Management of affordable condominiums. The intermediary role of social enterprises in condominium improvement and maintenance for Chilean low-income homeowners.

Keywords: low-income homeownership, housing maintenance, social enterprises, Chile

Research Summary: Low-income homeowners face important challenges regarding housing management. In the case of condominium tenure, homeowners have a double challenge; besides the financial constraints of providing technical maintenance to each dwelling, they have to organise the management of the common areas. The case of Chile is illustrative regarding the challenges of a "homeownership society" in which housing policies have encouraged ownership among the poorest population. After thirty years of operation, the affordable housing stock and its neighbourhoods present high levels of deterioration and devaluation. Moreover, Current Government subsidies are not able to cope with the high amount of dwellings and fail to provide a sustainable solution in the long-term. Although they have improved in the last years, they have low impact, limited coverage and restricted community participation.

Therefore, it is important to develop alternative management models to improve and maintain the condominiums, providing technical, organisational and social support to homeowners from a bottom-up approach. This research project is focused on the intermediary role of social enterprises in providing support, skills and building capacity among communities to improve management processes and to address quality in the built environment. The main goal is to show the possibilities and constraints of the intermediary role of social enterprises in collaborative condominium management models for Chilean low-income homeowners.

Research Methodology: The research design is structured in three main sections. First, the definition of the problem regarding condominium management, low-income homeownership and the role of social enterprises in housing management. Second, international case study analysis of social enterprises’ good practices in housing management. Third, the definition of possibilities and constraints of the role of social enterprises in the management of Chilean affordable condominiums.

Key Publications: