Social Housing in Argentina

Study of Social Housing Projects

The reasons for the failure of social housing projects are:

- Lack of proper planning and organization
- Inadequate design and construction
- Insufficient maintenance and management
- Lack of community involvement

The 64.5% of the inhabitants of social housing projects want to leave the neighborhood. This is due to poor living conditions, lack of security, and poor maintenance.

Flexible individual housing projects have been the most successful, as they address the need for personalization and individuality.

The typology is single housing buildings. The houses are placed surrounding a park. The project is a church, a school, and a commercial center.

Programme: 2,3,4 and 5 bedrooms apartments, 24 stores in ground.

Variety in the apartment sizes, materials, and type of construction.

Susp: 2

Occupied area: 8200 m²

Materials and Type of Construction

Public space: 6800m²

Land area: 281089m²

Variety in the house facade and typology. Details and decoration are part of the project which makes it an attractive place.

The buildings are well preserved and that is a sign of a well-accepted social housing neighborhood.

Good quality makes the maintenance easier.

Integration always on shadow. West facing facades tend to get more sunlight.

The predominant wind direction is Northeast.

The climate in Rosario is tropical with temperatures in between 20 and 26°c in summer and in between 5 and 10°c in winter.

There should be a limit for the size of social housing projects. Projects with diversity of dwellings and details, different facades or just different terminations are the most appreciated.

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Individual house or multiple family building?

Individual house

Ownership recognition: individual housing gives the certainty of ownership, which means that it is clear who has to make the maintenance.

For social housing:

- Access to the ownership of a land
- Access to the ownership of a house.

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