

Empty Homes Collaborative

Driving Housing & Climate Impact Through Collaborative Law



Casas sin Gente
Colaborativas
Empty Homes
Collaborative

The Climate - Housing Connection

Empty homes, climate emergency, and social exclusion are interconnected

The Opportunity

Over **100 million empty homes** worldwide while new construction generates massive carbon emissions and waste.

The **housing and climate crisis** are **intrinsically connected**, presenting an opportunity for transformation.

Reusing just one empty home prevents nearly 40 tons of CO₂ emissions and 9 tons of waste.



Collaborative Law

Our Solution

Reusing existing homes prevents emissions from new construction, reduces waste, and provides affordable housing for families. **It requires only one-third of the time and cost** of building new homes.

A **regenerative economy** approach that benefits people, the planet and profit.

Our **MVP in Vitoria-Gasteiz (Spain)** proves that trust based innovative legal framework can turn systemic friction into measurable environmental, social and economical outcomes.



Prevention Over Compensation

Progressing toward a more sustainable future



Traditional Approach

Build new homes, generate 36.69 tons CO₂ per 90m² home, then **compensate emissions**

EHC Innovation

Reuse of empty homes, prevent emissions entirely. **Repurposing homes boosting the shared economy.**

Carbon Market Future

Opening new opportunities in carbon markets **focused on prevention**, not just compensation

Studies by Sinnple and Ecodes confirm the significant climate benefits of home reuse.

Climate Impact: The Path Forward

Transforming the housing crisis into a climate solution

1

Scale the model



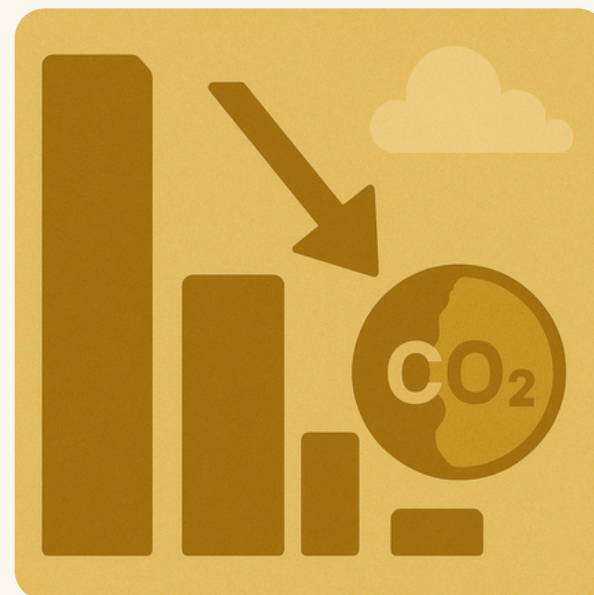
Expand from 10 homes to thousands, multiplying climate benefits across communities

EONESIA

SaaS platform **in development** with Eonesia

2

Carbon Market Legal Innovation



Establish prevention focused carbon credits for home reuse initiatives

3

Policy Integration



Influence housing policy to prioritize reuse over new construction

4

Global Replication



Share methodology worldwide to address 100+ million empty homes

EHC Paper - Empty Homes as a Green and Just Transition Opportunity

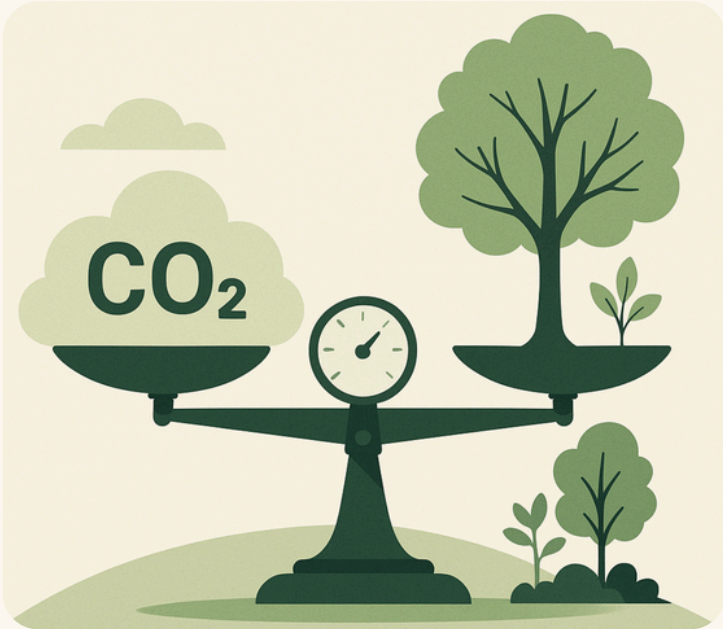


Environmental Impact

MVP: Vitoria-Gasteiz, Spain (2018 - 2025)

10
Empty Homes

40
Users

20%
Families able to buy a home after EHC

<p>396.9</p> <p>Tons of CO₂ Prevented</p>  <p>Emissions avoided by reusing 10 empty homes instead of building new ones</p>	<p>98.3</p> <p>Tons of Solid Waste Prevented</p>  <p>Construction waste prevented through home reuse and circular renovation</p>	<p>4,000</p> <p>Trees positive climate impact Equivalent</p>  <p>Each reused home can have the same positive climate impact as planting 4,000 trees over the course of a year</p>
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The Opportunity

Reusing 100 million empty homes could **prevent:**

3,969,000,000
Tons of CO₂ emissions

983,000,000
Tons of Solid Waste

B2B Sales Business

Impact Overview

Empty homes for the Refugees (2018 -2025)

Highlights & Learnings

This project impacts on **Social, Economical** and **Environmental** aspects.

-Innovative **Conscious Collaborative Accords** facilitate access to affordable housing for individuals at (risk of) residential exclusion.

-By applying **circular economy** principles and extending the life cycle of the houses, we prevent both the generation of new construction waste and CO2 emissions.

-**Comgo quantified our social impact** using the SROI framework.

SROI

2.94

Powered by



Output

CCA Type

2

Transform Legal System

Output

Number of Empty Homes

10

Improve housing quality

Output

Number of Users

40

Improve housing quality

Output

Empty Homes Distance City Centre (Km)

1.5

Climate change mitigation

Output

GHG Emissions prevented (tons)

396.9

Prevent Carbon emissions

Output

Solid Waste prevented (tons)

98.3

Climate change mitigation

Output

Number of Initiatives Developed

5

Output

Number of Initiatives conducted

7

Output

Total Micro credits provided at 0% IR (€)

45,000

Output

Families able to Buy a Home after EHC

20%

Output

Increase social awareness initiatives

4

Output

Total Collaborative Healthcare Network Accords

8



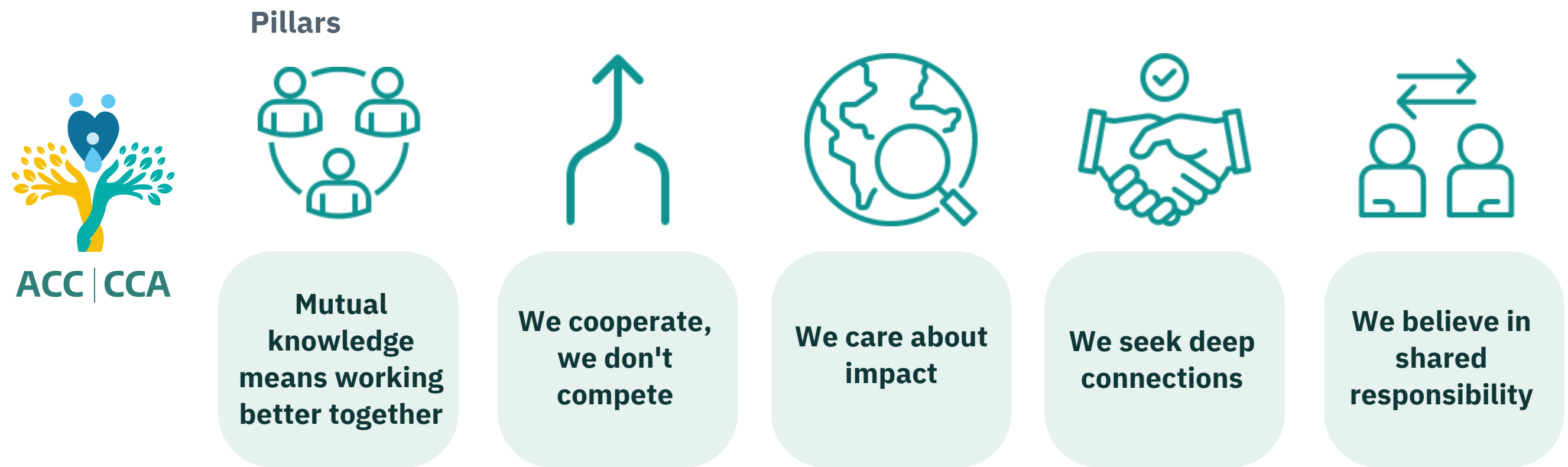
Our Model: Conscious Collaborative Accords

Trust based legal framework that prevents and manage conflict

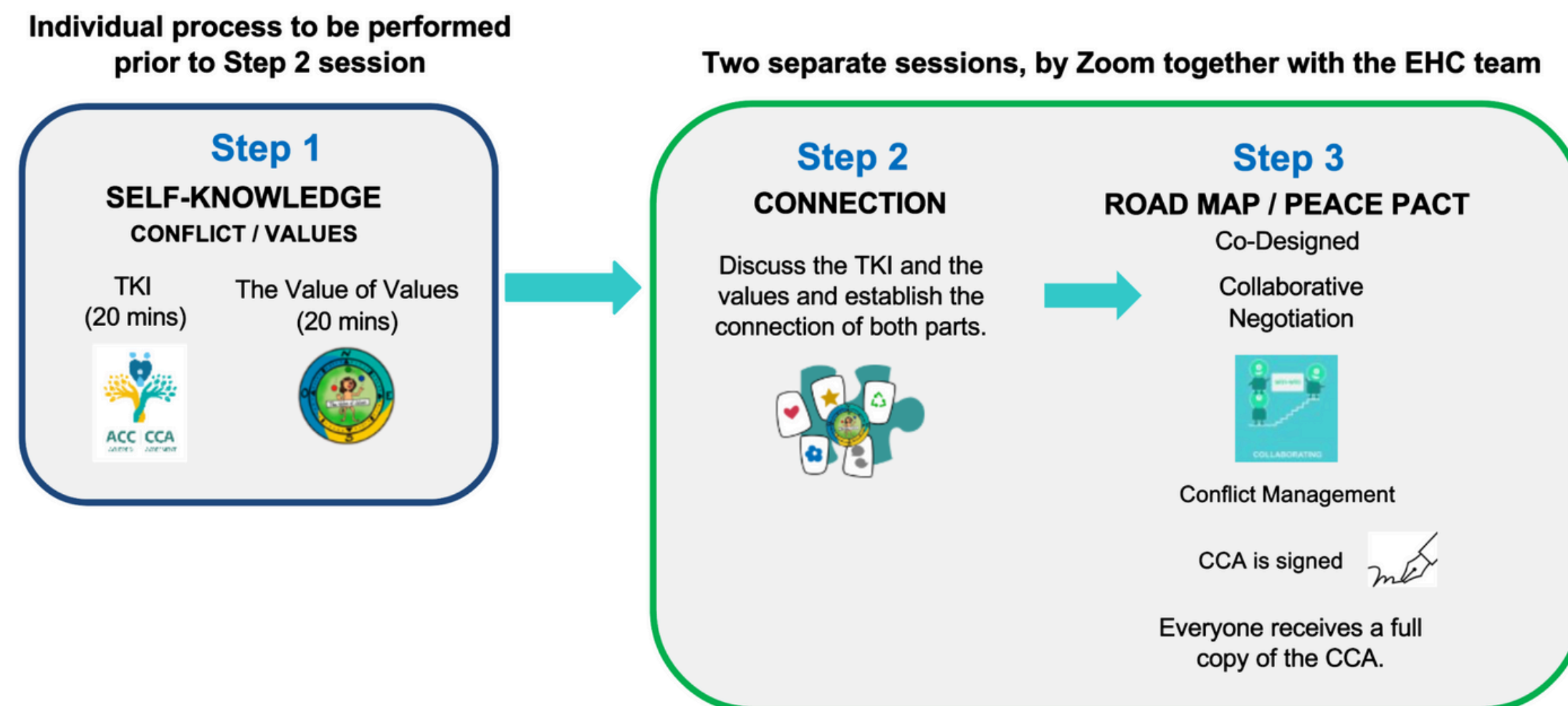
CCAs are a new legal way of creating relational contracts based on consciousness to build trust, focusing on what we can build together rather than on what could go wrong. They are grounded in a fundamental idea: awareness, a way of being with attention, honesty and responsibility.

It's a digital guided process in which **Homeowners and Refugees** listen to each other, recognize one another, and agree on how they want to collaborate, what they need, what limits exist, and how they will care for the relationship if difficulties arise. **Its purpose is to facilitate collaboration** among people who want to build together with intention, clarity, and respect.

The structure of the accord has **three steps**. First, it begins with **self- knowledge** as the foundation for building trust, analyzing how the parties behave in conflict and what values are most important to each of them. Then, an analysis of these results is carried out to **evaluate compatibility through the Connection**. Next, strengths, opportunities, aspirations, and results from each side are captured in a **shared Roadmap and Peace Pact**, that is, an explicit commitment on how to face possible tensions without breaking the bond. CCAs do not guarantee that there will be no conflicts, but they ensure that if they do arise, the relationship is not put at risk because there is already an agreed way to take care of it.



CCA - HOUSING PROCESS



*The process is carried out through **Design Thinking** and **Appreciative Inquiring** with a **LEAN** and **AGILE methodology**.

Environmental Consciousness & Dissemination

New Role of the EHC

Raising Awareness



Through **digital outreach** via the IACP and LinkedIn, we promote the Empty Homes Collaborative methodology, soon to be featured in a **forthcoming book and documentary film** with over 300 videos documenting the journey.

In addition, we have recently launched a new platform and a **signature campaign on Change.org** to highlight empty homes as an opportunity.

Ecosystems that add value



Collaborating with Paul Piwek

Proposal open for funding: Use **generative AI** to tackle polarization and raise awareness of the potential of vacant homes as a solution to both Climate Change and the housing crisis.



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