a) Brief summary of your intervention proposal/strategy (up to 250 words)
Beirut’s private sector functions as the primary agent for development. The current processes of urban change taking place in Ras Beirut show signs of gentrification. Also due to a rise in the land value, old buildings (40%) in Ras Beirut are under pressure of demolition. Developers aim to build high-rise skyscrapers that are exclusive to the high-end price range. This eventually would turn a diverse neighborhood into an unequal and unaffordable zone. The strategy is to reverse this challenge from privatization by forming a co-operative. The American University of Beirut and other universities in the area, pools in a large demand for housing for its students. Due to the lack of adequate housing, the small-scale hotels in the area show high occupancy of students. This suggests a mutual supply and demand system that strongholds the idea of a possible co-operative.

b) Implementation mechanism (including the legal framework that allows the proposed intervention to be applied)
In order to cope up with the F.A.R. of the lots, introducing pre-fabricated cells for students with increased floor area will act as a plug-in remedy against high land value. These cells provide minimum space and increase the overall person/area ratio making for affordability.

c) Funding mechanism
The co-operative will be formed by the Students’ association, universities, Hotel owners and old tenants. Initial land and construction costs will be shared between the university and the small scale private hotel owners/developers.

d) Actors involved/targeted
Students, Old tenants and public activities at the ground level.

e) Impact in relation to the competition objectives (how your proposed intervention achieves one or more of the objectives)
Evictions from old buildings under pressure will stop within this co-op by reducing the floor areas of the usually big apartments. The strategy of retrofitting the old apartments into new smaller areas, supported by the student housing cells will bring affordability and fair rent by overall capital gains over time.