

**PARIS**

France



**Personnel**

Ludovic JONARD, architect  
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**Project Description**

jan 2014 - nov 2014

In 2003, the association Ayyem Zamen, which welcomes and offers social support to elderly migrants, proposed a partnership with A & D in order to design and build a Social Cafe in Parisian neighborhood Belleville. A pioneering and innovative project, the cafe offers a friendly place where former workers who helped “put a roof over France” can have access to social assistance. A & D’s design and consulting mission resulted in a space that mixes services and conviviality without stereotyping or stigmatizing its public. The first Social Café opened in Belleville in 2003 and the second one in 2008 in the 18th district of Paris.

In 2014, Ayyem Zamen took a step further and decided once again to seek A & D to develop a housing offer for elderly migrants in poor living conditions. These individuals often have very low pension plans and are frequently overlooked by other existing mechanisms.

Designed as an experiment and demonstration, the project presumes that a shared housing formula is appealing, encourages values of solidarity and can be a viable solution for elderly migrants eager to leave precarious housing. Discussions with Paris Habitat and A & D soon created the partnership: the Shared Housing project was born.

**Project roles**

- Assistance to project promoters
- Legal advice
- Site supervision



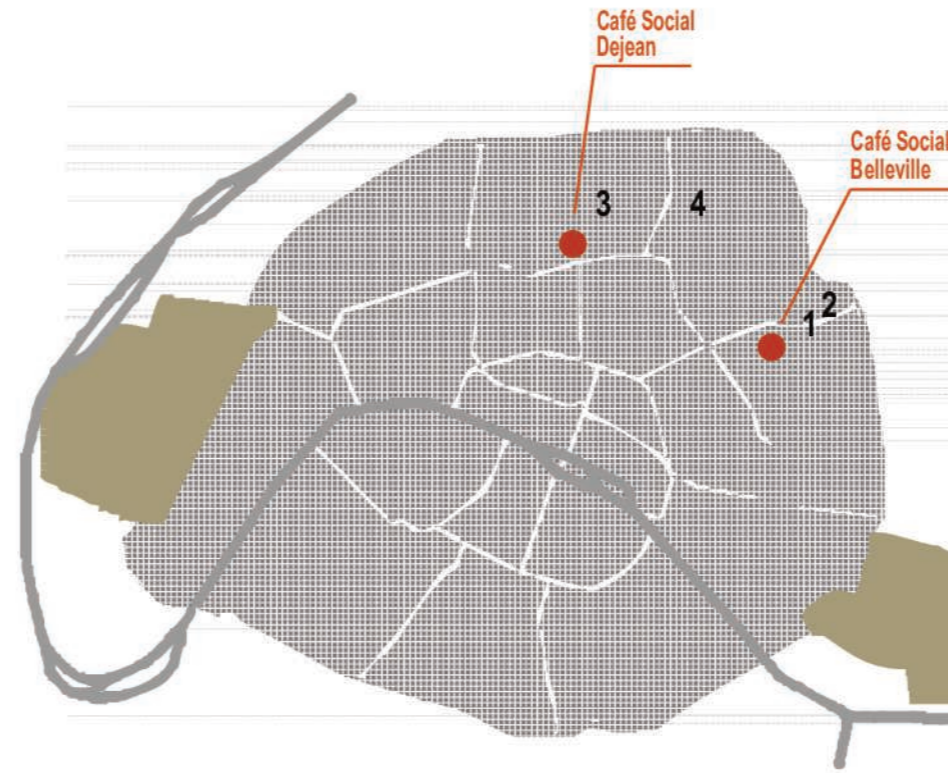
**Project partner**



**Financing**



**SHARED HOUSING FOR ELDERLY MIGRANTS**  
**ARCHITECTURE & DÉVELOPPEMENT**



#### Staying close to a Social Café

All four apartments are in close proximity to one of the Social Cafes, both to make assistance to the tenants easier as well as smooth their integration to their new home.

- Apartment 1 at 7 rue de la Mare, Paris 20th
- Apartment 2 at 66 rue des Crowns, Paris 20th
- Apartment 3 at 46 rue de la Goutte d'Or Paris 18th
- Apartment 4 at 51 rue de l'Ourcq, Paris 19th



**Hasselt Principle 01 - Cooperate for fair and sustainable development initiatives in active collaboration with disadvantaged people or communities. This process shall follow principles of human solidarity, non-discrimination and will be aimed at promoting their self-sufficiency;**

A & D supported the association Ayyem Zamen in the implementation of "Shared Housing" through advice and technical assistance. The support of Ayyem Zamen ensures that the tenants are able to lead their daily lives in autonomy and the shared housing formula encourages solidarity and mutual aid.

A large part of the project consisted of adapting family apartments to the future elderly roommates' lives, ensuring usability, security, privacy and independence. In order to determine the appropriate ergonomic improvements and features necessary, A & D worked in consultation with a specialist team from Paris Habitat. It was then able to establish diagnosis and develop precise specifications. Additionally, through meetings with Ayyem Zamen and future tenants, the project took into account their needs and habits. Our architects followed the renovations in order to ensure compliance with the specifications.

## SHARED HOUSING FOR ELDERLY MIGRANTS

### ARCHITECTURE & DÉVELOPPEMENT



**The common space: the living/dining room**

The living room is large enough to accommodate two sofas, a coffee table and a TV as well as a dining table that can host up to six people. In some of the apartments, a third bedroom was created with a separation wall, which was painted with patina to decorate the living room. The same pattern was used to bring warmth to the room in all of the apartments.

**Hasselt Principle 04 - Identify, disseminate and work alongside public institutions, multilateral organisations and private sector's policies, programmes and sustainable socio-economic systems fostering social equity and urban inclusion within the built environment;**

“Shared housing” seeks to relocate sustainably elderly migrants, but also to assist them during their golden years. Before renovations, Ayyem Zamen sought to ensure the social rights of future tenants. It led the selection process and supported them during the design process through information and educational materials developed by A & D (scale models, blueprints, simulations, visits ...). Once settled in the apartments, a social worker facilitated integration, by helping the tenants situate themselves in the new neighborhood and introducing them to communal life. Afterwards, Ayyem Zamen assists in other procedures such change of address, contact with family, demands for social rights and access to services for the elderly. The principle is that tenants should not need to undertake any extra expenses or procedures to move into the new apartment, each home is delivered “ready to live”.

A & D also offered advice on the partnership agreement with the Public Housing Agency Paris Habitat and legal expertise for the drafting of sub-leases. Due to the nature of the partnership the program has the potential to become a permanent initiative and can also serve as an example and inspire other projects of the same type.

**The bathtub becomes a safe shower**

The main concerns in the bathrooms were safety and usability. After prolonged discussions, a decision was made to replace each bathtub with a shower equipped with a sliding door, a folding seat, and grab bars. In some of the apartments a washing machine was installed and a countertop was designed to protect it from water splashes, in compliance with electrical regulations. For safety reasons, a new light globe and non slip floors were also installed.



**The kitchen: a functional shared space**

The kitchen design allows tenants to independently prepare and store food. Countertops and cabinets with easily graspable handles - at least three: one per tenant - were installed. All kitchen appliances were carefully chosen to ensure safety and usability: a large refrigerator, an induction hob, a kitchen hood, and a combination microwave oven.



## SHARED HOUSING FOR ELDERLY MIGRANTS ARCHITECTURE & DÉVELOPPEMENT



### The bedrooms as places of intimacy and comfort, far from the reality of shelters

Each occupant has their own private room where they can enjoy intimacy, a contrast to the promiscuity of shelters. The wall patinas and door patterns make each bedroom unique and the simple furnishings provided (a bed of 1.20 m, a dresser and a bedside table) invite each roommate to customize their bedroom and bring their own objects and furniture.

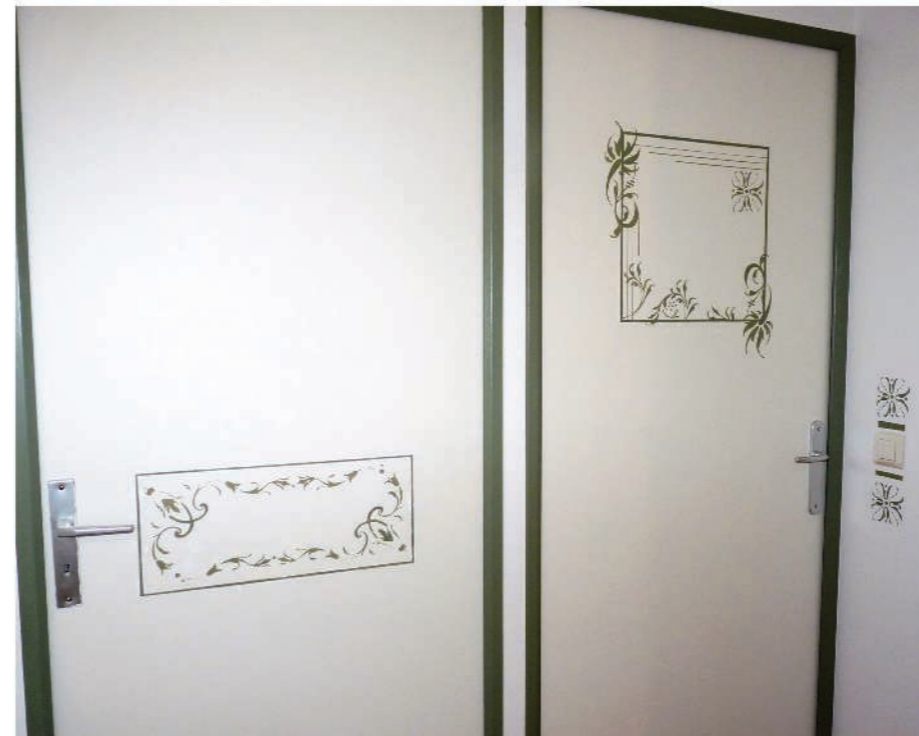
**Hasselt Principle 10 - Defend, promote and enable access to adequate and dignified habitat for all as a 'Fundamental Human Right'.**

This project seeks to provide a disadvantaged group of people decent housing and support them in all procedures necessary to adapt to this new way of life. Sometimes housed in slums, Migrant Workers Shelters, or furnished rentals in poor conditions, they nevertheless deserve decent and sustainable housing in order to be allowed to age peacefully in their adopted country. Its goal is to provide an answer to elderly immigrants' needs not only in terms of housing, but also in their right to end their days surrounded by a community in the best possible conditions.

If seen as an extension of the Social Café, it also helps to foster new community ties for a population that was previously isolated.

Each apartment becomes a small community, a destination for aging migrants with similar backgrounds willing to share the same roof.

**To this date, the project has been a great success. All four apartments are occupied with three tenants each (eleven men and one woman). Ayyem Zamen continues their work and hopes to be able to create new Shared Housing units in the future.**



### Emphasizing details

Doorframes and closet doors were painted a different color to be easily identifiable. Switches, door handles and other details were highlighted with colored drawings following established specifications in order to ensure a good perception to individuals whose eyesight is likely to decline.



## SHARED HOUSING FOR ELDERLY MIGRANTS ARCHITECTURE & DÉVELOPPEMENT