Socioeconomic and spatial integration strategies for improved housing & modes of production in La Victoria & San Joaquin, Santiago de Chile

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ir. G. Bruyns
ir. A. Sverdlov
.... a set of Planning Tools aimed at improving the housing conditions ...
Introduction

Approach

Planning tool # 1

Planning tool # 2

Planning tool # 3

Conclusions and recommendations
Introduction
Chile
Santiago de Chile - Randstad

- Randstad: 7 million inhabitants
- Santiago: 6.4 million inhabitants
Santiago de Chile

PAC Municipality: 114,000 inhabitants
La Victoria: 21,000 inhabitants
Social-spatial segregation: partly rooted in land-value structure
Social-spatial segregation: pronounced by provision of housing as a commodity
Urban fragmentation: in Santiago Metropolis caused by intercity, interregional roads
Urban fragmentation: in PAC caused by intercity, interregional roads
Urban fragmentation: in PAC caused by railway line
Urban fragmentation: in PAC caused by electricity masts
Urban fragments PAC
Urban **fragments** PAC
ReMix. Problem statement (neighbourhood scale)

High household index

Poor building stock

Unemployment

Low land values

High criminality

Low social mobility

Source:
Municipality PAC www.pedroaguirrecerda.cl
A.Sugranyes, Social Housing Policy in Chile Since 1980: Actors and Products
Image: H. Sohn 2008
ReMix. Problem statement

High household index

Poor building stock

Unemployment

Low land values

High criminality

Low social mobility

Re-Mix. Potentials

Land ownership

Social cohesion

Organisational capacities

Central location

Strong urban structure

Source:
Municipality PAC www.pedroaguirrecerda.cl
A.Sugranyes, Social Housing Policy in Chile Since 1980: Actors and Products
Empirical research DSD UA-Santiago team Nov. - Dec. 2008
Image: H. Sohn 2008
## ReMix. Problem statement

<table>
<thead>
<tr>
<th>Re-Mix. Potentials</th>
<th>Re-Mix. Needs of community</th>
</tr>
</thead>
<tbody>
<tr>
<td>High household index</td>
<td>Improved connectivity &amp; mobility</td>
</tr>
<tr>
<td>Poor building stock</td>
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<tr>
<td>Unemployment</td>
<td>Employ self-organisational capacities</td>
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<td>Low land values</td>
<td>Reduction of criminality</td>
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<td>High criminality</td>
<td>Preserve historical inner urban structure</td>
</tr>
<tr>
<td>Low social mobility</td>
<td></td>
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### Potential Areas

- Land ownership
- Social cohesion
- Organisational capacities
- Central location
- Strong urban structure

### Needs of Community

- Improved connectivity & mobility
- Improved building stock
- Employ self-organisational capacities
- Reduction of criminality
- Preserve historical inner urban structure

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Source:
Municipality PAC www.pedroaguirrecerda.cl
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Image: H. Sohn 2008
The strategy aims at the PERMEATION of the borders to improve the condition of social-spatial segregation and fragmentation through intensification and diversification in housing and local modes of production. The strategy will not only improve the conditions on the border but shall impact the entire local and the district scale.

Involving the COMMUNITY as stakeholder in the planning process and for self-organisation shall provide increased modes of production and maximise 'benefits' by tailoring the transformation to the specific needs of the inhabitants. This shall enable La Victoria to develop its latent social-spatial potentials and react to the corporate forces that are acting upon it.

Thus, social-spatial fragmentation can be countered by engaging the AGENCY of the inhabitants to improve housing and living conditions.
ReMix. Methodology

**Methodology**

1. **THEORY RESEARCH**
2. **URBAN ANALYSIS**
3. **SITE VISIT**

**Needs**
- Internal & External Social-Spatial Problematics
- Internal & External Social-Spatial Potentialities

**Spatial Demands**
- Strategic Urban Planning Approach
- Community Based Governance
- Density

**Strategic Urban Planning Approach**
- Vision
- Spatial
- Strategic

**Evaluation**
- Feasibility & Implementation Process
- 4 Case Studies

**Relational Strategies**
- Connectivity
- Morphology
- Local Modes of Production
- Public Space

**Relational Model/Integrative Strategy**
- Multi-Layer, Multi-Scale Urban Analysis
- LMOF, CNNTVT, PBLC SPC, MRPHLG

**2 Case Studies**

**Recognition of Network**

**Spatial & Programmatic Criteria**

**5 Case Studies**

**Evaluation**
**ReMix. Project overview**

**ANALYSIS**
- FIELD RESEARCH: NEEDS & CAPACITIES
- SPATIAL-FUNCTIONAL ANALYSIS: 4 SCALES, 4 THEMES
- EXPERT INTERVIEWS: LOCAL URBAN PLANNERS

**PLANNING APPROACH:**
- VISION
- SPATIAL
- STRATEGIC

**STRATEGY**
- COMMUNITY BASED GOVERNANCE
- DENSITY (COMPONENT RELATIONAL MODEL / SPATIAL VARIABLE)
- STRATEGIC FORMATIONS: ACTORS/AGENTS

**SUP: STRATEGIC URBAN PLANNING APPROACH**
ReMix. Planning approach: SUP

Development strategy
PAC

Analysis

Planning approach: SUP
- Vision
- Spatial
- Strategic

Strategy
- Community based governance
- Density (component relational model / spatial variable)
- Strategic formations: actors/agents

SUP: Strategic urban planning approach

Field research: needs & capacities
Spatial-functional analysis: 4 scales, 4 themes
Expert interviews: local urban planners
ReMix. Planning approach: SUP

Development strategy
PAC

Analysis
- Field Research: Needs & Capacities
- Spatial Functional Analysis: 4 Scales, 4 Themes
- Expert Interviews: Local Urban Planners

Planning Approach: SUP
- Vision
- Spatial
- Strategic

Strategy
- Community Based Governance
- Density (Component Relational Model / Spatial Variable)
- Strategic Formations: Actors/Agents

For further references: 'Ubuntu- Post Colonial Urban Tribe Space' Bruyns 2002
Relational Model for La Victoria
Planning Tools
ReMix. 3 Planning Instruments = Strategy

1. Community based governance

2. Density (layers relational model / spatial variable)

3. Strategic formations
ReMix. 3 Planning Instruments = Strategy

1. Community based governance
Re-Mix 1. Community based governance

Organisational models *Individual*

**US$330**
1 BUILT M2

**US$ 15,000**
1 UNIT 45M2

**US$ 380**
MINIMUM SALARY P.P.P.M

**US$ 750**
HOUSEHOLD INCOME TO SUSTAIN 7 PEOPLE P.M.
Re-Mix 1. Community based governance

Organisational models *Cooperative*

**US$ 330 165**
1 BUILT M2

* = Third party donations are allowed and optional—such as those from municipal government, NGO’s, companies, individuals, etc.

+ Subsidies are set in UF, a unit of account indexed to inflation (CPI), which had an equivalent value of US$37.6 on October 17th 2009

Source: based on model developed by architect ir. H. de Haan
Re-Mix 1. Community based governance

Organisational models *Collective*
Re-Mix 1. Community based governance

Organisational models *Collective*

**LAND TRUST SAN JOAQUIN**
- 3 Board Members

**ACQUIRE VACANT LAND FROM PAC MUNICIPALITY**

<table>
<thead>
<tr>
<th>Loan 6 - 60 months</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taxes</td>
</tr>
</tbody>
</table>

*DSHD program, Dynamic Social Housing without Debt*
Re-Mix 1. Community based governance

Organisational models *Collective*

US$330
1 BUILT M2
Re-Mix 1. Community based governance

Organisational models *Collective*

US$ 330 165
1 BUILT M2

LAND TRUST SAN JOAQUIN
3 Board Members

ACQUIRE VACANT LAND FROM PAC MUNICIPALITY

Loan 6 - 60 months

Taxes
Re-Mix 1. Community based governance

Organisational models *Collective*

US$ 165
1 BUILT M2

LAND TRUST SAN JOAQUIN
3 Board Members

ACQUIRE VACANT LAND FROM PAC MUNICIPALITY

DSHD Program* 280 UF - 480 UF Debt NA

HSF TITLE II 280 UF - 480 UF CREDIT ALLOWANCE

Loan 6 - 60 months

Savings > 30UF p.p

Savings > 10UF p.p

Taxes

Taxes
Re-Mix 2. **Application** of the community governance in Greater Santiago

Annual Incomes in the different municipalities of Santiago, from C. Zegras and R. Gakenheimer, *Urban Growth Management for Mobility; The Case of the Santiago, Chile Metropolitan Region*, 2000

Main homogeneous clusters of social housing in Greater Santiago (2000). Source: Database Corporacion SUR
ReMix. 3 Planning Instruments = Strategy

1. Community based governance

2. Density (layers relational model / spatial variable)

3. Strategic formations
ReMix. 3 Planning Instruments = Strategy

2. Density
Re-Mix 2. Density

Land Use Plan *Before*
Re-Mix 2. Density

Potentials new connectivity
Re-Mix 2. Density

**Potentials** new public transportation routes and requalification of streets
Re-Mix 2. Density

New connectivity Strategy
Re-Mix 2. Density

Potentials morphology
Re-Mix 2. Density

Densification La Victoria [Existing]

FSI 0.87

- Covered area: 87%
- Uncovered area: 13%

- Dwelling density: 39/ha
- Residential density: 234/ha
- Floor space p.p: 12m²
- Singel storey ground: 64 M²
- Extension ground: 40 M²

La Victoria Existing Situation

San Joaquin [A] large plot

San Joaquin [B] Strip plot

La Victoria New Densification

La Victoria Border Condition
Re-Mix 2. Density

Densification La Victoria [new variables ... generic model]

- Dwelling density: 39/ha
- Residential density: 234/ha
- New floor space p.p: 18m²

FSI 0.96

<table>
<thead>
<tr>
<th>Private exterior areas (courtyard, garden)</th>
<th>Current</th>
<th>New</th>
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</thead>
<tbody>
<tr>
<td>GSI</td>
<td>0.87</td>
<td>0.56</td>
</tr>
<tr>
<td>FSI</td>
<td>0.87</td>
<td>0.96</td>
</tr>
<tr>
<td>OSR</td>
<td>0.14</td>
<td>0.45</td>
</tr>
<tr>
<td>L</td>
<td>1.0</td>
<td>1.72</td>
</tr>
</tbody>
</table>

- Covered area: 56%
- Uncovered area: 44%
- R 100%

Current conditions:
- GSI 0.87
- FSI 0.87
- OSR 0.14
- L 1.0

New conditions:
- GSI 0.56
- FSI 0.96
- OSR 0.45
- L 1.72
Re-Mix 2. Density

Densification La Victoria [new variables ... generic model]
Re-Mix 2. Density

Densification La Victoria [Existing borders: Av. La Feria, Av. Departemental]

FSI 0.87

- GSI: 0.87
- FSI: 0.87
- OSR: 0.14
- L: 1.0

Covered area: 87%
Uncovered area: 13%

Dwelling density: 39/ha
Residential density: 234/ha
Floor space p.p: 12m²

Singel storey: 64 M²
Extension ground: 40 M²
Re-Mix 2. Density

Densification La Victoria [new variables... Av. La Feria, Av. Departemental]

Dwelling density 39/ha
Residential density 234/ha
New floor space p.p 18m²

FSI 1.37

GSI 0.87 0.68
FSI 0.87 1.37
OSR 0.14 0.22
L 1.00 2.00

Covered area: 68%
Uncovered area: 32%

Private exterior areas (courtyard, garden)

Current New

La Victoria

New densities

San Joaquin

Large plot

Existing

NEW 1

NEW 2

Strip development

Small plot

Existing

Av. La Feria, Av. Departemental

Densification

Density

Re-Mix 2. Density

San Joaquin [Existing small plots]

FSI 0.90

- Covered area: 43%
- Uncovered area: 57%
- Dwelling density: 48/ha
- Residential density: 240/ha
- Floor space per person: 9.6m²

- Current:
  - GSI: 0.48
  - FSI: 0.90
  - OSR: 0.57
  - L: 1.87

- San Joaquin
  - Existing
  - NEW 1
  - NEW 2

- San Joaquin
  - Existing
  - Small plot

- San Joaquin
  - Existing
  - Large plot

- Re-Mix
  - Existing
  - New Densifications

- La Victoria
  - Existing Situation
  - New Densifications

- San Joaquin
  - Existing
  - New Densifications

- San Joaquin
  - Existing
  - New Densifications

- San Joaquin
  - Existing
  - New Densifications

- San Joaquin
  - Existing
  - New Densifications
Re-Mix 2. Density

Densification San Joaquin [small plots]

FSI  1.75

<table>
<thead>
<tr>
<th>R</th>
<th>C/P</th>
<th>S</th>
<th>Covered area</th>
<th>60%</th>
</tr>
</thead>
<tbody>
<tr>
<td>82%</td>
<td>10%</td>
<td>8%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3% Public Infrastructure

37% Densified open spaces

<table>
<thead>
<tr>
<th>Current</th>
<th>New</th>
<th>Architect</th>
</tr>
</thead>
<tbody>
<tr>
<td>GSI</td>
<td>0.15</td>
<td>0.40</td>
</tr>
<tr>
<td>FSI</td>
<td>0.65</td>
<td>1.75</td>
</tr>
<tr>
<td>OSR</td>
<td>1.30</td>
<td>0.40</td>
</tr>
<tr>
<td>L</td>
<td>4.29</td>
<td>4.00</td>
</tr>
</tbody>
</table>

New dwelling density 222/ha  R  Residential  4620 M2
Residential density 360/ha  C  Commercial/Production  550 M2
New floor space p.p. 14m2  S  Social  330 M2
Re-Mix 2. Density

Maximum Densifications Combined

- **+35% FAR**
  - SMALL PLOTS MIXED USES

- **+27% FAR**
  - INTERIOR RESIDENTIAL

- **+40% FAR**
  - ALL PRIMARY ROADS MIXED USES

+ **60% FAR**
  - LARGE PLOTS MIXED USES
Re-Mix 1. Density

Programmatic Equilibrium *After*
Re-Mix 1. Density

Programmatic Equilibrium After

- DEPARTEMENTAL
  - 25% Mixed Use
  - 75% Residential
  - 65% Commercial
  - 35% Community facilities/services
  - 15% Community Ownership
- LA FERIA
  - 40% Mixed Use
  - 35% Residential
  - 60% Commercial
  - 15% Community facilities/services
  - 25% Community Ownership
- AV. 30 OCTUBRE
  - 50% Mixed Use
  - 5% Residential
  - 85% Commercial
  - 65% Community facilities/services
  - 65% Community Ownership
- MAIPU
  - 15% Mixed Use
  - 60% Residential
  - 65% Commercial
  - 25% Community facilities/services
  - 25% Community Ownership
- N-S ALLEYS
  - 90% Mixed Use
  - 90% Residential
  - 90% Commercial
  - 90% Community facilities/services
  - 90% Community Ownership
- AV. 2 DE ABRIL
  - 65% Mixed Use
  - 55% Residential
  - 80% Commercial
  - 75% Community facilities/services
  - 75% Community Ownership
- MARIQUINA
  - 55% Mixed Use
  - 40% Residential
  - 75% Commercial
  - 75% Community facilities/services
  - 75% Community Ownership
- PED SUBERCASEAUX
  - 50% Mixed Use
  - 45% Residential
  - 70% Commercial
  - 70% Community facilities/services
  - 70% Community Ownership
ReMix. 3 Planning Instruments = Strategy

1. Community based governance

2. Density (layers relational model / spatial variable)

3. Strategic formations
ReMix. 3 Planning Instruments = Strategy

3. Strategic formations
3. Strategic formations

Re-Mix 3. Strategic formations

**AGENTS**

- **INITIATIVE LA VICTORIA**
- **COMMUNITY BOARD**
- **COMMUNITY CONSULTATIONS**
- **COMMUNITY BOARD**
- **COMMUNITY BASED GOVERNANCE LA VICTORIA**

**FUNCTIONARY PROJECTGROEP**

- Development Main Street San Joaquin
- Restructuring La Feria, Departmental
- Restructuring 2 de Abril
- Restructuring 30 Octubre
- Denization La Victoria

**PRODUCTS**

- Land Trust
- Coops
- Individuals
- N. Placella
- E. Tijhuis

**PHASES**

- URBAN PRODUCTS
  - 1. Infra
  - 2. Service infra
  - 3. Public Space
  - 4. Modes of Production
  - 5. Social programs

- BUILDING PROJECTS
  - 1. Small Plots
  - 2. Large Plots

- **FUNCTIONARY PROJECTGROEP**

- Land Trust
- Coops
- Individuals
- S. Jaffri
- S. Kohut
- S. Jaffri
- D. Robers

**INSTITUTIONS**

- **MINVU**
- **MINVU**
- **MINVU**
- **MIDEPLAN**
- **PAC**
- **EGIS**
- **Lauro Coletti**
- **IADB**
- **ATLADO**
- **Universidad de Chile**
- **Delft University of Technology**
- **scholars from the field of Humanities, Social Sciences, Micro-Economics, Urban planning and Architecture.**
Re-Mix 3. **Strategic formations**

**AGENTS**

**INITIATIVE LA VICTORIA**

**COMMUNITY BOARD**
- 12 Board Members

**COMMUNITY CONSULTATIONS**
- 100 Participants per session

**OVERALL STRATEGY**

**MASTERPLAN (ZONING AND LEGAL FRAMEWORK)**

**IMPLEMENTATION STRATEGY**

**PILOT**
- MINVU
- US $5

**OVERALL STRATEGY**

**MINVU**
- US $5

**REPRESENTATIVE COMMUNITY**
- 5 Board Members

**ADVISORY COMMITTEE**

**FUNCTIONARY PROJECTGROUP**
- 16 Staff Members

**COMMUNITY CONSULTATIONS**
- 100 Participants per session

**EXECUTIVE BOARD**
- MINVU

**MINISTRY OF HOUSING AND URBANISM**
- MINVU

**AGENTS - URBAN PROJECTS**

**URBAN PROJECTS**
- Development: Main Street San Joaquin
- Restructuring La Feria, Departemental

**BUILDING PROJECTS**
- 1. Infra
- 2. Service infra
- 3. Public Space
- 4. Modes of Production
- 5. Social programs

**S.JAFFRI**
- Individuals
- Coops

**S. KOHUT**
- Individuals
- Coops

**D. ROBERS**
- Individuals
- Coops

**E. TIJHUIS**
- Individuals
- Coops

**N. PLACELLA**
- Land Trust
- Coops

**S. S.CHAFFRI**
- Individuals
- Coops

**S. JAFFRI**
- Individuals
- Coops

**FUNCTIONARY PROJECTGROUP**
- 16 Staff Members

**URBAN PROJECTS**
- Development: Main Street San Joaquin
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- Individuals
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**N. PLACELLA**
- Land Trust
- Coops
Re-Mix 3. **Strategic formations**
Re-Mix 3. **Strategic formations**

**Development**
- Main Street San Joaquin

**Restructuring**
- La Feria, Departemental
- 2 de Abril
- 30 Octubre

**Densification**
- La Victoria

**Urban Projects**
- 1. Infra
- 2. Service infra
- 3. Public Space
- 4. Modes of Production
- 5. Social programs

**Building Projects**
- Densifications
- Public Space
- Modes of Production
- Social programs

**LAND TRUST**
- Coops

**FUNCTIONARY PROJECTGROEP**
- S. Jaffri
- E. Tijhuis
- Land Trust
- Coops

**COMMUNITY BOARD**
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**COMMUNITY CONSULTATIONS**
- 100 Participants per session

**COMMUNITY BASED GOVERNANCE LA VICTORIA**
- 12 Board Members

**FUNCTIONARY PROJECTGROEP**
- S. Jaffri
- S. Kohut

**NGO**
- Non-governmental organisation
Re-Mix 3. Strategic formations

Development Main Street San Joaquin

URBAN PROJECTS
1. Infrastructure
2. Service infrastructure
3. Public space
4. Modes of production
5. Social programs

BUILDING PROJECTS
Densifications
1. Small plots
2. Large plots

Restructuring La Feria, Departamental

URBAN PROJECTS
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BUILDING PROJECTS
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Restructuring 2 de Abril

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Restructuring 30 Octubre

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Densification La Victoria

URBAN PROJECTS
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BUILDING PROJECTS
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Functionary Project group

Land Trust
N. Placella
E. Tijhuis

Individuals
S. Jaffri

Coops
S. Kohut

Individuals
S. Jaffri

Coops
D. Robers

100 Participants per session
**Re-Mix Phasing**

**Relational strategy**

1. **PHASE 1**
   - Railway crossing at Av. 2 de Abril
   - Road connection Mariquina - Alfredo Llobos
   - Building transformations and additions 2 de Abril
   - Redevelopment of Mariquina
   - Disconnection Ramada Feria

2. **PHASE 2**
   - Railway crossing at Av. 30 de Octubre
   - Crossing 30 de Octubre-La Feria
   - Bus route H04 & Restoring maps
   - Building转移 and add. along Mariquina and 2 de Abril
   - North-west Gate at Mariquina
   - North-east Gate at 2 de Abril
   - Redevelopment and reprofiling of 2 de Abril

3. **PHASE 3**
   - Cross connections 2 de Abril & Mariquina
   - Disconnection 2 de Abril
   - Transformation of public space P. Subercaseaux
   - Connection Villa Sur-1 Oriente
   - Transformation of PS railway park south

4. **PHASE 4**
   - Transformation of 1 de Mayo (north)
   - Building transf. & add. along Pedro Subercaseaux
   - Building transf. & add. along Villa Sur
   - Building transformations along 30 de Octubre
   - Reprofiling of Av. Maipu
   - Reprofiling of 1 de Mayo

5. **PHASE 5**
   - Building transf. & add. along La Feria
   - Building additions Av. Maipu
   - Building transf. & add. along San Joaquin
   - Transformation of PS railway park north
   - Reprofiling & transf. of PS P. Subercaseaux
   - Redevelopment of Av. La Feria

**EVALUATION**

- 2012
- 2015
- 2020
- 2025
- 2030
- 2035
Re-Mix Phasing

**Individual**

**PHASE 1**
- Preparation Phase
- Acquire information at Atelier Fortalecer (Plans, Process, Finance & Organisation etc.)
- Arrange meeting with Architect/Advisor
- Secure savings: HSF I = 10 UF (approx. USD360), DSHB = 30 UF (USD1,080)
- Apply for MINVU subsidy: HSF II or DSHB Program
- Review & finalize plans & individual specifications
- Approve revised specifications
- Apply for Building Permit at Municipality PAC (pay permit fee and taxes)
- Secure Construction efforts
- Execute Agreements with Sub-contractor & inhabitants involved
- Usual contractual agreements apply for payments

**PHASE 2**
- Initial Building Phase
- Decide on which plot to start construction (based on model of moving people only once)
- Sign "Provisional sales contract" & deposit 8% of purchase price to cover preparation costs until construction
- Usual contractual agreements apply for payments

**PHASE 3**
- Execution Local Contractor
- Preparation of site
- Installation of basic infrastructure
- Rough construction work
- Plumbing, electrical and exterior finishing
- Insulation, floor finishing
- Painting and interior finishing (doors, cabinetry, etc.)
- Final Building Inspection
- Final payments per contract
- Vacate old home, move to new

**PHASE 4**
- Self-Building
- Vacate old home, move to new

**Introduction**

**Planning Tool #1**

**Planning Tool #2**

**Planning Tool #3**

**Conclusions**
Establish San Joaquin Community Land Trust

Acquire derelict land from Municipality PAC

Acquire information at Atelier Fortalecer (Plans, Process, Finance & Organisation etc.)

Establish Cooperative ownership of housing

Establish Cooperative of rental housing

Apply for MINVU subsidy: HSF II or DSHB Program

Participants of Coops pay membership fees

Apply for Building Permit at Municipality PAC (pay permit fee and taxes)

Arrange meeting with Architect/Advisor

Review & finalize plans & individual specifications

Coops sign "Provisional sales contract" & deposit 8% of purchase price to cover preparation costs until construction

Approve revised specifications

Coop ownership: usual contractual agreements apply for payments

Coop rental: guarantor acts on behalf of participants & future owners of unsold dwellings & as site manager during construction.

Shift to temporary housing: Model Dwellings on Maipu

Preparation of site

Rough construction work

Exterior / Interior finishing

Coop ownership: Participants deposit final transfer price (minus 8% deposit)

Coop rental: guarantor pays final transfer price, participants start paying monthly rent

Move-In

Improve community facilities and the public space: HSF offers additional subsidy of up to 5 UF (USD180) per family to realise this.

Secure savings: HSF I = 10 UF(app. USD360), DSHB= 30 UF (USD1,080)

PHASE 1
PREPARATORY PHASE

PHASE 2
INITIAL BUILDING PHASE

PHASE 3
EXECUTION LOCAL CONTRACTOR

PHASE 4
SELF-BUILDING / COMPLETION

Collective
Re-Mix Recommendations for further research

Role of the Metropolitan Santiago’s urban planning framework

Implementation

Architectural Designs
Re-Mix **Recommendations** for further research

Role of the Metropolitan Santiago’s urban planning framework

**Implementation**

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Implementation

Architectural Designs
Conclusions
Re-Mix
ReMix. Hypothesis

The strategy aims at the PERMEATION of the borders to improve the condition of social-spatial segregation and fragmentation through intensification and diversification in housing and local modes of production. The strategy will not only improve the conditions on the border but shall impact the entire local and the district scale.

Involving the COMMUNITY as stakeholder in the planning process and for self-organisation shall provide increased modes of production and maximise 'benefits' by tailoring the transformation to the specific needs of the inhabitants. This shall enable La Victoria to develop its latent social-spatial potentials and react to the corporate forces that are acting upon it.

Thus, social-spatial fragmentation can be countered by engaging the AGENCY of the inhabitants to improve housing and living conditions.
Re-Mix **Evaluation of the strategy**

- Increased Av. floor space P.P.
- Compact Mixed Uses per plot
- Low Cost (not exceeding existing resources)
- Empowerment of the community
- Sustainable
- Applicable
Re-Mix 3 planning instruments
Re-Mix 3 planning instruments

US$/2 +
Re-Mix 3 planning instruments
Re-Mix 3 planning instruments

\[
\text{US$/2} + \text{Planning Tool} + \text{Strategy} = \text{STRATEGY}
\]
ReMix

Combined strategies
Thank you for your attention!