifiez ……	

9) Comment percevez-vous, actuellement l'état de votre … ? *(Cochez une réponse par ligne)*

1 = Très mauvais
2 = Mauvais
3 = Ni mauvais, ni bien
4 = Bien
5 = Très bien

		1	2	3	4	5
1	logement					
2	quartier					

10) Êtes-vous d'accord avec la proposition suivante : « j'aime bien être chez moi »?
(Choisissez une réponse)

1	Absolument pas d'accord	
2	Pas d'accord	
3	Ni d'accord, ni pas d'accord	
4	D'accord	
5	Totalement accord	

11) Les 12 derniers mois, avez-vous rencontré les problèmes suivants dans votre logement ?
(*Cochez une réponse par ligne)*

1 = Jamais ou rarement
2 = Parfois
3 = Habituellement ou toujours

		1	2	3
1	Nuisance olfactive			
2	Nuisance des rats, souris, cafards, puces, …			
3	Bruit			
4	Moisissure dans ou sur les murs			
5	Infiltration d'eau ou humidité ascensionnelle			
6	Accumulation des déchets dans le logement ou bâtiment			
7	Manque d'espace de rangement pour les habitants			
8	Manque de privacité/initimité pour les habitants			
9	Trop froid en hiver			
10	Trop chaud en été			
11	Pas d'eau chaude			
12	Manque d'éclairage naturel			
13	Manque de ventilation			
14	Autre(s), spécifiez ……			

12) Votre logement dispose-t-il de double-vitrage ? (*Choisissez une réponse)*

1	Oui, à toutes les fenêtres	
2	Oui, à certaines fenêtres	
3	Non	

13) De quel type de chauffage disposez-vous ? (*Cochez une réponse par ligne)*

		1 Oui	2 Non
1	Chauffage central collectif		
2	Chauffage central individuel		
3	Convecteurs ou poêles individuels		
4	Logement passif ou basse énergie		

14) A quelle fréquence vous déplacez-vous avec les modes de transport suivants ? *(Cochez une réponse par ligne)*

1 = Jamais
2 = Moins d'une fois par mois
3 = Quelque fois par mois
4 = Une à deux fois par semaine
5 = Quasiment tous les jours

		1	2	3	4	5
1	A pied					
2	En transport public					
3	En voiture					
4	A vélo					

15) Votre ménage dispose de combien de … ? (*Cochez une réponse par ligne)*

		0	1	2	3	4+
1	voiture(s) ?					
2	place(s) parking privée(s) ?					

Questions relatives à votre santé

16) Comment jugez-vous votre qualité de vie, durant les 4 dernières semaines ? *(Une réponse possible)*

1	Très mauvaise	
2	Mauvaise	
3	Ni mauvaise, ni bonne	
4	Bonne	
5	Très bonne	

17) Dans quelle mesure avez-vous été satisfait.e de votre santé, durant les 4 dernières semaines ? *(Une réponse possible)*

1	Très mécontent.e	
2	Mécontent.e	
3	Ni mécontent.e, ni content.e	
4	Satisfait.e	
5	Très satisfait.e	

18) En considérant les 3 derniers mois, votre santé vous empêche-t-elle de réaliser les activités suivantes ? (Cochez une réponse par ligne)

		1 Oui	2 Non
1	Activité moins éprouvante telle que porter les sacs à provisions		
2	Monter des escaliers ou une pente		
3	Se baisser, se plier ou soulever des objets		
4	Faire le tour du pâté de maison à pied		

19) En considérant les 4 dernières semaines, dans quelle mesure êtes-vous d'accord avec les propositions suivantes ? (*Cochez une réponse par ligne)*

1 = Pas du tout
2 = Pas plus qu'habituellement
3 = Plus qu'habituellement
4 = Beaucoup plus qu'habituellement

		1	2	3	4
1	Je me sens malheureux et dépressif				
2	J'ai le sentiment de perdre la confiance en moi				
3	J'ai le sentiment de ne pas pouvoir surmonter mes problèmes				
4	J'ai le sentiment d'être constamment sous tension				
5	J'ai le sentiment de ne plus rien valoir				

Questions relatives à votre réseau social

20) Dans quelle mesure êtes-vous d'accord avec les propositions suivantes sur votre quartier ? (*Cochez une réponse par ligne)*

1 = Absolument pas d'accord
2 = Pas d'accord
3 = Ni d'accord, ni pas d'accord
4 = D'accord
5 = Totalement d'accord

		1	2	3	4	5
1	Je me sens « chez moi » parmi les gens de mon quartier					
2	J'ai beaucoup de contact avec mes voisins directs					
3	J'ai beaucoup d'ami.es et connaissances dans mon quartier					
4	On se donne facilement un coup de main dans mon voisinage					

21) Dans les derniers 12 mois, avez-vous été actif.ve dans votre quartier, par exemple : participer à une fête de quartier, à une activité citoyenne ou associative, … ? (*Choisissez une réponse)*

1	Oui	
2	Non, mais peut-être dans le futur	
3	Non, et cela ne m'intéresse pas	

22) Êtes-vous membre d'une association parmi les types d'association suivants ? (*Cochez une réponse par ligne)*

		1 Oui	2 Non
1	Association de défense de la nature		
2	Club de supporters		
3	Association d'aide aux personnes handicapées, personnes âgées, aux plus démunis, …		
4	Hobby club (cuisine, couture, oenologie, …)		
5	Association socio-culturelle		
6	Association ou club sportif		
7	Parti politique		
8	Association religieuse ou spirituelle		
9	Comité de quartier ou association organisant des fêtes, carnavals, …		
10	Association active sur le plan international militant pour la paix, le développement du tiers monde, …		
11	Conseil consultatif communal		
12	Association familiales (ligue des familles, …)		
13	Club bistrot (fléchettes, pari, …)		
14	La croix rouge, protection civile, pompiers volontaires, …		
15	Association de retraités		
16	Groupe d'entraide		
17	Mouvement ou association de jeunes		
18	Mouvement féministe		
19	Association artistique pour amateur		

23) A quelle fréquence rendez-vous visite, recevez-vous chez vous, ou avez-vous des contacts téléphoniques avec les personnes suivantes ? (*Cochez une réponse par ligne)*

1 = Jamais
2 = Moins d'une fois par mois
3 = Tous les mois
4 = 1 à 2 deux fois par semaine
5 = Tous les jours
6 = Pas d'application

		1	2	3	4	5	6
1	Votre famille proche (enfants, parents) résidant ailleurs						
2	D'autres membres de votre famille						
3	Les voisins de votre immeuble (le cas échéant)						
4	Des personnes de votre quartier						
5	Vos ami.e(s) et connaissances						
6	Vos collègues (le cas échéant)						

24) Êtes-vous globalement satisfait.e de vos contacts avec les personnes suivantes ?
(*Cochez une réponse par ligne)*

1 = Pas du tout
2 = Peu
3 = Moyennement
4 = Plutôt
5 = Très
6 = Pas d'application

		1	2	3	4	5	6
1	Votre famille proche (enfants, parents) – résidant ailleurs						
2	D'autres membres de votre famille						
3	Les voisins de votre immeuble						
4	Des personnes de votre quartier						
5	Vos ami.e(s) et connaissances						
6	Vos collègues						

25) Pour chaque proposition suivante, veuillez choisir la réponse que s'accorde le mieux à vos sentiments : (*Cochez une réponse par ligne)*

1 = Absolument pas d'accord
2 = Pas d'accord
3 = Ni d'accord, ni pas d'accord
4 = D'accord
5 = Totalement d'accord

		1	2	3	4	5
1	J'éprouve un sentiment général de vide					
2	Je peux m'appuyer sur suffisamment de personnes en cas de problèmes					
3	Il y beaucoup de personnes sur lesquelles je peux vraiment compter					
4	Il y a suffisamment de personnes dont je me sente proche					
5	Je ne me sens pas suffisamment entouré.e					
6	Je me sens souvent exclu.e par les autres					

Questions relatives aux soins et à l'aide

A. Aider les autres

26) Actuellement, à quelle fréquence aidez-vous, accompagnez-vous ou soignez-vous de manière informelle – c'est-à-dire : pas comme volontaire dans une association ou comme employé.e -, des personnes malades, handicapées ou âgées parmi les personnes suivantes. (*Cochez une réponse par ligne)*

1 = Jamais
2 = Moins d'une fois par mois
3 = Tous les mois
4 = 1 à 2 deux fois par semaine
5 = (Presque) tous les jours
6 = Plusieurs fois par jour

		1	2	3	4	5	6
1	Votre conjoint (le cas échéant)						
2	Votre famille proche (enfants, parents, …)						
3	Vos grands-parents (le cas échéant)						
4	D'autres membres de votre famille						
6	Des voisins de votre immeuble (le cas échéant)						
7	Des connaissance(s) de votre quartier						
8	Des ami.e(s) et connaissances						

27) Si vous aidez des personnes, s'agit-il des tâches suivantes ? *(Cochez une réponse par case ou laissez la question vide si non applicable)*

		1 Oui	2 Non
1	Aide-ménagère, comme nettoyer, cuisiner, faire des courses, …		
2	Aide personnel comme aide à se laver, s'habiller, …		
3	Aide paramédicale comme préparer des médicaments, soigner des blessures, …		
4	Aide administrative, comme remplir des formulaires, faire des rendez-vous importants		
5	Transport et accompagnement chez le médecin, la famille, …		
6	Support émotionnel, comme écouter « son histoire », réconforter, …		
7	Offrir des activités afin de stimuler la développement		
8	Offrir du support à planifier le quotidien ou structurer des activités		
9	Garder un œil pendant la nuit		
10	Garder un œil pendant la journée		

28) Quelles sont les raisons pour lesquelles vous aidez d'autres personnes ? (*Cochez une réponse par ligne)*

1 = Pas applicable
2 = Un peu applicable
3 = Très applicable

		1	2	3
1	Il n'y pas de place dans une structure d'accueil résidentiel			
2	Il n'y pas assez de soin/aide professionnel			
3	Personne d'autre n'est disponible			
4	Je le fais par amour et affection			
5	Ça me donne beaucoup de satisfaction			
6	Je ne veux pas que cette(s) personne(s) rentre(nt) dans une structure d'accueil résidentiel			
7	La personne soignée/aidée préfère se faire aider/soigner par moi			
8	Je veux contribuer à une bonne relation avec la personne aidée/ soignée			
9	Je veux redonner quelque chose à la personne aidé/soignée			
10	Je trouve cela évident			
11	Mon environnement attend que je le fasse			

29) Aidez quelqu'un peut aussi vous ramener des choses positives. Dans quelle mesure êtes-vous d'accord avec les propositions suivantes ? (*Cochez une réponse par ligne)*

1 = Absolument pas d'accord
2 = Pas d'accord
3 = Ni d'accord, ni pas d'accord
4 = D'accord
5 = Totalement d'accord

		1	2	3	4	5
1	Je profite de moments chouettes avec la personne aidée/ soignée					
2	Aider / soigner cette personne me donne un sentiment agréable					
3	Adier/ soigner quelqu'un m'a appris à être heureux.se avec les petites choses de la vie					
4	Ma relation avec ma famille, mes ami.es, mon quartier et/ou mes connaissances s'est améliorée en l'aidant					
5	J'ai fait connaissance avec des nouveaux gens à travers cette aide ou ce soin					

30) A quelle fréquence vous arrive-t-il de vous occuper d'enfants d'autres parents au sein de… ? (*Cochez une réponse par ligne)*

1 = Jamais
2 = Moins d'une fois par mois
3 = Tous les mois
4 = 1 à 2 fois par semaine
5 = (Presque) tous les jours
6 = Plusieurs fois par jour

		1	2	3	4	5	6
1	votre famille						
2	votre cercle de connaissances						

B. Avoir besoin d'aide & recevoir de l'aide des autres

31) Dans l'organization régulière de votre ménage qui accomplit les tâches suivantes ? *(Attention : Plusieurs réponses par ligne possible)*

1 = Vous-même
2 = Votre conjoint
3 = Autre membre de votre ménage
4 = Membre de la famille (hors ménage)
5 = Quelqu'un de votre quartier
6 = des professionnels
7 = Autre(s)

		1	2	3	4	5	6	7
1	Cuisiner							
2	Faire le ménage							
3	Faire le linge							
4	Faire la vaisselle							
5	Faire des petites réparations							

32) <u>Pour les ménages avec des enfants.</u> Dans l'organization régulière de votre ménage qui accomplit les tâches suivantes concernant vos enfants ? *(Attention : Plusieurs réponses par ligne possible)*

1 = Vous-même
2 = Votre conjoint
3 = Autre membre de votre ménage
4 = Membre de la famille (hors ménage)
5 = Quelqu'un de votre quartier
6 = Des professionnels
7 = Autre(s)

		1	2	3	4	5	6	7
1	Garder vos enfants (en dehors de l'école)							
2	Garder vos enfants quand ils sont malades							
3	Les aider avec leurs devoirs							
4	Les transporter (vers l'école ou autre activité)							

33) Si vous ne pouviez accomplir momentanément certaines tâches du quotidien, pourriez-vous compter sur les personnes suivantes ? (*Cochez une réponse par ligne)*

		1 Oui	2 Non	3 Pas applicable
1	Membres de votre ménage			
2	D'autres membres de votre famille, résidant ailleurs			
3	Les voisins de votre immeuble			
4	Des personnes de votre quartier			
5	Vos ami.e(s) et connaissances			
6	Vos collègues			

Attentes envers le projet CALICO

34) Quel est votre niveau d'intérêt pour les aspects suivants du projet CALICO ? (*Cochez une réponse par ligne)*

1 = Très intéressé.e
2 = Plutôt intéressé.e
3 = Indifférent.e
4 = Pas très intéressé.e
5 = Pas du tout intéressé.e

		1	2	3	4	5
1	Logement stable					
2	Logement abordable					
3	Caractère féministe					
4	Caractère intergénérationnel					
5	Caractère solidaire					
6	Caractère d'ouverture au quartier					
7	Caractère anti-spéculatif					
8	Intégration d'une maison de naissance					
9	Intégration d'une maison de mourance					
10	Partage d'espace commun entre habitants du projet					
11	Partage d'espace commun avec les riverains					
12	Processus de co-création de l'habitat groupé					

35) Outre les aspects spécifiques du projet Calico (question 35), quelles sont les raisons principales de votre choix de quitter votre logement actuel? (*Cochez trois cases maximum)*

1	Changement de la situation familiale (décohabitation, mise en ménage, séparation)	
2	Nouvelle forme de cohabitation	
3	Modification de la taille du logement sans modification de la taille du ménage	
4	Modification de la taille du logement avec modification de la taille du ménage	
5	Recherche de meilleures caractéristiques de confort et de qualité du logement	
6	Recherche d'un jardin	
7	Diminution de la distance au lieu de travail sans changement du lieu de travail	
8	Diminution de la distance au lieu de travail avec changement du lieu de travail	
9	Recherche de la proximité de la famille et des amis	
10	Recherche d'un meilleur environnement du quartier	
11	Recherche d'une meilleure accessibilité du quartier	
12	Recherche de la proximité d'une école spécifique	
13	Changement de revenus	
14	Départ forcé par le bailleur (occupation personnelle, travaux, décès, bail nonrenouvelé)	
15	Aucune des qualités précitées (1 à 14) ne sont importantes pour moi.	
16	Autre(s), spécifiez: ……	

Les 2 questions suivantes s'adressent aux futurs locataires et aux futurs propriétaires du projet CALICO, elles ne concernent donc pas les futurs résidents de Pass-âges.

36) Pour ceux qui seront propriétaires au sein du projet CALICO, quelles sont les raisons qui vous incitent à devenir propriétaire ? *(Plusieurs réponses possibles)*

1	Ne pas dépenser de loyer	
2	Aménager mon espace comme je l'entends	
3	Souci de stabilité	
4	Léguer mon bien	
5	Placement	

37) Pour ceux qui seront locataires au sein du projet CALICO, pourquoi n'êtes-vous pas actuellement intéressé.e par l'achat d'un logement ? *(Plusieurs réponses possibles)*

1	Insuffisance de revenus	
2	Avenir incertain	
3	Prix des logements	
4	Pas envie de se fixer	
5	Autre, spécifiez……..	

Sur vous et votre ménage

38) Quel est votre date de naissance ? *JJ/MM/AAAA*

39) Quel est votre sexe ? *(Une réponse possible)*

1	Homme	
2	Femme	
3	Autre, spécifiez……..	

40) Quelle est votre nationalité ? *(Une réponse possible)*

1	Belge	
2	Autre, spécifiez……..	

41) Quel est votre pays de naissance ? *(Une réponse possible)*

1	Belgique	
2	Autre, spécifiez……..	

42) Quel est votre état civil ? *(Une réponse possible)*

1	Marié.e	
2	Célibataire	
3	Divorcé.e	
4	Cohabitant.e	
5	Veuf/Veuve	
6	Vivant dans un ordre	

43) Quelle est votre profession ou qu'elle était votre dernière profession ? *(Une réponse possible)*

1	Ouvrier.ère non-qualifié.e	
2	Ouvrier.ère qualifié.e	
3	Assistant.e d'un.e indépendant.e	
4	Employé.e non-qualifié.e	
5	Employé.e qualifié.e	
6	Autre salarié.e	
7	Agriculteur.trice	
8	Profession libérale	
9	Chef d'entreprise	
10	Commerçant.e	
11	Autre indépendant.e	
12	Homme/Femme de foyer	

44) Êtes-vous à la retraite ? Si oui, depuis quand ? *(Une réponse possible – mentionner au minimum l'année)*

1	Oui, depuis ___/___/_____	
2	Non	

45) Quel est le diplôme le plus haut que vous avez obtenu ? *(Une réponse possible)*

1	Aucune formation	
2	Enseignement primaire	
3	Enseignement professionnel inférieur	
4	Enseignement technique inférieur	
5	Enseignement secondaire inférieur	
6	Enseignement professionnel supérieur	
7	Enseignement technique supérieur	
8	Enseignement secondaire supérieur	
9	Enseignement supérieur non-universitaire	
10	Enseignement supérieur universitaire	

46) Êtes-vous chef de votre ménage ? *(Une réponse possible)*

1	Oui	
2	Non	

47) Quelle est la composition de votre ménage ? *(Remplir le tableau avec les chiffres correspondent à votre relation à cette personne, ainsi que sa date de naissance)*

1 = Conjoint(e)
2 = Fils
3 = Fille
4 = Mère
5 = Père
6 = Beau-fils
7 = Belle-fille
8 = Beau-père
9 = Belle-mère
10 = Autre

Relation	Date de naissance

48) Y-a-t-il une personne dans votre ménage qui a besoin des soins spécifiques, liée à un handicap physique ou mental, ou à une perte d'autonomie (p.e. personne âgée) ? *(Une réponse possible)*

1	Oui	
2	Non	

49) Si vous avez des enfants en garde alternée, comment est-ce que cette garde alternée est organisée chez vous ? *(Une réponse possible)*

1	Garde égalitaire	
2	Un week-end sur deux	
3	Autre(s), spécifiez……..	

Information financière

Dans cette dernière section, nous vous demandons de partager des informations financières. Nous comprenons que ces informations peuvent être sensibles, mais nous vous assurons que ces informations seront traitées de manière anonyme et discrète. Nous avons besoin de ces informations pourra prouver la nécessité de développement des projets similaires.

50) Pour les locataires. A combien s'élève le montant de votre loyer, *charges noncomprises ?*

Euro/mois

51) Pour les propriétaires. A combien s'élève le montant de votre emprunt hypothécaire mensuel (s'il n'est pas encore remboursé totalement) ?

Euro/mois

52) A combien s'élève le montant de vos charges individuelles *(donner une estimation si vous n'êtes pas sûr.e) ?*

Euro/mois

53) A combien s'élève le montant de vos charges collectives *(donner une estimation si vous n'êtes pas sûr.e) ?*

Euro/mois

54) D'où le ménage tire-t-il ses revenus ? Chef de ménage ? Et son conjoint ? *(Remplissez le tableau pour vous et votre conjoint le cas échéant)*

		Le chef de ménage		Le conjoint	
		1 Oui	2 Non	1 Oui	2 Non
1	Activité professionnelle à plein temps				
2	Activité professionnelle à temps partiel				
3	Chômage				
4	Revenu d'intégration				
5	Pension				
6	Indemnités maladie-invalidité				
7	Pension alimentaire				
8	Allocations familiales				
9	Aide familiale (étudiant)				
10	Autre(s), spécifiez ……				

55) Quel est le revenu mensuel total net de votre ménage, y compris les revenus mobiliers et immobiliers ? – Additionnez, le cas échéant, les revenus de votre conjoint/ cohabitant.e. *(Une réponse possible)*

1	Moins de 500€	
2	De 500 € à 1000 €	
3	De 1001 € à 1500 €	
4	De 1501 € à 2000 €	
5	De 2001 € à 2500 €	
6	De 2501 € à 3000 €	
7	De 3001 € à 3500 €	
8	Plus de 3500 €	

56) Parvenez-vous à "nouer les deux bouts » ? *(Une réponse possible)*

1	Très difficilement	
2	Difficilement	
3	Plutôt difficilement	
4	Plutôt facilement	
5	Facilement	
6	Très facilement	

57) Pendant les 12 derniers mois, vous est-il arrivé à vous ou à une personne de votre ménage de ne pas avoir été capable de payer un ou plusieurs factures (à temps) pour des raisons financières ? (*Cochez une réponse par ligne)*

		1 Oui	2 Non
1	Paiement du crédit d'achat de votre logement / paiement de votre loyer		
2	Facture électricité, eau, gaz, …		
3	Dépenses pour la santé		
4	Paiement des achats à crédit (excepté l'achat d'un logement)		
5	Frais scolaires		
6	Garderie		
7	Autre(s), spécifiez……..		

Merci d'avoir répondu à nos questions.

Nous cherchons aussi des personnes qui consentent à participer à un entretien qualitatif, au printemps 2020. Cet entretien, basé sur des questions ouvertes, portera également sur votre expérience par rapport au projet CALICO. Celui-ci dura environ 1h30. La date exacte et location sont à convenir avec les chercheurs, selon votre disponibilité. Si vous êtes intéressé.e, nous vous contacterons très prochainement.

Si vous avez encore des questions, n'hésitez pas à contacter thomas.dawance@vub.be

58) Je suis d'accord de réaliser un entretien qualitatif.

1	Oui	
2	Non	

2.4 Informed consent: questionnaire future residents

VRIJE UNIVERSITEIT BRUSSEL

FORMULAIRE DE CONSENTEMENT A REPONDRE A DEUX QUESTIONNAIRES ECRITS DANS LE CADRE DU PROJET CALICO

La Vrije Universiteit Brussel (VUB) a pour mission l'accompagnement scientifique du projet CALICO (Care and Living in Community), financé dans le cadre du programme européen « Urban Innovative Action ». La recherche, dirigée par Liesbeth De Donder (Belgian Ageing Studies) et Michael Ryckwaert (Cosmopolis), est principalement réalisée par An-Sofie Smetcoren et Thomas Dawance.

L'objet de leur recherche porte notamment sur les modalités de montage du projet ainsi que sur l'impact du projet sur ses futurs résidents (en terme de condition d'habitat, de cohésion sociale, de santé et de bien-être, etc.). Pour mener leur enquête, les chercheurs mobilisent plusieurs méthodes (questionnaires, interviews, focus groups, analyse de documents, …). Sur base des résultats obtenus, ils rédigeront plusieurs rapports de recherche, susceptibles d'être publiés.

Le présent document de consentement porte sur la participation à deux questionnaires que l'équipe de recherche adresse à l'ensemble des futurs résidents du projet. Il est prévu de dispenser un premier questionnaire dans le premier semestre 2020 et un second dans le premier semestre 2021. Les questionnaires seront rendus anonymes. Ils seront rendus accessibles uniquement à l'équipe de chercheurs en charge de l'enquête et inaccessibles à tout tiers. Ils seront exploités exclusivement à des fins de recherche académique. Aucune base de données nominatives ni aucun fichier d'adresses ne seront constitués.

En signant ce formulaire, je déclare que :

1. Je réponds aux questionnaires volontairement, et non par obligation ;
2. Je comprends que je peux refuser de répondre à certaines questions ;
3. J'ai été informé que les réponses aux questionnaires, une fois rendu anonyme, seront utilisés, dans leurs entièretés ou par extraits, par les membres de l'équipe de recherche, et par eux uniquement ;
4. Je ne m'attends pas à recevoir de rétribution ou de rémunération pour ma participation ;
5. J'ai été en mesure de poser toutes les questions que je souhaitais sur l'enquête, et que j'ai la possibilité de contacter ses responsables si j'ai encore d'autres questions.
6. Par ailleurs, j'autorise l'équipe de chercheurs à solliciter les chargés du projet CALICO pour qu'ils transmettent les informations relatives à ma composition de ménage et à mes revenus tels que je leur ai communiqués dans le cadre de la procédure d'attribution de mon futur logement au sein du projet.

Fait à ……, le ……

NOM et prénom : Signature :

2.5 Interview scheme future residents

Guide et liste de sujets pour les entretiens qualitatifs avec les résidents

Introduction pour les résidents

Dans le cadre du projet CALICO, nous aimerions récolter quelques informations sur votre situation de logement et de vie. En cadre de la recherche européenne, il est important de savoir comment le projet CALICO peut avoir un impact sur les vies de ses résidents, afin d'améliorer le projet en cours et de prouver la nécessité des projets similaires à Bruxelles dans le futur. Le questionnaire porte sur les 4 thématiques suivantes, liées aux objectifs de CALICO :

- Votre situation actuelle de logement
- Votre réseau social votre immeuble et votre quartier
- Votre santé / qualité vie
- Vos attentes envers le projet CALICO

Prenez votre temps pour répondre aux questions. Il n'y a pas de mauvaises réponses, ou de réponses inintéressantes, tout ce que vous me direz sera intéressant. Et n'hésitez pas à ajouter des choses qui vous préoccupent, ou de revenir sur des choses que vous aurez dites ; notre discussion est totalement ouverte. L'entretien est enregistré et sera retranscrit, mais il restera strictement anonyme. Vos réponses resteront confidentielles et ne seront utilisées que dans le cadre de recherches scientifiques – on ne pourra jamais vous identifier. L'entretien durera environ 2 heures.
Nous vous remercions de signer le formulaire de consentement en annexe. Celui clarifie l'usage qui sera fait des données de l'entretien. Celles-ci resteront anonyme, ne seront pas communiquées à des tiers et resteront à l'usage de la recherche.
Si vous avez encore des questions ou remarques sur le questionnaire ou sur la manière dont les réponses seront utilisées, n'hésitez pas à contacter thomas.dawance@vub.be

Le présent guide s'adresse à l'ensemble des futurs habitants du projet CALICO. Le guide comprend plusieurs questions spécifiques adressées à certains sous-groupes d'habitants (encadrés), selon qu'ils appartiennent au cluster Angela D., Pass-âges ou CLTB, qu'ils soient actuellement propriétaires, locataires, qu'ils deviennent locataires, propriétaires ou coopérateurs, qu'ils résident actuellement dans un immeuble ou ne maison individuelle…

A. Questions sur votre situation de logement

1. Les raisons du déménagement vers le logement actuel

- Pouvez-vous m'expliquer dans quel contexte vous êtes arrivé.e dans le logement que vous occupez actuellement ?
  - Quels ont été les raisons de votre déménagement ?
  - Quand y êtes-vous arrivé ?
- Avez-vous vous souvent déménagé dans votre vie ?

Identifier si choix/contrainte/opportunité… si lié à un transition de vie particulière…

2. Satisfaction du logement actuel

- Pouvez-vous nous dire quelle est votre satisfaction par rapport à votre logement actuel ?
  - Quels sont pour vous les principales qualités de votre logement actuel ?
  - Quels sont pour vous les principaux défauts de votre logement actuel ?
- Y-a-t-il des choses que vous regretterez à propos de votre logement actuel lorsque vous emménagerez dans le projet CALICO ?

Pour les propriétaires de leur logement

- Que comptez-vous faire de votre logement actuel lorsque vous emménagerez dans le projet CALICO ?

3. Implication dans la gestion de l'immeuble

Si maison individuelle (en propriété)

- Vous n'habitez actuellement pas dans une copropriété ? Est-ce important pour vous et pourquoi ?

Si appartement locatif

- Pouvez-vous nous dire comment la gestion de votre bâtiment est organisée ?
  - Participez-vous à la gestion de l'immeuble ?
  - Y a-t-il des réunions organisées entre tous les occupants, dont les locataires ? Si oui, lesquelles, et y participez-vous ?
  - Êtes-vous informé des décisions prises par la copropriété ?
- Est-il facile de résoudre des problèmes rencontrés chez vous ou dans votre immeuble ?
- Y a-t-il des espaces communs dans votre immeuble ? Si, oui, comment sont gérés? [donc, si je comprends bien, vous êtes//vous n'êtes pas impliqué dans la gestion de ces espaces communs] Est-ce que cela vous satisfait ?

Si appartement locatif social et/ou public

- Pouvez-vous nous dire comment la gestion de votre bâtiment est organisée ?
  - Participez-vous à la gestion de l'immeuble ?

        - Êtes-vous informé des décisions prises par la société de logement concernant votre logement et votre immeuble ?
        - Y a-t-il des réunions organisées entre tous les occupants, dont les locataires ? Si oui, lesquelles, et y participez-vous ?
    - Est-il facile de résoudre des problèmes rencontrés chez vous ou dans votre immeuble ?
    - Y a-t-il des espaces communs dans votre immeuble ? Si, oui, comment sont gérés? [donc, si je comprends bien, vous êtes//vous n'êtes pas impliqué dans la gestion de ces espaces communs] Est-ce que cela vous satisfait ?

Si appartement en propriété

- Pour les réunions de copropriété, comment se déroulent-elles en général ?
    - Les réunions de copropriété permettent-elles de prendre des décisions qui améliorent votre qualité de vie dans l'immeuble ?
    - Faites-vous appel à un syndic extérieur et que pensez-vous de son travail ?
    - Est-ce que cette organization vous convient, ou y a-t-il des choses que vous aimeriez changer dans cette organization ?
    - Avez-vous déjà dû faire des travaux communs dans l'immeuble, comment cela s'est-il passé ?
- A part les réunions de copropriété, y a-t-il d'autres réunions ou mode d'organization qui rassemblent les habitants, en ce qui concerne la gestion de l'immeuble ?
- Y a-t-il des espaces communs dans votre immeuble ? Si, oui, comment sont gérés? [donc, si je comprends bien, vous êtes//vous n'êtes pas impliqué dans la gestion de ces espaces communs] Est-ce que cela vous satisfait ?
    - Relance : par exemple, pour l'entretien des communs, faire des petites réparations, se prémunir d'actes de vandalisme ?

B. Questions relatives au réseau social dans l'immeuble et dans quartier

Pour les personnes vivant dans un immeuble à appartements

1. Relation sociale dans l'immeuble

- Pouvez-vous d'abord décrire brièvement les voisins de votre immeuble ? (ce sont des jeunes, des personnes plus âgées, des familles…) ?
    - Que pensez-vous de cette situation ? De cette diversité de profils ? [selon la réponse à la question précédente]
    - Y a-t-il beaucoup de changements, de roulement, dans les voisins ? Comment vivez-vous cela ?

- Pourriez-vous me raconter comment se passe la vie de voisinage dans l'immeuble ? Est-ce qu'on se parle, est-ce qu'on se connaît ?
    - C'est quelque chose d'important, pour vous, d'avoir des relations avec ses voisins ?
    - Avez-vous des amis dans vos voisins ? En quoi les considérez-vous comme vos amis ?

- Y a-t-il des activités organisées entre voisins ?
    - Ou se donne-t-on des coups de main entre voisins ? Si oui, pouvez-vous donner un exemple. Si non, pourquoi, y a-t-il des raisons ?

- Y a-t-il des « lieux » ou des « moments » dans l'immeuble où vous rencontrez plus régulièrement ou plus particulièrement vos voisins ? Partagez-vous des espaces communs avec les autres résidents de l'immeuble ?
    - Pensez-vous qu'il faudrait plus d'espaces, plus d'activités en commun ?
    - Pourrait-on imaginer des services en commun : des achats collectifs, de l'aide aux personnes (surveiller un enfant, faire des courses, préparer un repas, etc.) ?

- Disposez-vous d'outils de communication entre résidents de l'immeuble (facebook, whatsapp, etc.) ? Et qu'en pensez-vous ?
- Avez-vous déjà eu des conflits de voisinage ? A quoi sont-ils dus et qu'avez-vous fait pour les résoudre ? [si pas évoqué directement : Avez-vous fait appel à une aide extérieure ? Si oui, laquelle ?]

2. Relation avec les habitants du quartier

- Pouvez-vous d'abord décrire brièvement vos voisins dans le quartier (ce sont des jeunes, des personnes plus âgées, des familles…) ?
    - Que pensez-vous de cette situation ? de cette diversité de profils ? [selon la réponse à la question précédente]
    - Pourriez-vous me raconter comment se passe la vie de voisinage dans le quartier ? Est-ce qu'on se parle, est-ce qu'on se connaît ?
- Comment appréciez-vous le fait de vivre dans ce quartier ?
    - Quels sont selon vous les avantages de vivre dans ce quartier ?
    - Y a-t-il des inconvénients liés au fait de vivre dans ce quartier ?
    - Participez-vous à des activités dans le quartier ? Pourquoi (pas)?
    - Pour vous, c'est quoi une bonne relation de voisinage ?

3. Engagement associatif

Identifier le niveau de leur implication actuelle dans la vie associative et discuter à quel point ce genre d'implication est liée à une implication locale, dans le quartier proche

- Êtes-vous ou avez-vous été actif.ve dans une ou plusieurs associations ? Si, oui, pouvez-vous m'en dire plus ? En quoi est-ce important pour vous ?
- Est-ce important de s'impliquer dans la vie associative de votre quartier ?
- Pour vous, intégrer le projet CALICO représente-t-il une forme d'engagement associatif ? Pourquoi ?

4. Relation avec votre famille et vos proches

- Entretenez-vous de bonnes relations avec votre famille (vivant en dehors de votre logement) ?
- Pensez-vous que le fait d'emménager dans votre future logement va influencer votre relation, positivement ou négativement ? Par exemple, pouvoir mieux les recevoir chez vous ?

C. Questions relatives à votre santé / qualité vie

1. Qualité de vie

Les meilleurs et pires et meilleurs moments de votre vie :

Je voudrais proposer d'utiliser le questionnaire ACSA : Auto-évaluation comparative anamnestique. En pratique, l'application de l'ACSA nécessite une procédure en deux étapes :

1) L'auto-évaluation, où l'échelle personnelle est fixée par le répondant à qui l'on demande de se rappeler les souvenirs de ses meilleures et de ses pires périodes de la vie, auxquels sont ensuite attribués les niveaux d'échelle +5 (= meilleur) et -5 (= pire).

2) Réponse, où la note réelle du bien-être subjectif actuel est produite par le répondant, par rapport aux points d'ancrage qu'il a lui-même définis. Le nombre obtenu est le score ACSA.

Étape 1 : Tous les gens ont des bons et des mauvais moments dans leur vie. Veuillez indiquer la meilleure et la pire période de votre vie. Il ne doit pas s'agir d'un moment, d'un jour ou d'une semaine, mais d'une période plus longue de votre vie.

- Quelle a été la meilleure période de votre vie? Lorsque vous avez vécu votre moment le plus heureux, quels facteurs ont eu le plus d'importance et ont caractérisé ce moment? Quel âge aviez-vous à ce moment-là?
- Quelle a été la pire période de votre vie? Lorsque vous avez vécu votre moment le moins heureux, quels facteurs ont eu le plus d'importance et ont caractérisé ce moment? Quel âge aviez-vous à ce moment-là?

Étape 2 : Évaluation ACSA : Après avoir effectué la procédure d'auto-évaluation de la meilleure et de la pire période de la vie (étape 1), l'évaluation réelle de la qualité de vie subjective est effectuée à l'aide de l'échelle présentée :

Dans l'échelle suivante, où +5 est "aussi bon que la meilleure période de votre vie", et -5 est "aussi mauvais que la pire période de votre vie", veuillez indiquer où vous vous situez dans la période ACTUELLE, c'est-à-dire les deux dernières semaines.

Aussi mauvais que la **pire** période de votre vie										Aussi bon que la **meilleure** période de votre vie
-5	-4	-3	-2	-1	0	1	2	3	4	5
○	○	○	○	○	○	○	○	○	○	○

- Pouvez-vous expliquer pourquoi vous avez attribué cette note ?

2. La période de confinement du CORONAVIRUS :

- Comment décririez-vous votre qualité de vie (avant la quarantaine de Corona) ?
- Compte tenu de ces circonstances exceptionnelles, comment décririez-vous votre bien-être général ?
  a. Cette période affecte-t-elle votre bien-être général ?
  b. Qu'est-ce qui vous fait vous sentir bien pendant cette période ?

1. Quelles sont les difficultés que vous rencontrez actuellement ?
   c. Comment prenez-vous soin de vous et des autres pendant cette période ?
   d. Est-ce différent de la vie normale ?

3. Vos besoins de soins et d'aide

- Pouvez-vous décrire votre état de santé actuel ?
- Avez-vous besoin de soins ou d'aide pour raison de santé en ce moment ?
    - Si oui, comment vous organisez-vous pour ceux-ci ? A qui faites-vous appel ? Et pourquoi ? Quels sont les inconvénients et avantages ?
    - Si non : Ou peut-être vous est-il arrivé de recevoir de l'aide de quelqu'un suite à un problème de santé? Comment vous êtes-vous organisé pour ceux-ci? À qui avez-vous fait appel? Et pourquoi ? Quel ont été les inconvénients et avantages ?

4. Questions relatives aux soins et à l'aide aux autres

- « Prendre soin », comment décririez-vous cela ?
    - Pensez-vous que cela soit différent de la façon dont les autres le décrivent ?
    - En quoi consistent, selon vous, de 'bons' soins ?

- Est-ce que vous donnez des soins à quelqu'un de votre environnement direct (aidant-proche) ?
    - Si oui, s'agit-il de personnes résident dans le quartier, ou de membres de votre famille?
        - Pouvez-vous nous raconter quelque chose à ce sujet ?
        - Pouvez-vous nous expliquer en quoi consiste votre aide ?
    - On voit de plus en plus souvent des gens qui décident de s'occuper eux-mêmes de personnes chères qui ont besoin de soins, et pour qui on se fait du souci. Par exemple, les parents âgés, les enfants ayant des besoins spéciaux, les amis/voisins âgés, etc.. Vous imaginez-vous faire cela aussi ?

D. LES ATTENTES RELATIVES A CALICO

1. Questions relatives à l'entrée dans CALICO

Objectif : Comprendre le contexte dans lequel elles se sont impliquées dans le projet CALICO.

- Pouvez-vous m'expliquer les raisons de votre choix de rejoindre le projet CALICO ?
    - Qu'est-ce qui vous a motivé ?
    - A quelle besoin diriez-vous que le projet CALICO réponde pour vous ?

- Comment êtes-vous entré.e en contact avec le projet CALICO ?
    - Depuis combien de temps êtes-vous impliqué.e dans le projet CALICO ?
    - Pouvez-vous nous dire comment s'est passé ce premier contact ? Quelles informations ont été données ?

2. Questions relatives au mode d'accès au sein de CALICO et l'importance du logement

Questions pour tou.te.s les habitant.e.s

- Diriez-vous que le projet CALICO répond pour vous à un problème de logement ? Et pourquoi
- Avez-vous cherché ailleurs avant de trouver ce logement ? Si oui, pouvez-vous nous dire comment, combien de temps et pourquoi ça n'a pas fonctionner ?
    - Comment décririez-vous le type de logement que vous recherchiez initialement ?

        - Est-ce que votre logement CALICO correspondent à vos critères de choix initiaux ? [Attente vs réalité] Pourquoi sont-ils devenus irréalistes ?
        - et le quartier du projet CALICO correspond-il à vos critères de choix initiaux ? [Attente vs réalité] Pourquoi sont-ils devenus irréalistes ?
    - Qu'attendez-vous de la qualité de votre futur logement dans CALICO ?
    - Vous allez emménager dans un logement neuf ? Est-ce important pour vous ? Quels sont les avantages et les inconvénients?

Vous allez devenir propriétaire de votre logement…

- *Pourquoi avez-vous décidé de devenir propriétaire ?*
- *Votre accès à la propriété via le CLTB se fait via une formule anti-spéculative qui ne vous permettra pas de revendre au prix du marché ? Qu'en pensez-vous ?*

Vous allez accéder à un logement locatif bon marché et de qualité …

- *Pourquoi avez-vous décidé de devenir locataire dans le projet CALICO ?*
- *Le projet CALICO est un projet du CLTB. Les logements resteront toujours abordables. Qu'en pensez-vous ? Est-ce important pour vous ?*

Vous allez accéder à un logement dans une formule coopérative…

- Pouvez-vous nous expliquer comment va fonctionner votre projet de coopérative ?
    - Comment s'est mené la réflexion pour définir cette formule ?
    - Qu'en pensez-vous ? Qu'est-ce qui est important dans cette formule ?
- Auriez-vous préférer être locataire ou propriétaire ?
- Une solidarité va être organisée entre habitants de la coopérative, pouvez-vous nous expliquer ? Qu'est-ce qui est important dans cette solidarité?
- La coopérative que vous allez créer a-t-elle l'intention à terme de développer d'autres projets ?

- Le projet CALICO est un projet du CLTB et prévoit un mécanisme anti-spéculatif afin de maintenir les logements abordables ? Qu'en pensez-vous ?
- Les habitants de la coopérative se sont engagés à garantir, au fur et à mesure du départ des habitants, l'accès à des personnes à faibles revenus. Qu'en pensez-vous ? Pouvez-vous m'expliquer comment vous avez mené la réflexion sur le sujet au sein de Pass-âges ?

3. Questions relatives à la cohabitation entre habitants au sein de CALICO

- Comment décririez-vous une situation idéale de cohabitation avec les voisins de votre immeuble ?
- Pensez-vous que CALICO vous permettra d'approcher cet idéal ?

- On voit se développer de plus en plus des formules d'habitat groupé, comme on dit, de l'habitat collectif ou du co-housing, où les habitants ont leurs logements mais partagent aussi des espaces communs, comme une salle commune, une buanderie, un jardin éventuellement…
    - Que pensez-vous de ce genre de formule ?

- Pensez-vous CALICO puisse être considéré comme un projet de ce type ? Est-ce quelque chose qui vous attire ?
- Est-ce une motivation ou une dimension avec laquelle vous devrez composer (une conséquence) ?
  Quelle influence pensez-vous que la dimension d'habitat collectif du projet CALICO aura sur votre vie quotidienne ?

- Si pertinent : Pensez-vous que le projet CALICO soit un endroit idéal pour passer vos vieux jours ? Quelle serait pour vous l'endroit idéal pour passer vos vieux jours ?

4. Questions relatives à l'implication dans votre cluster

Les répondants font partie d'un des 3 clusters :

- Soit Pass-âges
- Soit Angela D.
- Soit CLTB (locatif ou acquisitif) – passer directement à la rubrique suivante.

Concentrons-nous d'abord sur votre engagement spécifique au sein de votre cluster particulier (pour Pass-âges et Angela D.) :

Pour les résident.e.s de Pass-âges
Vous êtes membre de l'asbl Pass-âges, …

- Comment définiriez-vous le projet de Pass-âges au sein du projet CALICO ?
  - Qu'est-ce qui motive particulièrement dans les objectifs de Pass-âges ?
  - Depuis combien de temps êtes-vous impliqué.e dans le projet Pass-âges ?
  - Quels sont, selon vous, les défis du projet Pass-âges?
  - Sur quoi avez-vous des réserves ?

- Quels est selon vous l'intérêt d'un habitat intergénérationnel ?
- Comment voyez-vous votre implication dans le projet de maison de naissance et de maison de mourance ?
- Pouvez-vous nous décrire comment se passe le montage du projet de Pass-âges ?
  - A quelles réunions et activités de Pass-âges avez-vous déjà participé et qu'en avez-vous pensé ?
  - Comment décririez-vous la communication au sein du projet entre les Pass-âgés?
  - Quels rôles assumez-vous actuellement au sein du projet Pass-âges?
  - Quel rôle voulez-vous jouer dans le projet Pass-âges à l'avenir?
  - Quel est selon vous le rôle des chargés de projet au sein de Pass-âges ?
- Quels sont vos souhaits/rêves pour Pass-âges ?

- Comment comprenez-vous le rôle d'Angela D. dans le projet ?

Pour les résidentes d'Angela D.
Vous êtes membre de l'asbl Angela D., …

- Comment définiriez-vous le projet d'Angela D. au sein du projet CALICO ?

- Qu'est-ce qui motive particulièrement dans ces objectifs ?
- Depuis combien de temps êtes-vous impliqué.e dans le projet Angela D. ?
- Quels sont, selon vous, les défis du projet d'Angela D. ?
- Sur quoi avez-vous des réserves ?

- Quel est selon vous l'intérêt de créer un projet d'habitat composé et géré exclusivement par des femmes ? (creuser l'enjeu de solidarité entre femmes, de la lutte pour les droits des femmes ?).
- Prendre en compte la dimension de « genre », qu'est-ce que ça signifie pour vous ?
- Comment cela se matérialise-t-il concrètement selon vous dans le projet CALICO?

- Pouvez-vous nous décrire comment se passe le montage du projet d'Angela D. ?
  - A quelles réunions et activités d'Angela D. avez-vous déjà participé et qu'en avez-vous pensé ?
  - Comment décririez-vous la communication au sein d'Angela D. ?
  - Quels rôles assumez-vous actuellement au sein du projet Angela D. ?
  - Quel rôle voulez-vous jouer dans le projet Angela D. à l'avenir?
  - Quel est selon vous le rôle de la chargée de projet (Beverly) au sein d'Angela D. ?
- Quels sont vos souhaits/rêves pour Angela D. ?

- Comment comprenez-vous le rôle de Pass-âges dans le projet ?

Pour les résidents du cluster CLTB

Vous êtes membre du cluster du Community Land Trust Bruxelles (CLTB), à côté de celui de Pass-âges et d'Angela D.…

- Comment définiriez-vous le projet du cluster CLTB au sein du projet CALICO ?
  - Qu'est-ce qui motive particulièrement dans ces objectifs ?
  - Quels sont, selon vous, les défis de ce cluster du CLTB ?
  - Sur quoi avez-vous des réserves ?

- Pouvez-vous nous décrire comment se passe le montage du projet du cluster CLTB ?
  - A quelles réunions et activités du cluster CLTB avez-vous déjà participé et qu'en avez-vous pensé ?
  - Comment décririez-vous la communication au sein du cluster CLTB ?
  - Quels rôles assumez-vous actuellement au sein du cluster CLTB ?
  - Quel rôle voulez-vous jouer dans le projet à l'avenir au sein du cluster CLTB ?
  - Quel est selon vous le rôle de la chargée de projet (Anne-Laure) au sein du CLTB ?
- Quels sont vos souhaits/rêves pour le CLTB ?

- Comment comprenez-vous le rôle d'Angela D. dans le projet ?
- Comment comprenez-vous le rôle de Pass-âges dans le projet ?

5. Questions relatives à l'implication dans le projet global CALICO (co-construction et la participation)

Le projet CALICO prétend se construire dans la co-construction, entre associations, mais aussi avec l'ensemble des futurs habitants.

- Comment comprenez-vous cet objectif de co-création ?
- Quel est selon vous l'implication qui est attendue de vous ?

- Quel est l'implication que vous voudriez mettre dans le projet ?

- Le projet CALICO est un projet porté par le CLTB qui reste propriétaire du terrain. Comment comprenez-vous ce rôle ?

- A quels réunions et activités du projet CALICO avez-vous déjà participé et qu'en avez-vous pensé ?
- Quels rôles assumez-vous actuellement au sein du projet CALICO dans son ensemble?
- Quel rôle voulez-vous jouer dans le projet à l'avenir ?
- Comment vivez-vous la communication au sein du projet ?

Si le répondant est impliqué dans un comité particulier, creuser plus en profondeur.

- Êtes-vous satisfaite des travaux de ce(s) comité(s) ? Qu'est-ce qui pourrait être amélioré ?

6. Questions relatives au modèle de Community Care et au quartier

Questions relatives au modèle de community Care :

Le projet CALICO se présente comme ouvert au quartier, soutenant un projet de « quartier solidaire » ou « attentionné », avec une attention particulière au soin donnés entre voisins, l'entraide entre voisins.

- Qu'est-ce qu'est un « quartier solidaire » selon vous ? Comment décririez-vous un « quartier solidaire » ?
- De quelles ressources, ou conditions a besoin un quartier peut-il devenir (plus) solidaire ?
- Quel rôle imaginez-vous dans une telle logique ?

- Comment comprenez-vous le rôle de EVA ? Comment s'articule-t-il au rôle de votre association (Pass-âges / d'Angela D./ CLTB) ?

Question relative au quartier du projet CALICO

- Connaissiez-vous le quartier avant de rejoindre le projet CALICO ? Qu'en pensez-vous ?
- Le quartier en pleine transformation (nouveaux ensembles résidentiels). Qu'en pensez-vous ?
- Quel rôle pensez-vous que le quartier devrait jouer dans le projet CALICO ?

7. Questions relatives à la transversalités des enjeux du projet CALICO

Pour les habitants de Pass-âges

Genre

Le projet CALICO se présente comme un projet avec une prise en compte du genre.

- Qu'est-ce que cela signifie pour vous ?
- Comment cela se matérialise-t-il concrètement selon vous dans le projet CALICO ?
- Est-ce un aspect qui vous motive à intégrer le projet ?

Multi-culturalité

Le projet CALICO se présente comme un projet avec une dimension multiculturelle.

- Qu'est-ce que cela signifie pour vous ?
- Comment cela se matérialise-t-il concrètement selon vous dans le projet CALICO?
- Est-ce un aspect qui vous motive à intégrer le projet ?

Intergénérationnel

- Pensez-vous que la dimension intergénérationnelle s'applique à l'ensemble du projet CALICO ou uniquement au projet de Pass-âges ?
- Si, oui, comment cela se matérialise-t-il concrètement selon vous dans le projet CALICO?

Pour les habitants d'Angela D.

Intergénérationnel

Le projet du CLTB se présente comme un projet intergénérationnel.

- Qu'est-ce que cela signifie pour vous ?
- Comment cela se matérialise-t-il concrètement selon vous dans le projet CALICO?
- Est-ce un aspect qui vous motive à intégrer le projet ?

Multi-culturalité

Le projet CALICO se présente comme un projet avec une dimension multiculturelle.

- Qu'est-ce que cela signifie pour vous ?
- Comment cela se matérialise-t-il concrètement selon vous dans le projet CALICO?
- Est-ce un aspect qui vous motive à intégrer le projet ?

Genre

Le projet CALICO se présente comme un projet avec une prise en compte du genre.

- Pensez-vous que la prise en compte de la dimension genre s'applique à l'ensemble du projet CALICO ou uniquement au projet d'Angela D. ?
- Comment cela se matérialise-t-il concrètement selon vous dans le projet CALICO?

Pour les habitants du cluster CLTB

Intergénérationnel

Le projet du CLTB se présente comme un projet intergénérationnel,

- Qu'est-ce que cela signifie pour vous ?
- Comment cela se matérialise-t-il concrètement selon vous dans le projet CALICO ?
- Est-ce un aspect qui vous motive à intégrer le projet ?

Multi-culturalité

- Le projet CALICO se présente comme un projet avec une dimension multiculturelle.
- Qu'est-ce que cela signifie pour vous ?
- Comment cela se matérialise-t-il concrètement selon vous dans le projet CALICO?
- Est-ce un aspect qui vous motive à intégrer le projet ?

Genre

- Le projet CALICO se présente comme un projet avec une prise en compte du genre.
- Qu'est-ce que cela signifie pour vous ?
- Comment cela se matérialise-t-il concrètement selon vous dans le projet CALICO?
- Est-ce un aspect qui vous motive à intégrer le projet ?

8. Question relative au futur du projet CALICO (pour l'ensemble des répondants)

- Quels sont, selon vous, les défis du projet CALICO dans son ensemble ?
  - Sur quoi avez-vous des réserves ?
- Quels sont vos souhaits/rêves pour CALICO dans son ensemble ?

2.6 Informed consent: interview future residents

VRIJE UNIVERSITEIT BRUSSEL

FORMULAIRE DE CONSENTEMENT A REPONDRE A DEUX ENTRETIENS QUALITATIFS DANS LE CADRE DU PROJET CALICO

La Vrije Universiteit Brussel (VUB) a pour mission l'accompagnement scientifique du projet CALICO (Care and Living in Community), financé dans le cadre du programme européen « Urban Innovative Action ». La recherche, dirigée par Liesbeth De Donder (Belgian Ageing Studies) et Michael Ryckwaert (Cosmopolis), est principalement réalisée par An-Sofie Smetcoren et Thomas Dawance.

L'objet de leur recherche porte notamment sur les modalités de montage du projet ainsi que sur l'impact du projet sur ses futurs résidents (en terme de condition d'habitat, de cohésion sociale, de santé et de bien-être, etc.). Pour mener leur enquête, les chercheurs mobilisent plusieurs méthodes (questionnaires, interviews, focus groups, analyse de documents, ...). Sur base des résultats obtenus, ils rédigeront plusieurs rapports de recherche, susceptibles d'être publiés.

Le présent document de consentement porte sur la participation à deux entretiens qualitatifs que l'équipe de recherche adresse à l'ensemble des futurs résidents du projet. Il est prévu de réaliser le premier entretien en avril-mai 2020 et un second dans le premier semestre 2021. Le contenu des entretiens seront rendus anonymes. Ils seront rendus accessibles uniquement à l'équipe de chercheurs en charge de l'enquête et inaccessibles à tout tiers. Ils seront exploités exclusivement à des fins de recherche académique. Aucune base de données nominatives ni aucun fichier d'adresses ne seront constitués.

En signant ce formulaire, je déclare que :

1. Je participe aux entretiens volontairement, et non par obligation ;
2. Je comprends que je peux refuser de répondre à certaines questions ;
3. J'ai été informé que les réponses, une fois rendu anonyme, seront utilisés, dans leurs entièretés ou par extraits, par les membres de l'équipe de recherche, et par eux uniquement ;
4. Je ne m'attends pas à recevoir de rétribution ou de rémunération pour ma participation ;
5. J'ai été en mesure de poser toutes les questions que je souhaitais sur l'enquête, et que j'ai la possibilité de contacter ses responsables si j'ai encore d'autres questions.

Fait à ……, le ……

NOM et prénom : Signature :

2.7 Interview scheme neighbours of CALICO

Guide pour l'entretien de recherche dans le cadre de l'enquête sur la fabrique résidentielle à Forest.

Matériel à ne pas oublier de prendre avec vous :

- Un enregistreur audio.
- La ligne du temps (étapes du déménagement de l'ancien logement à l'actuel).
- La carte du quartier
- Le document de consentement pour l'exploitation des entretiens.

Phrase d'amorce :

Dans le cadre d'un cours de sociologie urbaine que je suis à l'université, nous essayons de décrire la vie quotidienne des résidents de ce quartier. C'est donc votre expérience qui m'intéresse : je voudrais comprendre comment vous vivez ici, comment vous appréciez votre logement, votre voisinage, votre quartier.

Je vous remercie beaucoup de me consacrer du temps pour m'expliquer cela.

Il n'y a donc pas de mauvaises réponses, ou de réponses inintéressantes, tout ce que vous me direz sera intéressant. Et n'hésitez pas à ajouter des choses qui vous préoccupent, ou de revenir sur des choses que vous aurez dites ; notre discussion est totalement ouverte.

L'entretien est enregistré et sera retranscrit, mais il restera strictement anonyme : je ne mentionnerai ni votre nom, ni votre adresse.

L'entretien durera environ 1 heure et demie. [à préciser seulement si le répondant le demande]

On y va, on commence ?

1. L'accès au logement

Le dernier logement avant l'actuel

Je voudrais parler du dernier logement où vous avez habité avant de vous installer ici.

- Pouvez-vous d'abord me dire depuis quand habitez-vous ici ? (mois et année)

- Vous êtes donc arrivé ici en MOIS-ANNEE. Avant cela, où habitiez-vous ?
  [Rue si à Bruxelles, commune si en Belgique, ville ou région et pays si étranger].

  Si la personne est passée par une option de logement transitoire (courte durée) avant de déménager, le noter, mais la questionner sur le dernier logement « stable ».

- Étiez-vous locataire / propriétaire ?
- Étiez-vous satisfait de ce logement ? Y a-t-il des choses que vous regrettez de votre ancien logement ? Quelles sont les plus grandes différences entre ce logement et celui que vous occupez aujourd'hui ?
- Vous coûtait-il plus cher que votre logement actuel ?
- Comment décririez-vous le quartier où il se situait ?

- Finalement, y a-t-il quelque chose qui a changé dans votre vie quotidienne depuis que vous êtes ici ?

- Si vous deviez décrire votre situation actuelle, ici : vous estimez-vous mieux logé qu'avant, ou pas ?

Les raisons du déménagement

OBJECTIF : Comprendre la trajectoire de vie dans laquelle s'inscrit le déménagement et si c'est une contrainte, un choix ou une opportunité.

- Pouvez-vous m'expliquer les raisons de votre déménagement ?
  (Relancer pour si nécessaire pour déceler des facteurs secondaires).

Les étapes concrètes dans votre dernier déménagement - Locataires

PASSEZ CETTE SECTION POUR LES RESIDENTS QUI HABITENT LA DEPUIS PLUS DE 10 ANS

Pour chaque étape, relever au minimum les personnes et institutions évoquées, les dates – même approximatives (première recherche, découverte de l'opportunité du logement actuel, signature du bail) et les durées approximatives (recherches préalables, démarches jusqu'à signature, signature du bail et emménagement).
(La ligne du temps est un support, il vous est demandé de la remettre au propre après l'entretien).

Nous allons nous intéresser aux étapes que vous avez franchies entre le moment où vous avez décidé de déménager et le moment ou vous avez emménagé ici. Je vous donne cette feuille (LIGNE DU TEMPS) comme support : on va y noter ces différentes étapes à la suite l'une de l'autre.

1. Le point de départ : l'envie de déménager et la première recherche

(repartir des informations données quant au raison du déménagement). Si c'est une opportunité d'emménager dans le logement actuel qui justifie le déménagement, reprendre au point 3 et 4.

- Vous avez donc décidé de déménager pour (… telle raison…), comment et quand avez-vous entamé votre recherche d'un nouveau logement ?

2. Les recherches éventuelles avant de trouver le logement actuel

- Avez-vous cherché ailleurs avant de trouver ce logement ? Si oui, pouvez-vous nous dire comment, combien de temps et pourquoi ça n'a pas fonctionner ?
- Comment décririez-vous le type de logement que vous recherchiez initialement ?
- Est-ce que votre logement actuel et son quartier correspondent à vos critères de choix initiaux ? [Attente vs réalité] Pourquoi sont-ils devenus irréalistes ?

3. La découverte de l'opportunité du logement actuel

- Pourriez-vous nous expliquer plus en détail comment vous avez pris connaissance de l'opportunité d'habiter ici ? (Annonce, via connaissance, appel suite à une inscription sur une liste d'attente, …).
- Qu'est-ce qui vous a décidé, finalement, à venir habiter ici ? [Critère le plus important]

4. Les démarches nécessaires à l'achat ou à la location du logement actuel

- Une fois que vous avez décidé de venir habiter ici, pouvez-vous nous dire quels ont été les étapes que vous avez dû entreprendre avant de devenir propriétaire / de signer le contrat de bail ? *(première prise de contact avec le propriétaire ou son représentant, les visites sur place…).*
- Pouvez-vous estimer la durée de cette période entre votre décision de venir habiter ici et l'achat ou la location ?
- Avez-vous rencontré des difficultés particulières en effectuant ces démarches ?

5. Délais entre signature du bail et emménagement

- Une fois votre bail signé, avez-vous emménager directement ou peut-être avez-vous du attendre, et/ou réaliser des travaux avant d'emménager ? Si oui, pouvez-vous nous expliquer ?

SELECTIONNEZ LE CADRE CORRESPONDANT A VOTRE REPONDANT PARMI LES 5 SUIVANTS

Le rôle du bailleur dans l'accès au logement

DELTA - Fonds du Logement	NOUVEAU	ENCADRE	LOCATAIRE	COLLECTIF

DELTA – FONDS DU LOGEMENT - Vous êtes locataire d'un appartement du Fonds du Logement
Revenons sur vos rapports avec le Fonds du Logement Pouvez-vous nous décrire la ou les visites que vous avez effectuée(s) avant de louer votre appartement ? Comment se sont-elles déroulées ? Avez-vous rencontré d'autres occupants avant de louer l'appartement ? Le Fonds du Logement vous a-t-il mis en contact avec les autres résidents ? Avez-vous eu des contacts avec le Fonds du Logement après votre emménagement ? Si oui, pour quelle raison ? Y a-t-il des informations que vous auriez-voulu avoir avant de vous engager et que vous n'avez pas eues ? Vous êtes rentré dans un logement neuf. Y a-t-il eu des petits travaux à réaliser après votre arrivée ? Si oui, qui s'en est occupé et comment ce sont-ils déroulés ? Votre bâtiment est passif (avec VMC) : Êtes-vous satisfait de ce système ? Avez-vous été informé de comment l'entretenir la VMC ? Si oui par qui ? Pour obtenir/acquérir votre logement, avez-vous le sentiment que les démarches furent faciles ou difficiles ? [avez-vous trouvé cela long, compliqué, ou au contraire assez simple et rapide]

SELECTIONNEZ LE CADRE CORRESPONDANT A VOTRE REPONDANT PARMI LES 5 SUIVANTS

Le rôle du bailleur dans l'accès au logement

Lecquert (AIS) Hab.& Hum.	NOUVEAU	ENCADRE	LOCATAIRE	COLLECTIF

Leclercq – H&H - Vous êtes locataire d'un appartement dans un nouvel immeuble
Vous habitez dans un projet développé par Habitat & Humanisme Quel contact avez-vous eu avec Habitat et Humanisme au moment de jouer votre appartement ? Avez-vous eu des contacts avec Habitat & Humanisme après votre emménagement ? Si oui, pour quelle raison ? Votre logement est géré par une Agence Immobilière Sociale ? quel contact avez-vous avec elle ? Avez-vous eu des contacts avec l'AIS après votre emménagement ? Si oui, pour quelle raison ? Avez-vous rencontré d'autres occupants avant de louer l'appartement ? Le propriétaire ou l'AIS vous a-t-il mis en contact avec les autres résidents ? Y a-t-il des informations que vous auriez-voulu avoir avant de vous engager et que vous n'avez pas eues ? Votre bâtiment est passif (avec VMC collective) : Êtes-vous satisfait de ce système ? Avez-vous été informé de comment l'entretenir la VMC ? Si oui par qui ? Vous habitez dans un nouvel immeuble. Des petits travaux ont-ils été nécessaires avant/ après votre emménagement ? Comment ce sont-ils déroulés ? Pour obtenir/acquérir votre logement, avez-vous le sentiment que les démarches furent faciles ou difficiles ? [avez-vous trouvé cela long, compliqué, ou au contraire assez simple et rapide]

SELECTIONNEZ LE CADRE CORRESPONDANT A VOTRE REPONDANT PARMI LES 5 SUIVANTS

Le rôle du bailleur dans l'accès au logement

Jardin de l'Union	NOUVEAU	PRIVE	LOCATAIRE	COLLECTIF

Vous êtes locataire d'un appartement dans un nouvel immeuble
Revenons sur vos rapports avec votre propriétaire… Y a-t-il des informations que vous auriez-voulu avoir avant de vous engager et que vous n'avez pas eues ? Pour obtenir/acquérir votre logement, avez-vous le sentiment que les démarches furent faciles ou difficiles ? [avez-vous trouvé cela long, compliqué, ou au contraire assez simple et rapide] Avez-vous eu des contacts avec le propriétaire après votre emménagement ? Si oui, pour quelle raison ? Avez-vous rencontré d'autres occupants avant de louer l'appartement ? Le propriétaire vous a-t-il mis en contact avec les autres résidents ? Vous êtes rentré dans un logement neuf. Des petits travaux ont-ils été nécessaires après votre emménagement ? Comment ce sont-ils déroulés ?

SELECTIONNEZ LE CADRE CORRESPONDANT A VOTRE REPONDANT PARMI LES 5 SUIVANTS

Le rôle du bailleur dans l'accès au logement

PASSEZ CETTE SECTION POUR LES RESIDENTS QUI HABITENT LA DEPUIS PLUS DE 10 ANS

Primeurs	ANCIEN	PRIVE	LOCATAIRE	COLLECTIF
Chataîgne	ANCIEN	PRIVE	LOCATAIRE	COLLECTIF
Van Volxem	ANCIEN	PRIVE	LOCATAIRE	COLLECTIF
RUES Delta/ tropique	ANCIEN	PRIVE	LOCATAIRE	COLLECTIF

Vous êtes locataire d'un appartement dans un ancien immeuble
Revenons sur vos rapports avec votre propriétaire… Y a-t-il des informations que vous auriez-voulu avoir avant de vous engager et que vous n'avez pas eues ? Pour obtenir/acquérir votre logement, avez-vous le sentiment que les démarches furent faciles ou difficiles ? [avez-vous trouvé cela long, compliqué, ou au contraire assez simple et rapide] Avez-vous eu des contacts avec le propriétaire après votre emménagement ? Si oui, pour quelle raison ? Avez-vous rencontré d'autres occupants avant de louer l'appartement ? Le propriétaire vous a-t-il mis en contact avec les autres résidents ? Vous habitez dans un ancien immeuble. Des travaux ont-ils été nécessaire avant/ après votre emménagement ? Comment ce sont-ils déroulés ?

SELECTIONNEZ LE CADRE CORRESPONDANT A VOTRE REPONDANT PARMI LES 5 SUIVANTS

Le rôle du bailleur dans l'accès au logement

PASSEZ CETTE SECTION POUR LES RESIDENTS QUI HABITENT LA DEPUIS PLUS DE 10 ANS

Primeurs	ANCIEN	ENCADRE	LOCATAIRE	COLLECTIF

FOYER DU SUD - Vous êtes locataire d'un appartement d'un logement social
Revenons sur vos rapports avec le Foyer du Sud… Pouvez-vous nous décrire la ou les visites que vous avez effectuée(s) avant de louer votre appartement ? Comment se sont-elles déroulées ? Y a-t-il des informations que vous auriez-voulu avoir avant de vous engager et que vous n'avez pas eues ? Pour obtenir/acquérir votre logement, avez-vous le sentiment que les démarches furent faciles ou difficiles ? [avez-vous trouvé cela long, compliqué, ou au contraire assez simple et rapide] Avez-vous eu des contacts avec le Foyer du Sud après votre emménagement ? Si oui, pour quelle raison ? Avez-vous rencontré d'autres occupants avant de louer l'appartement ? Le propriétaire vous a-t-il mis en contact avec les autres résidents ? Vous habitez dans un ancien immeuble. Des travaux ont-ils été nécessaire avant/ après votre emménagement ? Comment ce sont-ils déroulés ?

2. La vie dans le logement

Les valeurs attachées à la propriété et à la location

Vous louez votre logement…

- Quels sont, selon vous, les avantages et les inconvénients d'être locataire ?
- Que pensez-vous des prix actuels des loyers à Bruxelles ? Et de celui de votre logement ?

- Pensez-vous quitter un jour ce logement ? Si non, pourquoi ? Si oui, pourquoi ?
- Souhaiteriez-vous devenir un jour propriétaire de votre logement ? Pensez-vous que ce serait possible pour vous ?
  [demander de détailler la réponse ; évoquer, si le répondant ne le fait pas, la question des prix de l'immobilier. Si oui : dans un avenir proche ? avez-vous des « plans » concrets en ce sens ?]

Appréciation du logement

- Quelle est la qualité principale de votre logement ? Et son défaut principal ?

- [Pour les occupants d'un logement neuf] Et le fait qu'il soit neuf, c'est une chose importante pour vous ?

- Est-ce qu'il y a des choses que vous aimeriez changer/améliorer ? Lesquelles ? Pensez-vous le faire (ou le faire faire) un jour ?

- Est-ce que vous disposez d'un parking ou d'un garage ? [Si oui, où est-il situé ?] Est-ce important pour vous d'avoir un parking ou un garage ?
- Avez-vous accès à un espace extérieur privatif ou partagé ?

- Depuis que vous êtes ici, est-ce que vous avez réalisé des aménagements dans votre logement ? Est-ce que vous avez toute la liberté de transformer votre logement ou y a-t-il des contraintes ?

Organization des tâches ménagères et liées aux enfants

Nous allons nous intéresser aux tâches ménagères dans votre vie de tous les jours.

A l'aide du tableau suivant, nous voudrions savoir comment vous vous organisez généralement pour ces tâches et si vous faites éventuellement appel à une aide extérieure pour celles-ci.

(Le tableau est un support durant l'entretien, à remettre au propre par après). Si plusieurs modes d'organization cohabitent pour une même tâche, les noter tous.

	Dans votre ménage (précisez)	Dans la famille (précisez)	Dans le quartier	Auprès de professionnels	Autres
Faire la cuisine					
Faire le ménage					
Faire les courses					
Faire le linge					
Faire la vaisselle					
Faire des petites réparations					

Vous avez des enfants ?

(Pour les répondants vivant avec des enfants) :
Vont-ils à la crèche ou à l'école ? si oui, pouvez-vous me renseigner l'établissement (pour pouvoir le localiser ensuite) ?

A l'aide du tableau suivant, nous voudrions savoir comment vous vous organisez pour les tâches suivantes liées à vos enfants (même principe que pour les tâches ménagères).
Si plusieurs modes d'organization cohabitent pour une même tâche, les noter tous.

	Dans votre ménage (précisez)	Dans la famille (précisez)	Dans le quartier	Auprès de professionnels	Autres
Garde d'enfants (hors école)					
Garde d'un enfant malade					
Aide aux devoirs					
Déplacement/Transport					

Organization des soins à soi-même et à des proches

Nous nous intéressons à présent au soin à soi et aux proches.

Peut-être avez-vous des besoins de soin réguliers. Comment vous organisez vous pour ceux-ci ? Pouvez-vous décrire à qui vous faites appel pour vous aider ?

Si plusieurs modes d'organization cohabitent pour une même tâche, les noter tous.

Type(s) de soins	Dans votre ménage (précisez)	Dans la famille (précisez)	Dans le quartier	Auprès de professionnels	Autres

Peut-être un autre membre de votre ménage nécessite des soins réguliers. Comment vous organisez vous pour ceux-ci ? Pouvez-vous décrire à qui vous faites appel pour vous aider ?

Si plusieurs modes d'organization cohabitent pour une même tâche, les noter tous.

Type(s) de soins	Dans votre ménage (précisez)	Dans la famille (précisez)	Dans le quartier	Auprès de professionnels	Autres

Enfin, avez-vous actuellement des êtres chers (hors ménage) qui ont besoin de soins et pour qui vous souciez ? Par exemple, les parents âgés, les enfants ayant des besoins spéciaux, les amis/voisins âgés, etc.) ?
Pouvez-vous nous expliquer en quoi consiste votre aide ?

Pouvez-vous m'indiquer où se situe votre médecin généraliste ?

3. La relation aux voisins et la gestion de l'immeuble

La relation avec les voisins de l'immeuble

PASSEZ CETTE SECTION POUR LES LOCATAIRES D'UNE MAISON INDIVIDUELLE

Nous allons maintenant parler de vos voisins au sein de l'immeuble.

- Pouvez-vous d'abord décrire brièvement vos voisins : ce sont des jeunes, des personnes plus âgées, des familles… ? Et dans l'immeuble, ce sont les mêmes profils de personnes ?
- Que pensez-vous de cette situation : est-ce une bonne chose // que les voisins aient un profil proche les uns des autres ? // ou // cette diversité de profils ? [selon la réponse à la question précédente]

- Pourriez-vous me raconter comment se passe la vie de voisinage dans l'immeuble ? Est-ce qu'on se parle, est-ce qu'on se connaît ?

- C'est quelque chose d'important, pour vous, d'avoir des relations avec ses voisins ? Avez-vous des amis dans vos voisins ? En quoi les considérez-vous comme vos amis ?

- Quand vous êtes arrivés ici, connaissiez-vous déjà quelqu'un ? Et comment se sont passés les premiers contacts avec les voisins ?

- Y a-t-il des activités organisées entre voisins ? Ou se donne-t-on des coups de main entre voisins ? Si oui, pouvez-vous donner un exemple. Si non, pourquoi, y a-t-il des raisons ?

- Y a-t-il des « lieux » ou des « moments » dans l'immeuble où vous rencontrez plus régulièrement ou plus particulièrement vos voisins ? Partagez-vous des espaces communs avec les autres résidents de l'immeuble ?

- Pensez-vous qu'il faudrait plus d'espaces, plus d'activités en commun ? Pourrait-on imaginer des services en commun : des achats collectifs, de l'aide aux personnes (surveiller un enfant, faire des courses, préparer un repas, etc.) ?

- Disposez-vous d'outils de communication entre résidents de l'immeuble (facebook, whatsapp, etc.) ? Et qu'en pensez-vous ?

- Avez-vous déjà eu des conflits de voisinage ? A quoi sont-ils dus et qu'avez-vous fait pour les résoudre ? [si pas évoqué directement : Avez-vous fait appel à une aide extérieure ? Si oui, laquelle ?]

- Y a-t-il beaucoup de changements, de roulement, dans les voisins ? Comment vivez-vous cela ?

La gestion de l'immeuble (Locataire)

Transition : Alors, les voisins, c'est aussi avec eux qu'un immeuble se gère. Parlons-en un peu.

Pour les locataires d'un appartement :

Les relations avec votre propriétaire vous permettent-elles de résoudre des problèmes rencontrés dans l'immeuble ?
Participez-vous à la gestion de l'immeuble ?
Etes-vous informé des décisions prises par la copropriété ?
Y a-t-il des réunions organisées entre tous les occupants, dont les locataires ? Si oui, lesquelles, et y participez-vous ?
Comment sont gérés les espaces communs dans votre immeuble ? [donc, si je comprends bien, vous êtes//vous n'êtes pas impliqué dans la gestion de ces espaces communs] Est-ce que cela vous satisfait ?

L'Opinion sur les formes d'habitat groupé et intergénérationnel

Pour terminer ce point sur les relations avec vos voisins, je voudrais vous demander votre opinion sur d'autres manière de « vivre ensemble ».

D'abord, on voit se développer de plus en plus des formules d'habitat groupé, comme on dit, de l'habitat collectif, où les habitants ont leurs logements mais partagent aussi des espaces communs, comme la cuisine, une salle commune, les buanderies, un jardin éventuellement…

- Que pensez-vous de ce genre de formule ?
- Seriez-vous intéressés de rejoindre un tel projet si vous en aviez l'occasion ? Pourquoi ?

Ensuite, on voit de plus en plus souvent des gens qui décident de s'occuper eux-mêmes de personnes chères qui ont besoin de soins, et pour qui on se fait du souci ; et pour cela, ils décident de vivre ensemble, sous le même toit. Par exemple, un parent âgé, ou un enfant ayant des besoins spéciaux.

- Vous imaginez-vous faire cela aussi ?

- Que pensez-vous de ce qu'on appelle des habitats intergénérationnels, ou des personnes de différents âges vivent ensemble, ou partagent un certain nombre de lieux communs dans leur habitation ?

- Qu'elle serait pour vous l'endroit idéal pour passer vos vieux jours ?

4. La vie dans le quartier

Perception du quartier

Le dernier point que je voulais aborder avec vous, c'est votre quartier.

- Est-ce que vous vous plaisez bien dans le quartier ? Le quartier a-t-il été important dans votre décision de venir habiter ici ?

Questions à poser à l'aide de la carte du quartier
Pourriez-vous, avec notre aide, décrire sur cette carte ce que vous considérez être les limites de votre quartier ? Pourquoi situez-vous les limites à cet endroit ? Quels sont les endroits (commerces, écoles, services, autres) que vous fréquentez dans le quartier ? Et pourquoi ? Pourriez-vous les situer sur la carte ? Si je vous demandais quel est l'endroit que vous préférez dans votre quartier, ou celui qui le représente le mieux pour vous, ce serait lequel ? Empruntez-vous parfois le passage sous les voies de chemin de fer entre la rue du patinage et les rue du Delta et avenue des Tropiques ? (jamais, rarement, parfois, souvent, très souvent) . (le montrer sur la carte si nécessaire) Si oui, à quelles occasions principales ?

- Avez-vous des amis ou des connaissances dans le quartier ?

- Pour vous, c'est quoi une bonne relation de voisinage ?

- Vous donnez-vous des coups de main entre voisins, échangez-vous des services ?

- Y a-t-il des activités collectives ou des événements dans le quartier, et est-ce que vous y participez ? [fêtes, ou associations de quartier, organizations sportives, etc.]

- Pensez-vous que votre quartier dispose de tout ce que vous pouvez attendre d'un quartier ? [Si non, qu'y manque-t-il, ou qu'a-t-il de négatif ?]

- Qu'est-ce qui pourrait, selon vous, améliorer la qualité de vie dans le quartier ?

- [Si le répondant à des enfants vivant sur place]
  Pensez-vous que votre quartier est « un bon endroit » pour voir grandir vos enfants ? Pourquoi ?

Opinion sur le nouveau quartier en construction

Dans le quartier, il y a aussi beaucoup de transformations, de nouvelles constructions.

- Qu'en pensez-vous ? Comment pensez-vous que cela va affecter votre quotidien ?
- Pensez-vous que cela va changer le quartier ? Quel était le caractère du quartier avant ces nouvelles constructions ? Et quel est-il maintenant ?

- Y a-t-il un élément dont nous n'avons pas parlé et qui vous semble important à mentionner, concernant votre vie ici ?

5. Informations complémentaires

Peut-on prendre encore quelques instants pour que je note quelques informations factuelles :

- Si ce n'est pas trop indiscret, quel est votre âge ?
- Quel est votre nationalité ? Dans quel pays êtes-vous né ?
- Situation familiale : vous êtes donc père/mère de X enfants ? Avez-vous des enfants, êtes-vous séparé/divorcé ? Vous êtes en couple : êtes-vous mariés (voir liste fiche descriptive)?
- Quel est votre métier ((voir aussi liste fiche descriptive) ou bénéficiez-vous de revenus de remplacement ?
- Quel est votre lieu de travail (commune, rue si possible)
- Quel est le diplôme le plus élevé que vous avez obtenu (voir liste fiche descriptive) ?
- Si autre adulte dans le ménage : revenu du travail ?
- Puis-je vous demander quel est :
    - (si locataire) Le montant de votre loyer par mois et des charges (estimation par mois) ?
    - (si propriétaire) Le montant :
        - de votre remboursement de crédit hypothécaire par mois ?
        - des charges de copropriété par an ?
        - des charges (estimation par mois) ?
- Qui habite avec vous dans votre logement ? Et quel est le lien qui vous unit ?
- Nombre et types de véhicules (voiture, vélo, autres) – où les rangez-vous ?

Je vous remercie vivement pour le temps que vous m'avez consacré.

Si le répondant vous questionne sur la suite donnée à l'enquête, et s'il veut être informé de l'usage des résultats, vous pouvez leur dire de contacter directement Thomas Dawance, dont les coordonnées figurent sur le formulaire de consentement dont vous leur avez laissé une copie.

FICHE DESCRIPTIVE A COMPLETER SUITE A L'ENTRETIEN		
1.	**Données relatives à l'entretien**	
1.1	Date	
1.2	Durée	
1.3	Etudiant(s) ayant réalisé l'interview	…….. …….. ……..
1.4	Comment qualifieriez-vous la qualité de l'échange avec le répondant ? (réponse libre)	
1.5	Comment avez-vous ressenti l'ambiance du logement (réponse libre)	
1.6	Autre commentaire libre	

2.	**Référence de la typologie**				
2.1	NOM du Quartier / Rue / Projet	Ancien / Récent/ Nouveau	Encadré / Privé	Propriétaire / locataire	Collectif / Individuel

3.	**Données relatives au répondant**				
3.1	Adresse	Rue			
3.2		Numéro			
3.3		Etage / n° appart.			
3.4	Age		Sexe (M/F)		
3.5	Nationalité		3.6	Pays de naissance	
3.7	Situation familiale (Etat civil) 1. Marié(e) 2. Célibataire 3. Divorcé(e) 4. Cohabitant(e) 5. Veuf(ve)				

3.8	**Aide sociale :** 1. Chômage 2. CPAS 3. Pension 4. Handicap 5. Autres **Métier :** 1. Ouvrier non-qualifié 2. Ouvrier qualifié 3. Aidant 4. Employé non-qualifié 5. Employé qualifié 6. Autres 7. Agriculteur 8. Profession libérale 9. Chef d'entreprise 10. Commerçant 11. Autre indépendant 12. Femme/homme au foyer	Catégorie : …….. Précision : ……..
3.9	Lieu de travail	
	Niveau d'étude le plus élevé (choisir) : 1. Aucune formation 2. Enseignement primaire 3. Enseignement professionnel inférieur 4. Enseignement technique inférieur 5. Enseignement secondaire inférieur 6. Enseignement professionnel supérieur 7. Enseignement technique supérieur 8. Enseignement secondaire supérieur 9. Enseignement supérieur non-universitaire 10. Enseignement supérieur universitaire	

4.	**Données relatives au ménage (personnes vivant dans le logement)**		
4.1	Sexe (M/F)	Age	Lien (de parenté)
4.2	Autre revenu du travail dans le ménage (oui/non)		

5.	**Données relatives aux enfants**		
5.1	Nom de l'école	Adresse	Sur la carte (oui/non)

6.	**Données relatives au logement actuel**		
6.1.	Date d'emménagement (mois-année)		
6.2	Montant du loyer (locataire) / du crédit hypothécaire (propriétaire)		
6.3	Montant estimatif des charges		
	Montant des charges de copropriété (pour coprop.)		
6.4	Espace extérieur à disposition (case 1 : oui/non) (case 2 : Privatif / Partagé / Les deux)		
6.5	Nombre de voiture(s) du ménage		
6.6	Nombre de vélo(s) du ménage		
6.7	Autre type de véhicules (Case 1 : le type) (case 2 : le nombre)		
6.8	Nombre de place de parking		
6.9	Pour les usagers de VMC – a été informé sur son fonctionnement (oui/non)		
6.10	Pour les usagers de VMC – a été informé sur son entretien (oui/non)		
6.11	Mieux logé qu'avant (oui/non/nuancé)		
7.	**Données relatives au logement précédent**		
7.1	Localisation (Rue si à Bruxelles, commune si en Belgique, ville ou région et pays si étranger)		
7.2	Locataire / propriétaire		
7.3	Nouveau logement		
8.	**Les raisons du déménagement**		
8.1	Choix – Opportunité - Contrainte (choisir)		
8.2	Raison(s) évoquée(s)		
9.	**Données relatives à l'emménagement**		
9.1	Déclare avoir cherché ailleurs avant de trouver le logement actuel (oui/non)		
9.2	Gestionnaire a présenté le complexe immobilier (pour immeubles collectifs) – (oui/non)		
9.3	Contact avec vendeur après emménagement (Pour neuf collectif encadré et privé) – (oui/non)		
9.4	A rencontré d'autres occupants de l'immeuble avant d'acheter/louer (oui/non)		
9.5	A cherché ailleurs avant de trouver le logement actuel (oui/non)		
9.6	Petits travaux avant réception définitive / après emménagement – (oui/non)		
9.7	Déclare encore penser à déménager ? (oui/non)		
10.	**Données relatives aux tâches ménagères**		

10.1	Déclare recourir une aide hors du ménage pour au moins une tâche ménagère (oui/non)	
11.	**Données relatives aux besoins de soins et à la dispense de soins à un proche**	
11.1	Déclare avoir besoin de soins réguliers (oui/non)	
11.2	Un membre du ménage dispense des soins régulièrement à un proche ? (oui/non)	
11.3	Médecin généraliste (sur le plan / hors plan)	
12.	**Données relatives à la relation avec les voisins de l'immeuble**	
12.1	Activités organisées entre voisins (oui/non/ne sait pas)	
12.2	Outil de communication informatique entre voisins ? (oui/non/ne sais pas)	
12.3	A déjà eu un conflit de voisinage ? (oui / non)	
12.4	Beaucoup de roulement dans les voisins ? (oui/non/ne sais pas)	
13.	**Données relatives à la gestion de l'immeuble**	
13.1	Participe aux réunions de copropriété ? (Pour les copropriétaires) – (oui/non)	
13.2	La copropriété fait appel à un syndic extérieur ? (oui/non)	
13.3	Déclare qu'il y a d'autres réunions que copropriété pour la gestion de l'immeuble ? (oui/non)	
13.4	Déclare que les locataires de l'immeuble sont impliqués dans la gestion de l'immeuble ? (oui/non)	
14.	**Données relatives à l'opinion sur l'habitat collectif**	
14.1	Déclare ne pas être contraire à l'idée de rejoindre un tel projet ? (oui/non)	
15.	**Données relatives à la relation au quartier**	
15.1	Déclare bien s'y plaire ? (oui/non/nuancé)	
15.2	Son endroit préféré du quartier est :	
15.3	Emprunte la passage sous voie DELTA/ PATINOIRE (Jamais, rarement, parfois, souvent, très souvent).	
15.4	Trouve que le quartier est un « bon endroit » pour enfants ? (oui/non)	
15.5	Déclare avoir des amis dans le quartier ? (oui/non)	
15.6	Participe à des activités dans le quartier ? (oui/non)	
15.7	Déclare que le quartier dispose de tout ? (oui/non)	

2.8 Informed consent: interview neighbours of CALICO

VRIJE UNIVERSITEIT BRUSSEL

FORMULAIRE DE CONSENTEMENT A PARTICIPER A UN ENTRETIEN DE RECHERCHE

L'enquête porte sur les développements résidentiels récents à Forest (cas du triangle formé par les boulevards Van Volxem, Seconde Armée Britannique et rue Bervoets) et sur la manière dont ils sont vécus par les habitants de ces nouvelles unités et des quartiers historiques situés à proximité.

Elle est réalisée sous la direction de Thomas DAWANCE et Pierre LANNOY, dans le cadre conjoint d'un enseignement universitaire en sociologie urbaine (Université Libre de Bruxelles) et de la réalisation d'une thèse de doctorat (Vrije Universiteit Brussel) inscrite dans le programme européen 'Urban Innovative Actions'.

Les entretiens réalisés seront :

- enregistrés et retranscrits intégralement,
- rendus anonymes,
- rendus accessibles uniquement aux participants à l'enquête (responsables du projet et étudiants du cours 'Sociologie de la ville' ULB 2019),
- rendus inaccessibles à tout tiers,
- exploités exclusivement à des fins d'enseignement universitaire et de recherche académique.

Aucune base de données nominatives ni aucun fichier d'adresses ne seront constitués.

En signant ce formulaire, je déclare que :

1. Je participe à cet entretien volontairement, et non par obligation ;
2. Je comprends que je peux refuser de répondre à certaines questions, et que je peux mettre fin à l'entretien à tout moment ;
3. J'ai été informé que l'entretien, une fois retranscrit et rendu anonyme, sera utilisé, dans son entièreté ou par extraits, par les participants au projet de recherche, et par eux uniquement ;
4. Je ne m'attends pas à recevoir de rétribution ou de rémunération pour ma participation ;
5. J'ai été en mesure de poser toutes les questions que je souhaitais sur l'enquête, et que j'ai la possibilité de contacter ses responsables si j'ai encore d'autres questions.

Fait à Forest, le

NOM et prénom : Signature :

Coordonnées des responsables de l'enquête :

Thomas DAWANCE : COSMOPOLIS/EDWE – VUB – Pleinlaan 2 – 1050 Brussel - thomas.dawance@vub.be
Pierre LANNOY : METICES – ULB CP124 - Avenue Jeanne 44 – 1050 Bruxelles - pilannoy@ulb.ac.be