

**Setlementti
asunnot**

THE COMMUNITY DEVELOPER

HOAS

Community-Oriented Living

The story of the

Generations Block



Service with a friendly face - Community Coordinator

Roots in student housing, neighborhood houses and social work

“our community coordinator really enjoys working with people, she is radiating positivity”



Community Coordinator

BEING PRESENT



Fixing SMALL THINGS



GIVING ADVICE



SUPPORTING the
COMMUNITY



HELPING with RESIDENT
DEMOCRACY



NETWORKING with the
NEIGHBORHOOD



Generations block building concept

Making space for community

- Common space mandatory by city- and permitting authority guidelines in Finland
- Combining functional and recreational spaces



Common spaces and place making

Community needs a place to grow

Common living room and kitchen – the heart of our buildings

“Doing stuff together gets people moving from their living room couch and get to know each other, trying new things. We went on a day trip together with people from the other houses”



Always a cup of coffee



Civic education and lifelong learning



Kitchen big enough for groups to work in



Co-working space



Common spaces and place making

Community needs a place to grow

community grows also on social media



Civic education and
lifelong learning



Instagram



Community kitchens



Expanding the common room: pop-up -market

**Making our activities visible and available
outside our building**

- Flea-markets
- Restaurant days
- Concerts
- Other neighborhood happenings



Backyard garden

Urban gardening is popular among residents

- It is allowing residents to be active in the backyard
- Increases a **sense of belonging**
- Connects people



Walkability, light exercise and well-being

- **Walking**, and other light exercise has overall benefits for the physical and mental well-being of especially elderly residents
- Planning the **people flow** inside the building can provide easy exercise possibilities throughout the year



Maker spaces

Tinkering and doing handicraft together is a good way to share knowledge and skills

- The laundry room can be extended by adding sewing and ironing possibilities
- Residents need **DIY spaces** to repair and upcycle e.g. furniture
- **Recycling** rooms are a good way to save resources



Assisted living networks

- All apartments are **accessible**
- We started promoting the **distribution of assisted living units** throughout our building as opposed to housing one big group home



Sustainability thinking

- **Renewable energy**
existing buildings, new buildings
- **Car sharing** stations in the garage
- **Recycling** rooms



“Affordable all-inclusive” spaces, services, community



Community
Co-ordinator



Life-long learning



Common living room



Common kitchen



Co-working space



Pop-up market



Urban gardening



Assisted living
network



gym



Walkability and
people flow



Common sauna



Laundry +



DIY and maker space



Car- and ride sharing



Renewable energy

Club of Visual Arts



Community Art



Fishing Club



Community Gardens



Almost 600 events in 2017



Micro Neighbourhood – City Block Concept

Co-operating with the neighbours

- Planning in co-ordination with adjacent developers
- Commonly used gardens and backyards
- Combined common spaces and services

Living as a service

Digital service platform for the neighbourhood



Living as a service – a service platform in the neighbourhood



Generations block Jätkäsaari

www.sukupolvienkortteli.fi



HOAS



ASUNTOSÄÄTIÖ



SETLEMENTTIASUNNOT

Six-year-project of co-creation – research, consulting, design and architecture

ASUNTOSÄÄTIÖ



Helsingin kaupunki

MOVEⁿSE



ara



NEAPO



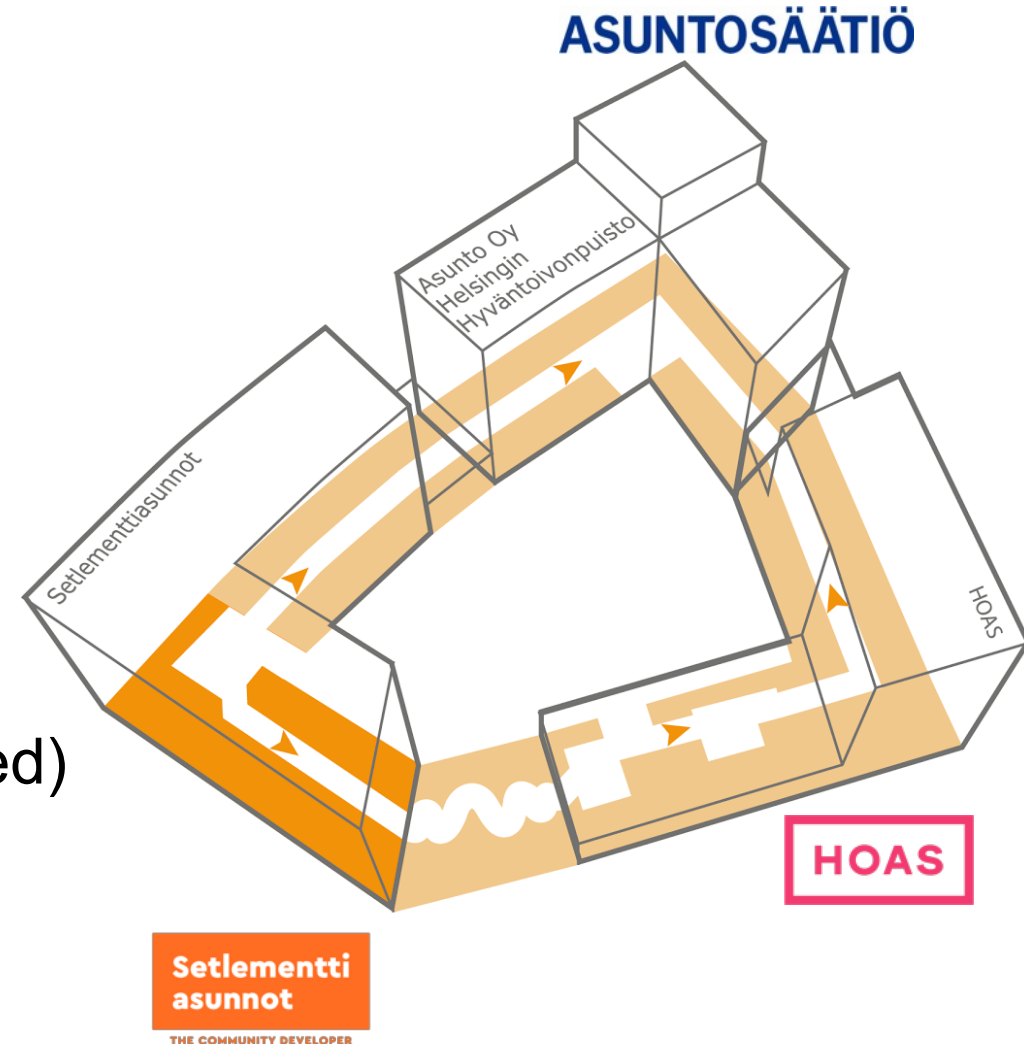
ARKKITEHTITOIMISTO HEDMAN & MATOMÄKI OY

Pilot Project Block

Pilot block in Jätkäsaari, Helsinki

3 developers, 3 user groups:

- HOAS:
Students (rental, short term)
- Asuntosäätiö:
Families (owner occupied apartments)
- Setlementtiasunnot:
Social housing renters
(including supported living for physically disabled)



Co-creation process

**Five-year -project of co-creation-
workshops and user involvement**

Human-centered planning and
empathy as values in the block



WHY – block thinking

Multigenerational block living

- New kind of experience of city living
- An example of multigenerational block living in Finland
- Active neighborhood living – kindness, help & support
- Transforming a new city innovation



HOW – strategic choices

Strategic choices & principles

- Co-creation between developers, service providers, public sector and users
- Service concept and architecture together
- Listening end-users
- Understanding sharing economy

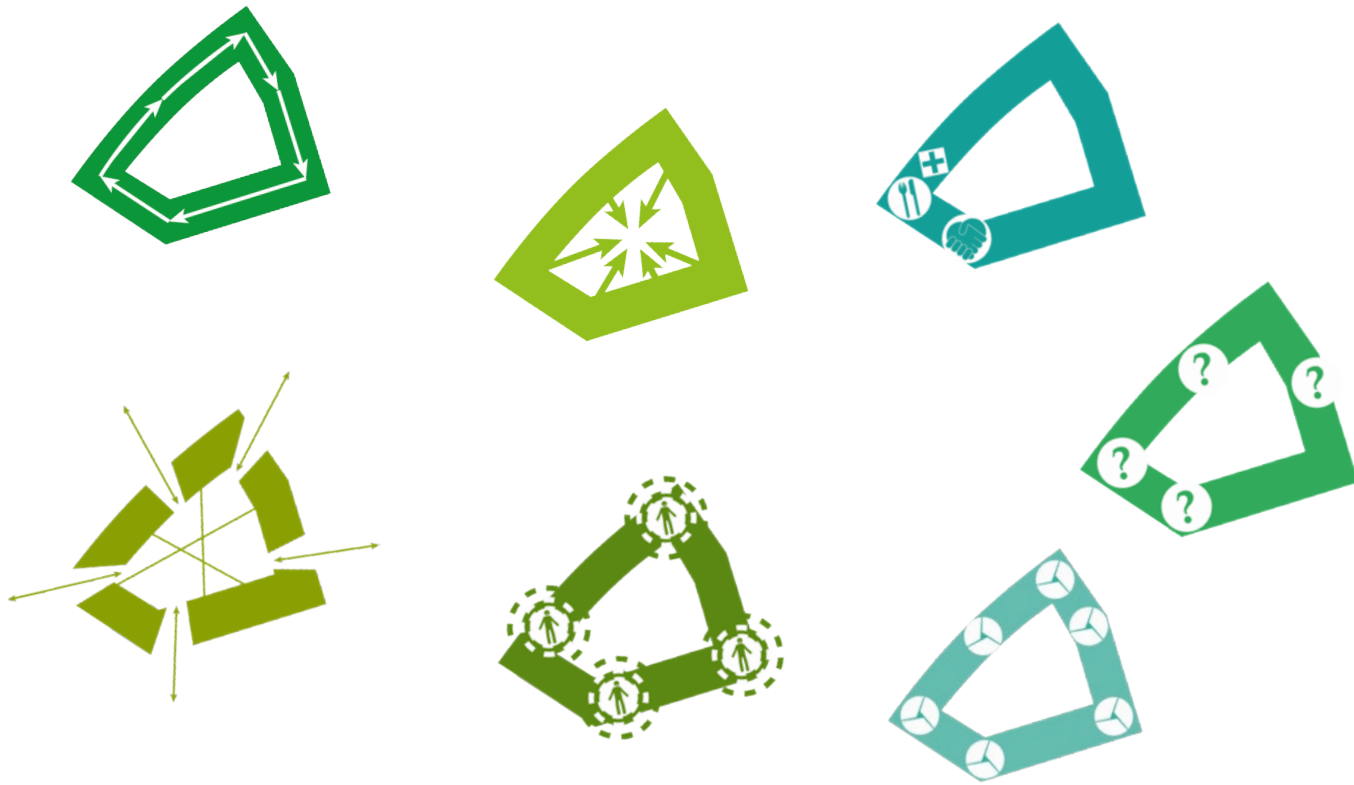


WHAT – The concept and architecture

- Generations block – an accessible walkway, service centre and common yard
- Block coach – person who works in the block and activates, encourages, motivates and supports the residents
- Final implementation with residents
- Sharing in the block – skills, knowledge and passion of the residents

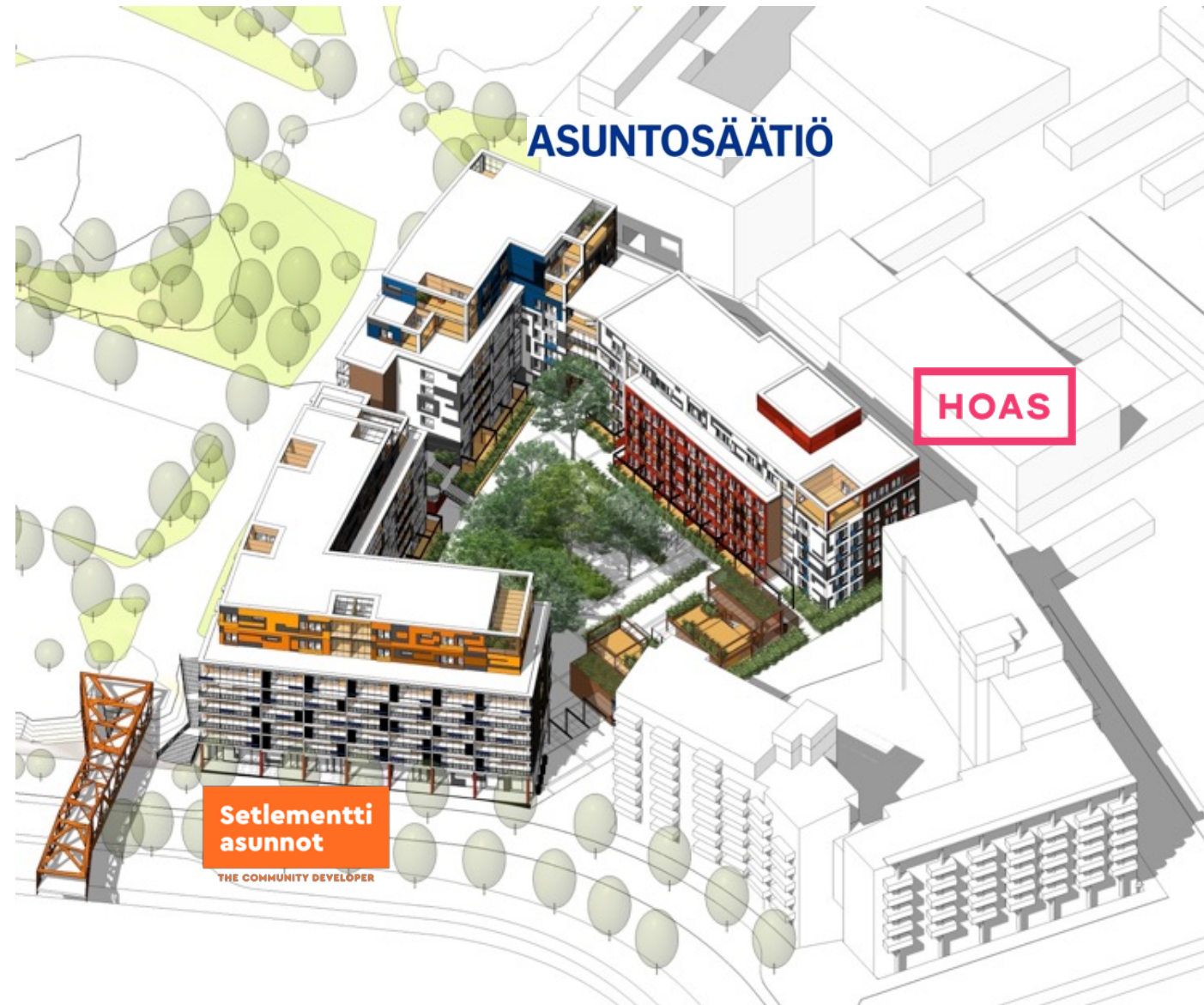


“Contents and walls” – at the same time



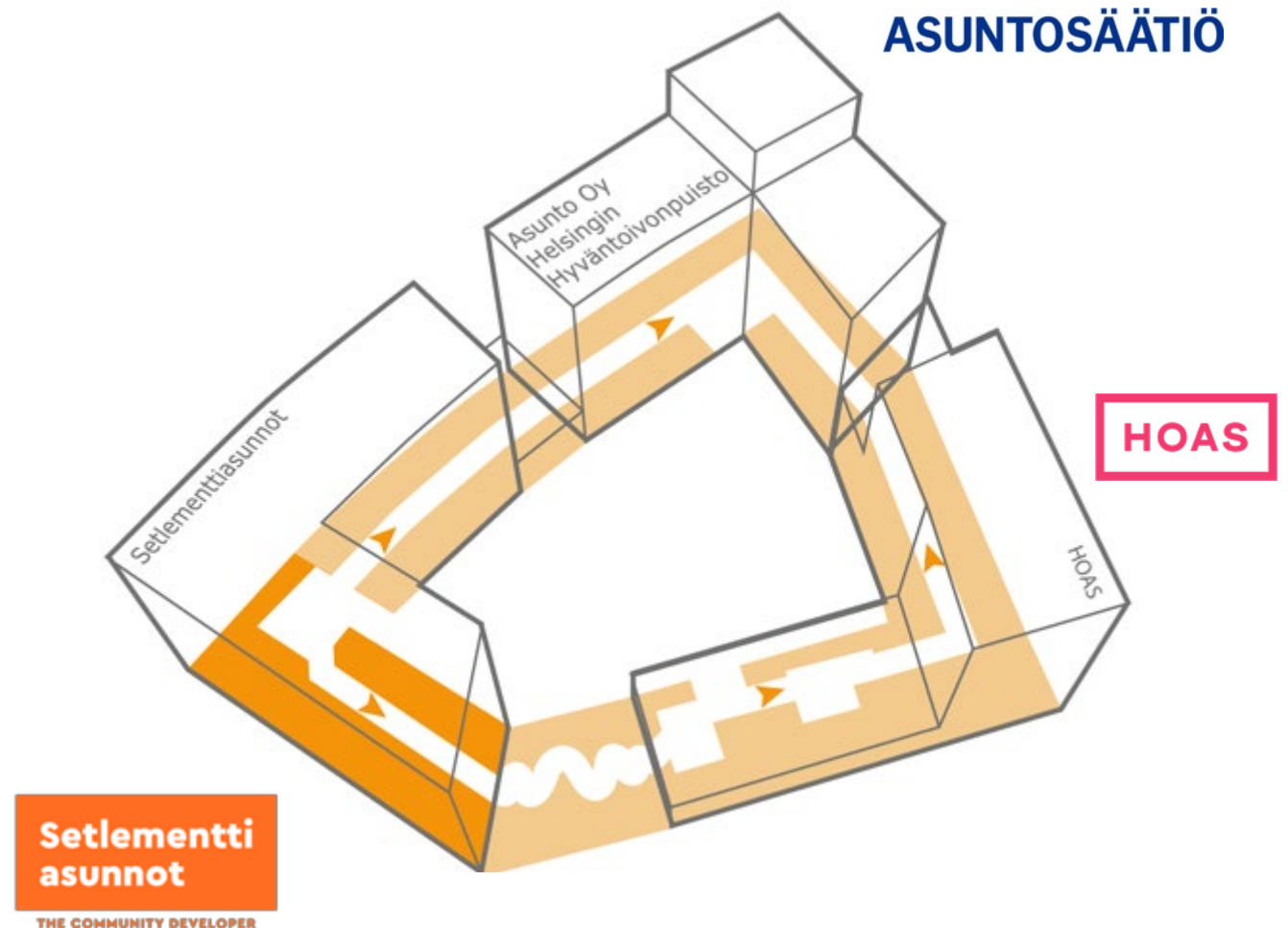
As a result: an old-fashion-modern city block

- **Generations Block COMPLETED**
in March 2017
- The Generations Block has its own webpage:
- www.sukupolvienkortteli.fi/en/



262 apartments and at least 400 inhabitants

- **102 rental apartments** occupied mostly by **students** that live alone (HOAS)
- **47 owner-occupied apartments** for the housing foundation HITAS – mostly for families (Asuntosäätiö / Asunto Oy Helsingin Hyväntoivonpuisto)
- **113 rental apartments** (Setlementtiasunnot) for **people of all ages**. Also **20** of the apartments are reserved for **wheelchair users**. Validia Services is supporting their safe living and wellbeing.



Generations Block

The best social housing production in Finland 2017

ara

The Housing Finance and
Development Centre of Finland



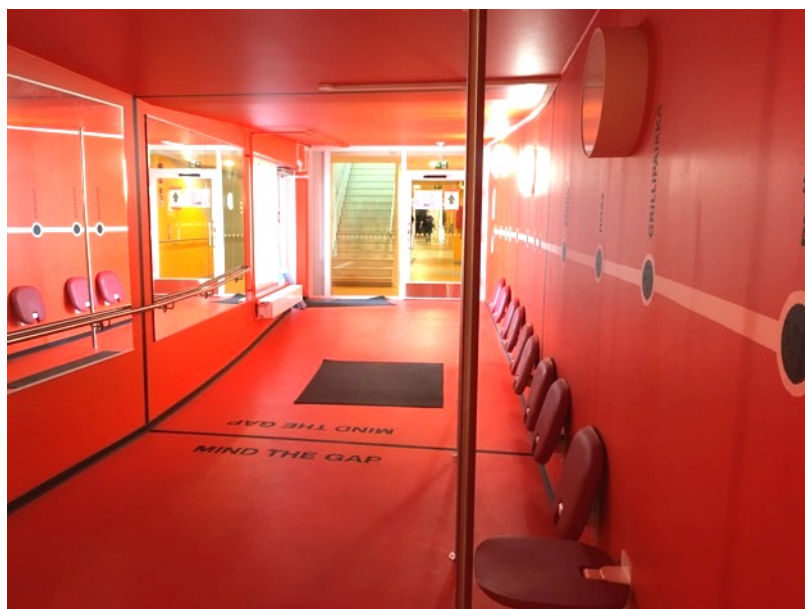
Generations Block

The best social housing production in Finland 2017

Watch the user experience:

<https://www.youtube.com/watch?v=Scss4IJJMu0>





The urban block
is all about
places and
passages



The urban block is all about places and passages



A continuous walkway – the aorta of the living block

A continuous walkway, including resting places alongside



**A continuous
walkway – the
aorta of the
living block**



Stage – movies and performances



Stage – movies and performances



A laundry room and sewing space – open from 7 to 22

A laundry room and sewing space: while your laundry is in the washing machine, you can have a seat and read a newspaper or repair your clothes.



The residents' living room – the centre of the living block

The residents' living room, which can be used for reading newspapers, having a cup of coffee, meeting your neighbours, chatting, spending your free-time, watching TV or participating for example in a cooking club.



A restaurant-cafe

A restaurant-cafe Polku
organized by a social
enterprise - breakfast, lunch &
catering



A woodwork room – DIY maker space



A soundproof music room



A Gym



Containers for bicycles – bikes and common doing



A Common yard



Generations block

Virtual Workshop



Blocks are the future

← Twiitti

 **Kimmo Rönkä**
@kimmoronka

Our next [#generationsblock](#) will be in [#Penttilänranta](#), city of [#Joensuu](#). Intergenerational block living begin on May 2018 [@SetlementtiAsuu](#)

Käännä kielestä englanti



← Twiitti

 **Harri Tuomaala**
@harrituomaala

Setlementtiasunnot ja [@kimmoronka](#) - kiitos vaikuttavasta [#Jätkäsaari](#) kokonaisuuden esittelystä [#Helsingissä](#). [#asuminen](#) [#hyvinvointi](#)



← Twiitti

 **Kimmo Rönkä**
@kimmoronka

3 delegations today in [#generationsblock](#): Stockholm (SWE), Jyväskylä and Heinola (FIN) [@SetlementtiAsuu](#) [#cohousing](#)



← Twiitti

 **Kimmo Rönkä**
@kimmoronka

Sitä saa, mitä avustaa. Vieraita [#ara](#) sta tutustumassa Jätkäsaaren [#sukupolvienkortteli](#) iin [@SetlementtiAsuu](#)



← Twiitti

 **Kimmo Rönkä**
@kimmoronka

Sharing of your ideas - important part of innovativeness. Guests from the Netherlands [#Ymere](#) [#Helsinki](#) [#generationsblock](#) [@SetlementtiAsuu](#)

Käännä kielestä englanti



**Merci, Kiitos, Danke,
Thank You, Bedankt, Tack, Paldies,
Grazie, Gracias!**



THE COMMUNITY DEVELOPER

ASUNTOSÄÄTIÖ