

## CATEGORY 3

HOUSING, ACCESS TO LAND AND URBAN RENOVATION

# RENOVATION OF THE CRITICAL SOCIAL CONDOMINIUMS BRISAS DEL MAR AND NUEVO HORIZONTE II

## ORGANIZATION

HOUSING COMPLEXES RENOVATION PROGRAM OF THE MINISTRY OF HOUSING AND URBAN DEVELOPMENT



CHILE



## SCOPE: MUNICIPAL, CITY OF VIÑA DEL MAR

### CONTEXT

#### PROBLEM

THE CITY OF VIÑA DEL MAR IS LOCATED 129 KILOMETERS FROM SANTIAGO, CHILE'S CAPITAL CITY. IN 1992, 384 LOW-INCOME FAMILIES (1,536 PEOPLE) ACCESSED A 40 MT<sup>2</sup> SOCIAL HOUSING IN THE BRISAS DEL MAR AND NUEVO HORIZONTE II HOUSING COMPLEXES. WITH HIGH DENSITY HOUSING AND LOW CONSTRUCTION QUALITY, THESE COMPLEXES WERE FAR FROM SOCIAL SUPPORT NETWORKS, HAD NO URBAN FACILITIES AND WERE LOCATED ON THE OUTSKIRTS OF THE CITY.

#### PROJECT

IMPLEMENT A COMPREHENSIVE MASTER PLAN (COMMUNITY AND PARTICIPATORY) TO CARRY OUT A COMPLETE RENOVATION OF HOUSING COMPLEXES IN THE MEDIUM AND LONG TERM, THROUGH INITIATIVES THAT INVOLVED THE VOLUNTARY RELOCATION OF 18.7% OF FAMILIES AND SUBSEQUENT DEMOLITION OF BUILDINGS, CREATING FREE SPACES FOR SQUARES CONSTRUCTION, GREEN AREAS AND COMMUNITY FACILITIES. IN ADDITION, EXPANSION WORKS WERE STARTED ON THE 40 TO 58 MT<sup>2</sup> DWELLINGS WITH TERRACES THAT FAVOR THE CARE AND SURVEILLANCE OF PUBLIC SPACE. A SOCIO-ENVIRONMENTAL PLAN WAS ALSO IMPLEMENTED WITH DIFFERENT URBAN AND SOCIAL PROJECTS.

### RESULTS

#### REACHED

- » RELOCATION OF 96 FAMILIES WITH SUBSIDIES FOR THE PURCHASE OF NEW OR USED HOUSING BETWEEN 2012-2018;
- » EXPANSION OF 84 APARTMENTS BETWEEN 2016-2018;
- » CONSTRUCTION OF 2 NEIGHBORHOOD CENTERS; 1 CHILDREN'S SQUARE AND 1 SPORTS FIELD BETWEEN 2013 AND 2017;
- » REGULATION OF JOINT OWNERSHIP AND VALUATION OF NATURAL HERITAGE THROUGH THE WORK: COMMUNITY GREEN SPACE BETWEEN 2013-2014;
- » SELF-DIAGNOSIS AND COMPREHENSIVE AND PARTICIPATORY INTERVENTION PLAN WITH CONSTANT AND PERMANENT TRAINING;
- » SOCIAL INFRASTRUCTURE: INSTALLATION OF COMMUNITY ALARMS, STREET LIGHTING WITHIN BLOCKS AND IN RISK AREAS BETWEEN 2013-2015.

#### EXPECTED

- » A COMMUNITY THAT SELF-MANAGES ITS TERRITORY;
- » IMPROVE AND/OR EXPAND 100% OF THE HOUSING COMPLEX, OWNERSHIP AND USE OF PUBLIC SPACES; REFORESTATION;
- » CREATE THE NECESSARY INFRASTRUCTURE IN A PARTICIPATORY AND SOCIALLY MEANINGFUL WAY: PARKS, HEALTH CENTER (PLANNED ON LAND WHERE A BUILDING WAS DEMOLISHED); MANAGEMENT OF EXPANDED BUILDING FOR SOCIAL LEASING AND COMMUNITY SELF-MANAGEMENT;
- » CONSOLIDATION OF THE ADJACENT RAVINE AS A FAMILY SQUARE.

