15TH INTERNATIONAL ARQUINE COMPETITION
RE-INHABIT THE 21ST CENTURY
SOCIAL HOUSING FROM THE MODERN PARADIGM

The solution to the social housing problem lies outside of architecture. The way in which cities are built and the quality of life of its inhabitants are usually determined by public policies and laws, which the bureaucratic system of the state implements. We propose, from our profession, five new policies that would substantially improve the inhabitants quality of life, while breaking from the existing laws. To design a better CUPA you have to fuck politics.

# **FREE DENSITY**

The existing urban development plans contemplate two types of densities that predominately refer to area (COS) and volume (CUS) of the construction on a site. Our proposal incorporates a density measurement, based on the use a project has throughout the day. The Factor of Use Intensity (FIU) would be calculated by dividing the total number of inhabitants by the constructed square meters and the percentage of occupancy throughout the day.

## **FREE PROPERTY**

The actual house is acquired through a credit that can be administered by the state or by a private bank with 20-40 year terms, during which the initial necessities, work, family and education are constantly modified. We propose that the social housing be developed under a mixed scheme used for saving and leasing for 5 or 10 years, administered by the private sector under the supervision of the state. A first-time home buyer would lease a house at a lower cost that would allow a credit to accelerate a citizen's economic development and would allow the citizen to have a capital at the end of that lease, in order to acquire definitive housing features that commensurate their needs. The developer is able to recover their investment without giving up the property and have a steady income from the administration building.

# FREE STYLE

Social housing has historically been the representative of a popular typology. We believe in architecture free of aesthetic restrictions, which is capable of fostering an environment that is diverse and rich in experiences. The proposal is an open floor plan with a module of flexible facades, which would allow the formation of blocks of buildings with different architectural styles.

# **FREE LAND USE**

The development plans have a restrictive focus, to intend an ordered growth. While it is foreign to the real-estate market and the internal dynamics of the city, urban planning should encourage ordered organic growth, with clear open rules that allow citizens new possibilities for development and commerce. The social housing project proposes a mixed-use ground floor (commercial, residential, offices) without height restrictions with the objective of converting into commercial, business or office modules.

# FREE STREETS

Housing developers look for low-cost land, naturally found in the periphery of the cities. With a regulation of construction requiring the use of the car, in any housing scheme the destined area for the automobile is around 30% of the total. It is possible to completely eliminate the use of the automobile in a scheme of first use housing, located in areas with an efficient infrastructure (transport, energy, information) and location. Replacing the area the automobile uses with leasable area would encourage the development of urban housing.



