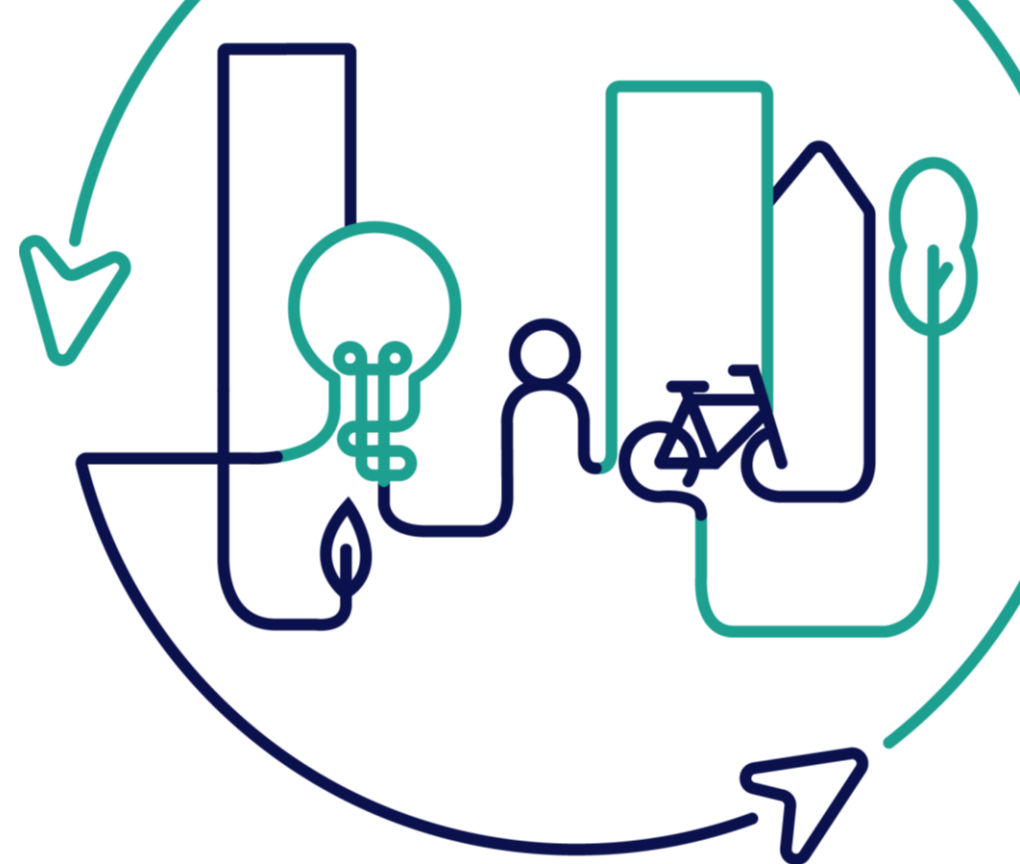


EUROPEAN U R B A N INITIATIVE

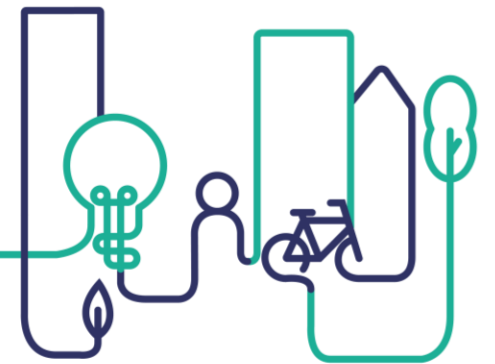


Co-funded by
the European Union

Care and Living in Community

CALICO and the Community Land Trust model in Brussels

Fuenlabrada, November 2025



Co-funded by
the European Union

A white circular arrow graphic on a teal background. The arrow starts at the bottom left, curves clockwise, and ends at the top left, with a small arrowhead pointing towards the top left. The word "CALICO" is written in white, bold, uppercase letters across the middle of the circle.

CALICO

What is Calico ?

A 12M€ European project in the heart of Brussels

- Affordable housing.
- Community care approach.
- Community Land Trust model.
- 34 housing units
- 3 community-led housing clusters
- Integration of intergenerational, intercultural, and gender-specific needs – mutual aid and solidarity
- Empowerment of residents
- New governance model to manage their housing cluster collectively.



Calico

Care, Living in COmmunity

A generational and social mix interacting with the neighbourhood:

34 homes:

- 8 owner-occupied homes for CLTB
- 4 rental homes and 2 Housing First homes
- 10 homes for Angela.D
- 10 homes for Pass-ages

+ a shared apartment.

+ a collective space available to inhabitants and surrounding neighborhood.

+ a semi-public garden for all inhabitants and surrounding neighborhood.

+ a birth- and an end-of-life facility.



Calico in a few words

Antispeculative



Participation



Intergenerational



Gender



Life cycles



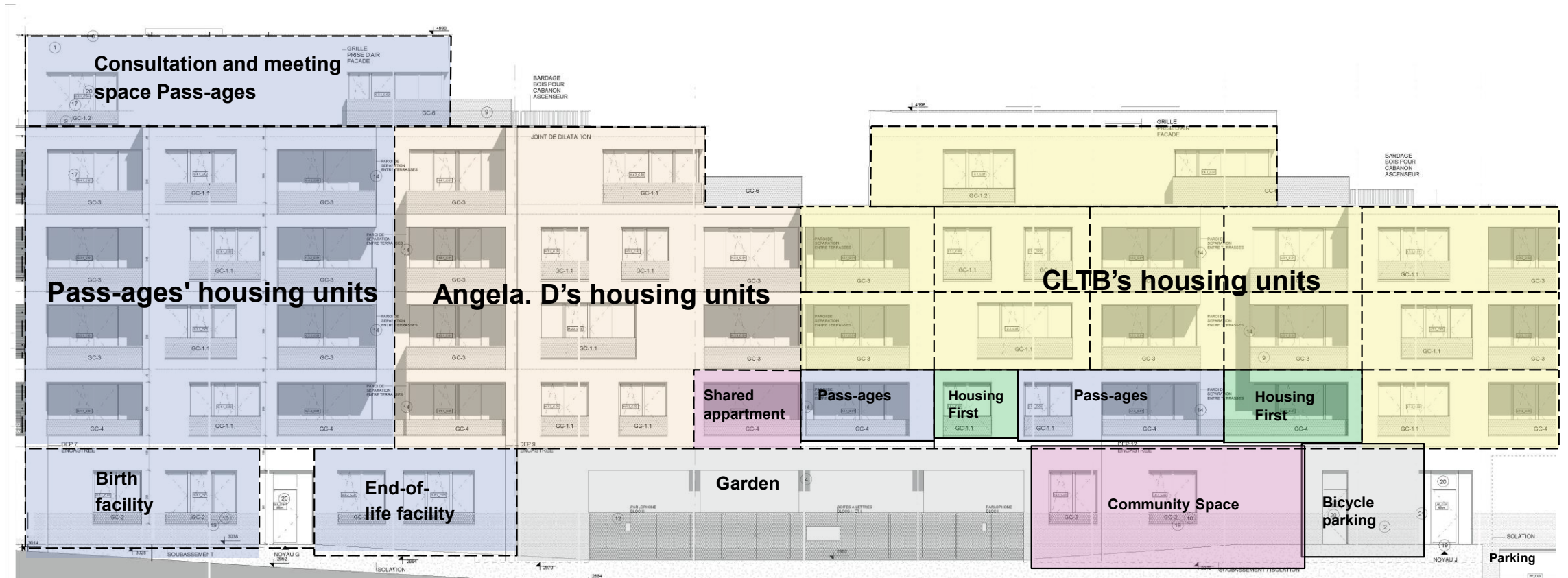
Neighbourhood



Care



As seen from the facade of the building



Calico's residents profile

A diversity ... with a gender focus



- Volunteering 5h/week min.
- External selection committee
- Mixity of generations



- Importance of the **motivation**
- Charter committing to defend feminist values
- Selection committee



- Social housing **requirements**
- Selection by seniority in our list
- **Informed choice**

Age class	Adults	
	N	%
18-30	2	5
31-40	15	37,5
41-50	6	15
51-60	9	22,5
61-70	5	12,5
71+	3	7,5
Total	40	100

	Women	Men	Total
Couples	6	- 6	12
Single persons	13	0	13
Single-parents	14	1	15
Adults TOTAL	33	7	40

Calico's current activities



Ateliers citoyens

Programme septembre 2024

Chaque vendredi

12h00-14h00

Pass-ages à midi
Prenez votre pique-nique et sonnez à la porte

Chaque mercredi

8h15-8h45

Méditation silencieuse au 67 rue du Delta

Vendredi 6

12h00-14h00

Brunch autour du berceau

Vendredi 6

14h00-16h00

Vivre et mourir en conscience
Pratique méditative animée par "Emergences" - au 67

Lundi 9

17h30-19h00

Silence, son, parole
avec Fatima Chaoui

Jeudi 12

18h30-21h00

Apéro immortel
Lieu de parole et d'échange autour de la mort et du deuil

Vendredi 13

14h00-16h00

Créer sa vie, créer sa mort.
avec Loulou Henrion

Dimanche 15

11h00-16h00

Journée de contes
de et par Sylvain Farhi

Vendredi 20

14h00-16h00

Atelier philo
Les soins palliatifs en Inde avec C. Proot

Lundi 23

19u00

Golden Seniors
Film de François Kohler à Ten Weygaert

Vendredi 27

14h00-16h00



ADRESSE Rue du Delta 61/1 à 1190 Forest
CONTACT 0472 35 74 09 – info@delta-forest.be
Programme mis à jour en permanence sur www.delta-forest.be

Le programme d'activités de Octobre 2025

Lundi	Mardi	Mercredi	Jeudi	Vendredi	Samedi
29 Atelier musique animé par Thomas (14h à 16h)	30 Petit dej du Delta (8h à 11h)	01 Assemblée Participative (16h à 18h)	02 Atelier tissus animé par Isabelle (10h à 12h)	03	04
06 Atelier musique animé par Thomas (14h à 16h)	07 Petit dej du Delta (8h à 11h) Gym douce animée par Salima (10h30 à 11h)	08	09 Atelier tissus animé par Isabelle (10h à 12h)	10	11
13 Atelier musique animé par Thomas (14h à 16h)	14 Petit dej du Delta (8h à 11h) Gym douce animée par Salima (10h30 à 11h) Les Midis du Delta (12h à 14h)	15	16 Atelier tissus animé par Isabelle (10h à 12h)	17	18
20 Atelier musique animé par Thomas (14h à 16h)	21 Petit dej du Delta (8h à 11h) Gym douce animée par Salima (10h30 à 11h)	22	23 Atelier tissus animé par Isabelle (10h à 12h)	24	25
27 Atelier musique animé par Thomas (14h à 16h)	28 Petit dej du Delta (8h à 11h) Gym douce animée par Salima (10h30 à 11h)	29	30 Atelier tissus animé par Isabelle (10h à 12h)	31	01

MOMENT CONVIVIAL DELTA

Cuisine
Repas
Rencontres

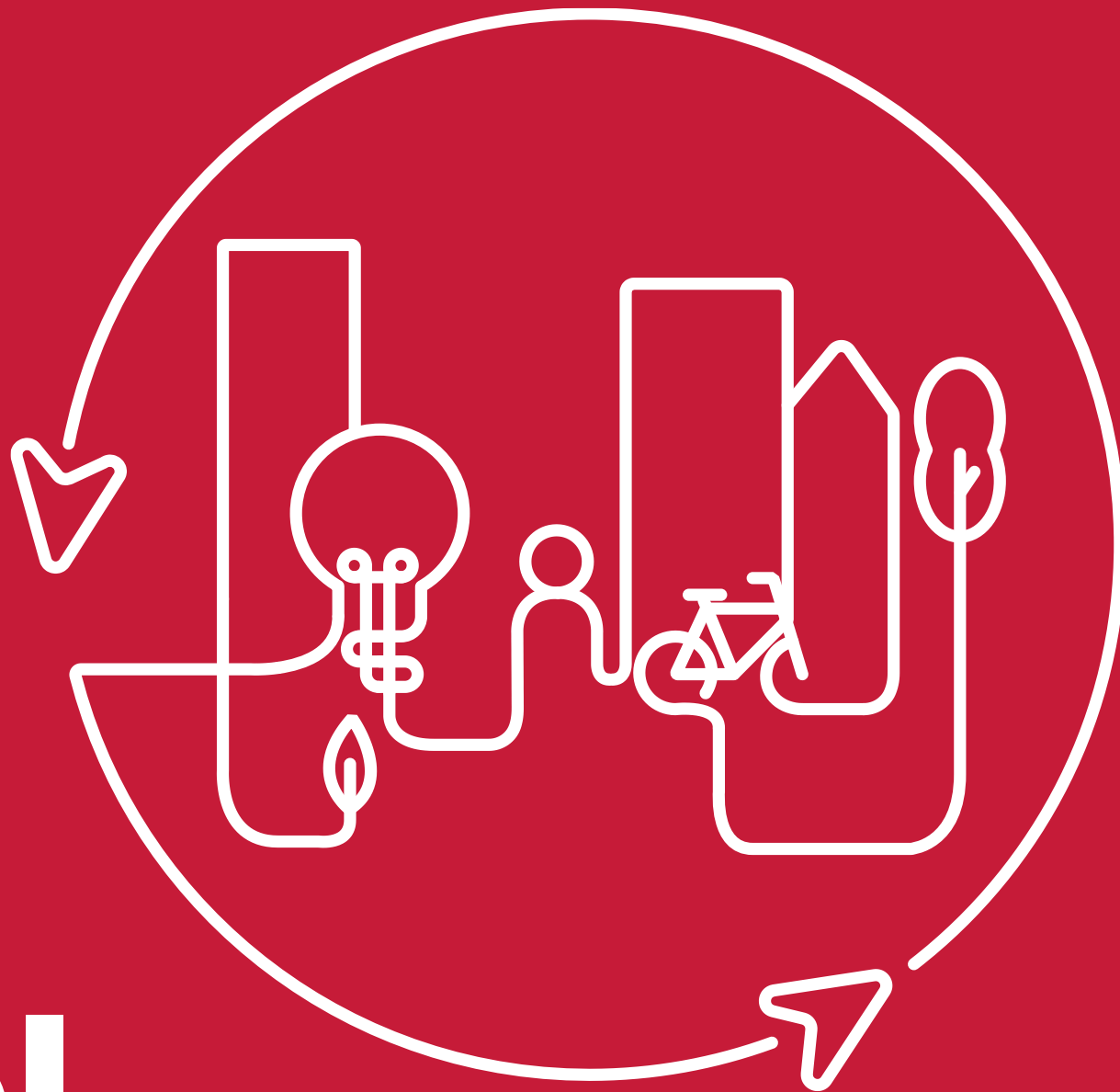
UN MERCREDI SUR DEUX 16:30 à CALICO

Repas à partir de 18:30
Contribution libre
Gratuit pour les bénévoles



Soutenu par le Community Land Trust Bruxelles et Cuisine de quartier ASBL

The CLT model



The Community Land Trust Model



Separation of land and building ownership

The residents: owners of the bricks, their homes.

Community Land Trust : owner of the land.

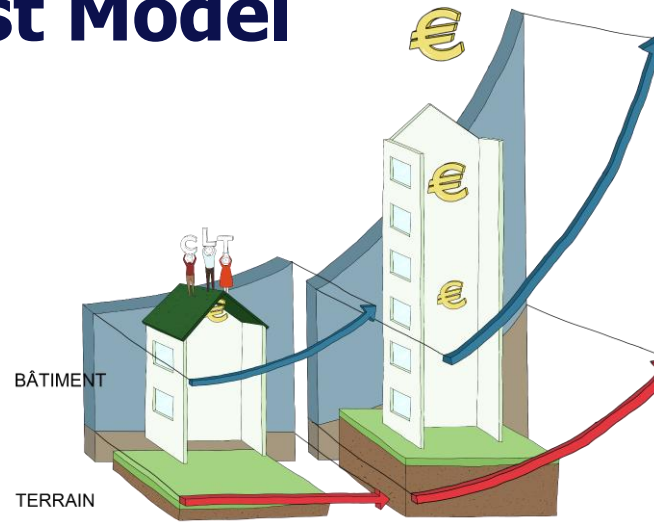
1



Non-profit organization manages land for the good of the community

Land ownership is collective, homeownership is individual (or coop, non-profits).

2



Permanently affordable housing for low income families

Homes made affordable by grants or donations.

Homes stay affordable thanks to **limited resale price**.

CLT controls resale to avoid speculation.

3



A Community Land Trust is run by its community

Applicants, residents, .. are members of the General Assembly.

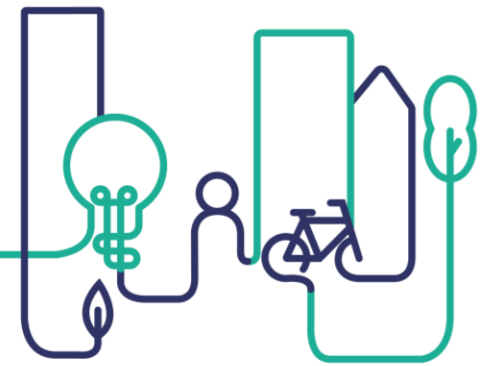
Board of Directors :

- 1/3 Residents,
- 1/3 Civil society
- 1/3 Brussels government.

4

Coaching residents

- < 2 years before moving-in
- → 2 years after
- Group of future residents coached by the CLTB and partner associations



Co-funded by
the European Union



CLTB

The vision, missions and values of Community Land Trust Brussels.



THE BUILDING

Maintaining technical quality. Good use of the building and homes by (future) owners.



CO-OWNERSHIP

Effective administrative and financial management of the co-ownership (legal management of the co-ownership).



THE GROUP

Co-habitation within the building, organisation and group dynamics.



INDIVIDUAL SUPPORT

Individual and private questions. Social support.



THE NEIGHBOURHOOD

Integration into the neighbourhood, and more broadly into CLTB and urban challenges.





The achievements of the CLTB so far

2012-2025

20
12

Establishing a new governance model in Brussels, a third way between public housing and private housing: commons.

20
15

First CLT in continental Europe

20
19

FEDER UIA funding for Calico-project

20
21

World Habitat Award

20
23

Official recognition through regional bill
Creation of the European Community Land Trust Network

20
25

Reaching 200 affordable housings inhabited on a CLTB land.



**Results
&
transfer**

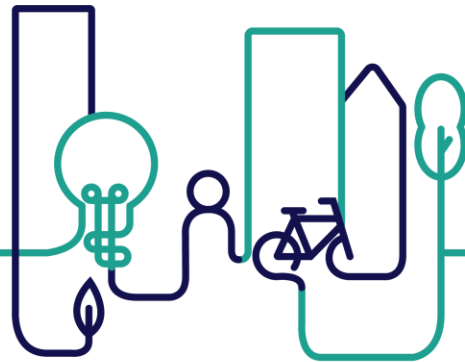
Inspiring results

- New model of governance
- The best cost efficiency for social housing and for support to acquisitive housing.
- Perception of the inhabitants (report impact): 95% satisfaction



Transfer tips

- Strong partnerships
- Residents involvement
- Community-led governance.



Challenges ahead

- Drain of public investment in social housing
- Political support
- Fatigue of the inhabitants
- Situation of the « Housing First apartments »



Thank you

