



Renovation in social and collaborative housing

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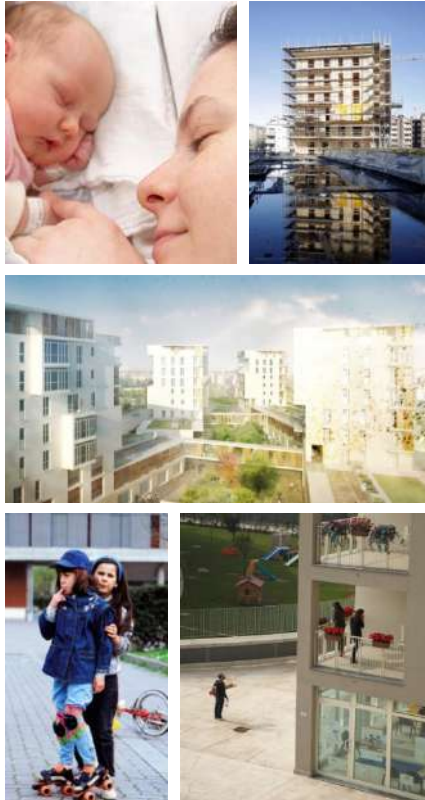
Ajuntament de
Barcelona





Renovation in social and collaborative housing

The birth of Fondazione Housing Sociale



- **Fondazione Cariplo** first addressed the issue of disadvantaged conditions in housing in 1999, testing an innovative approach to housing challenges and contributing to the realization of housing projects dedicated to the weakest segments of the population
- Aware of the limited amount of resources available in the form of grants, the Foundation began experimenting **in 2004** an innovative model based on **sustainability and ethical investment**, to expand the range of planning instruments and seek to involve in its initiatives other public and private institutions.
- The initiative thus took concrete form in the “Social Housing Programme” and the **Fondazione Housing Sociale** (or “FHS”) instituted to implement it.
- FHS is a **private, non profit entity, and works for the purposes of public and social interest** Among the founders were also **Regione Lombardia** and **ANCI Lombardia**, underlying the public - private partnership that characterizes the project
- FHS has acquired diversified skill sets, enabling an **integrated approach** to the development of private social housing initiatives: urban, social and financial.

The birth of Fondazione Housing Sociale

We have developed a new model, for Italy, based on **sustainability** and **socially responsible** investment.

Our goals are:

to **structure** financial instruments to **set up projects without grants**,
to **convince** more **public and private institutions** to **take part in projects** and
to **promote** a new way of living. (collaborative housing model)

The idea was to create a **platform to raise awareness of social housing in Italy**:
to enable its implementation all over the country,
to **increase expertise** in this field and make this type of project a **standard model**.

The full coverage of Italy is completing

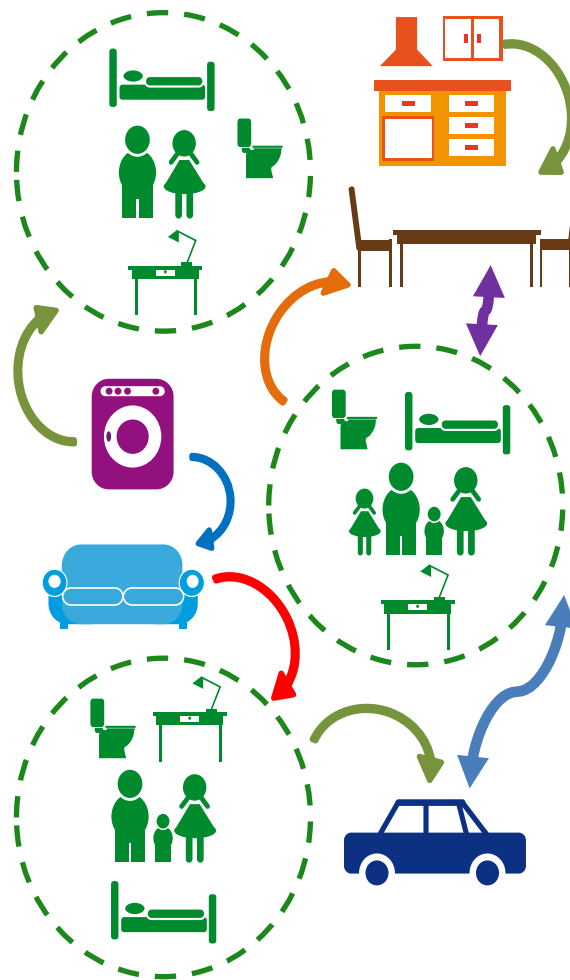
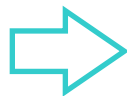
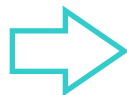
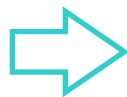




A new culture of living

- There is a **new developing culture** for living in an **alternative** way both in **private and state** housing. This is an **active and collaborative** experience which we technically call **wellbeing**, in which people organize **themselves to change and improve** some aspects of their **lifestyle**.
- **The result** of this interaction brings about **not only** a more **sustainable** activity **but also** generates **good values**.
- **To achieve this**, it is important to **research** and **make available** all **sorts of platforms** that teach individual people and groups **to join in** and **take an active part** in **events** and **face any problems** in their neighbourhood.







The distributed housing complex



Abitagiovani is a project that has answered at least 3 issues:

- To re use **empty public flats** located in ex public buildings
- To provide affordable housing to young people (**under 35**)



- To **engage small construction** companies in financial crisis period



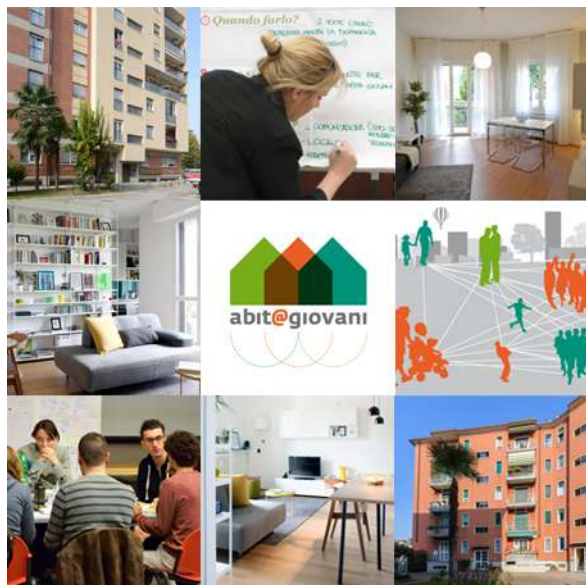
207 empty flats

Distributed in different buildings
and 18 areas

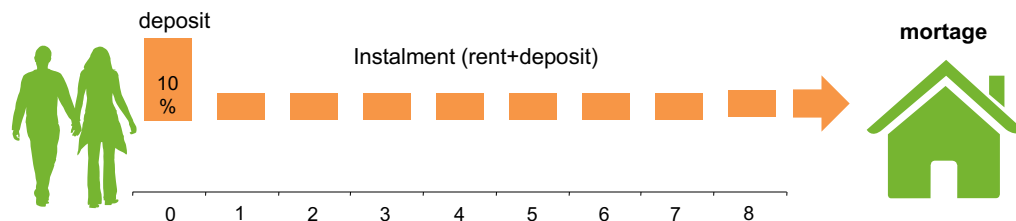




Abit@giovani offerta abitativa



- Rent to buy 8° year.
- 10% of **flat value** paid upon signing the contract (deposit)
- Instalment for 70 sqm is 500€
- 50% of rent and 50% as a deposit for future purchase





Company



Restoration



Company



Restoration



Company



Restoration





Process

1° meeting with architect

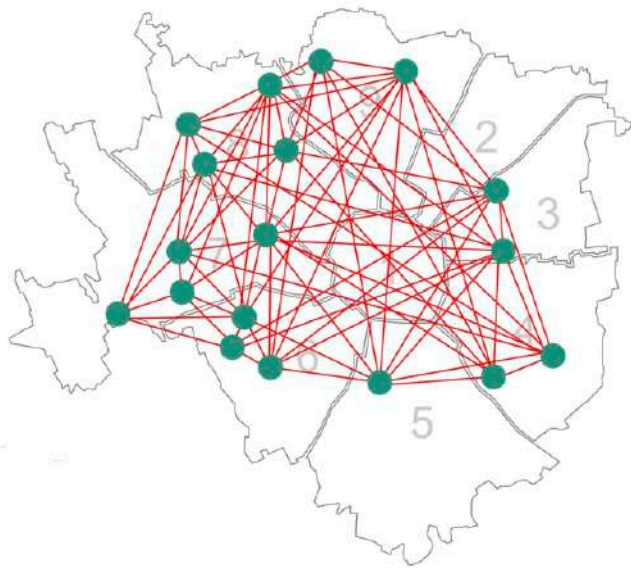
Visit to the apartment

2° meeting with architect

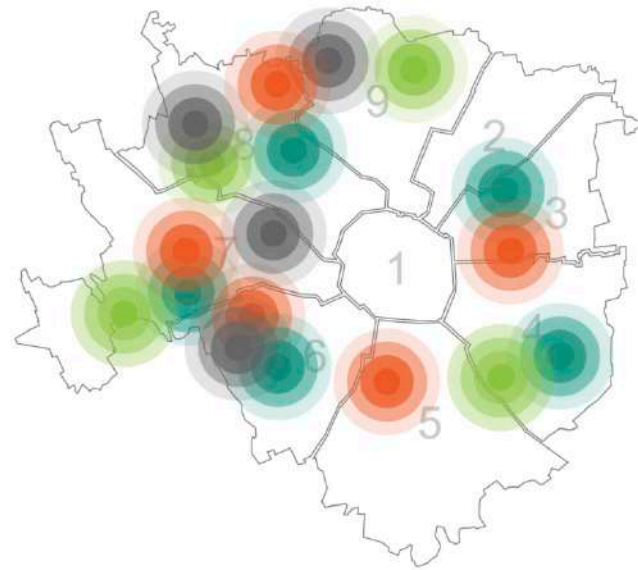
Signing the contract

Handover of the restructured apartment to the resident





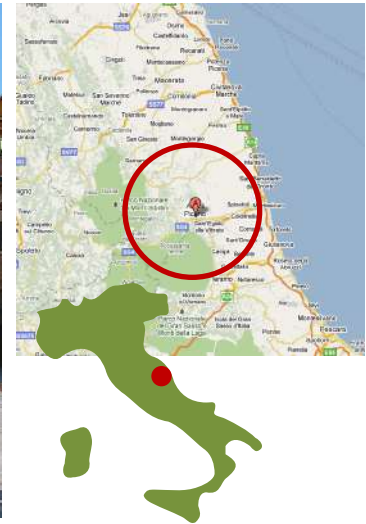
Neighbour network



Project for
neighbourhood

Four historic buildings

Ascoli piceno



Milano



Torino



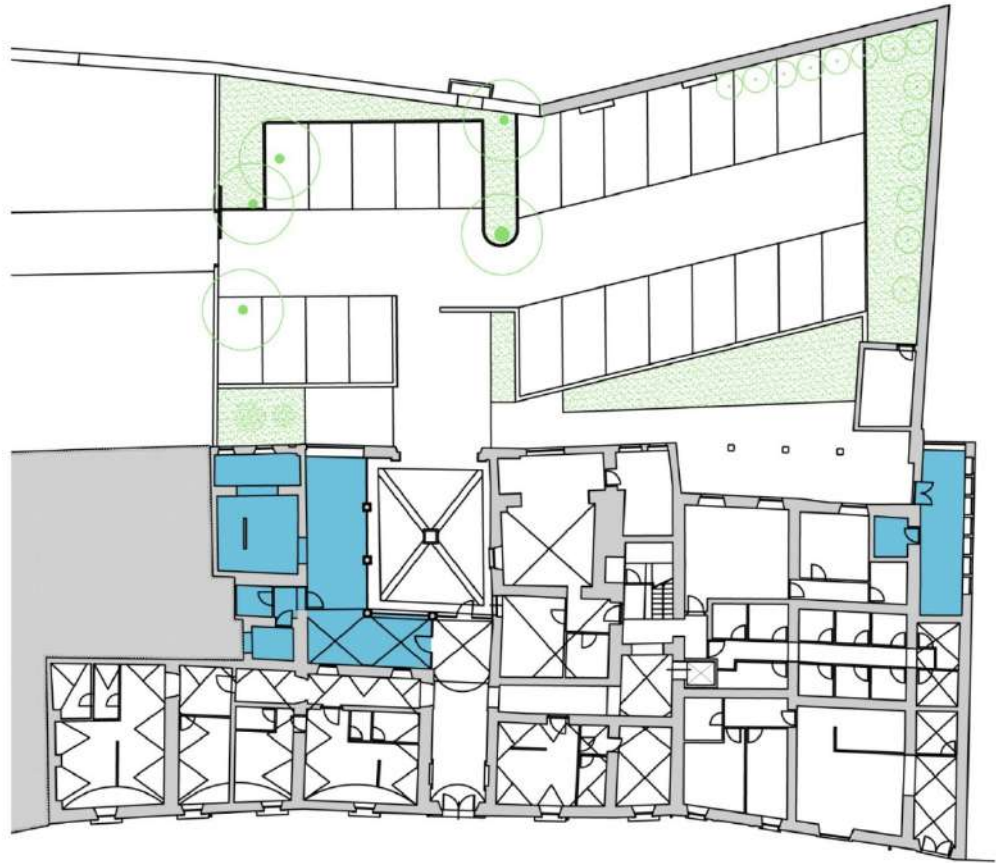






layout is not easily transformable

The project provides for small flats









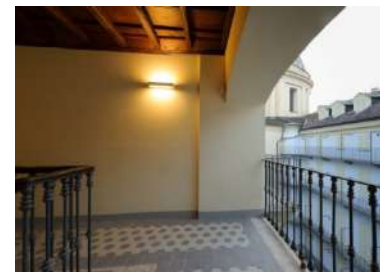
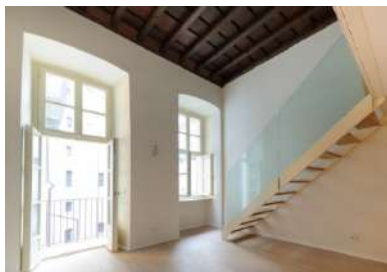




34 flats for rent



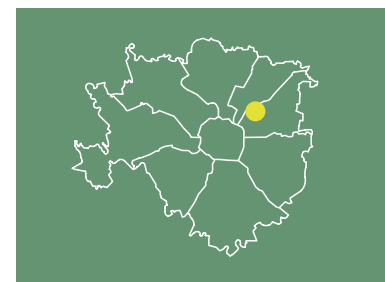
20 flats for buy

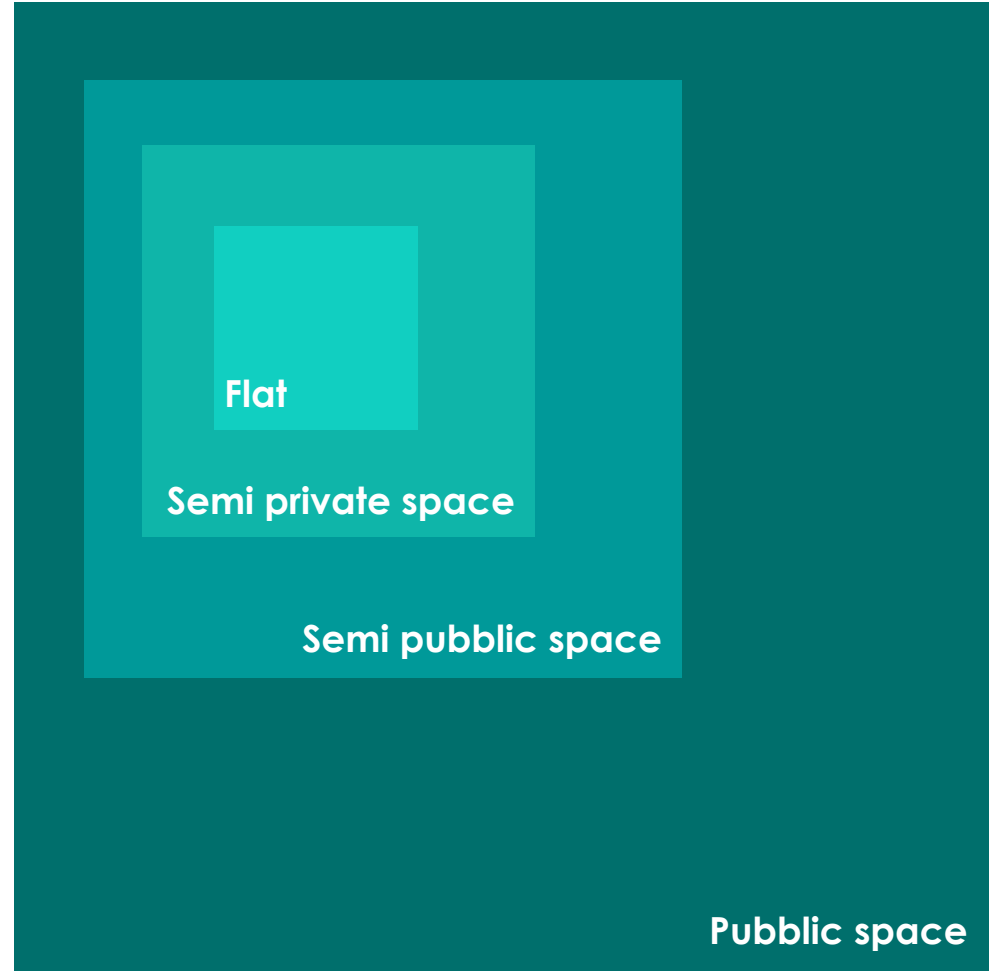


41 flats

*

Temporary social
housing

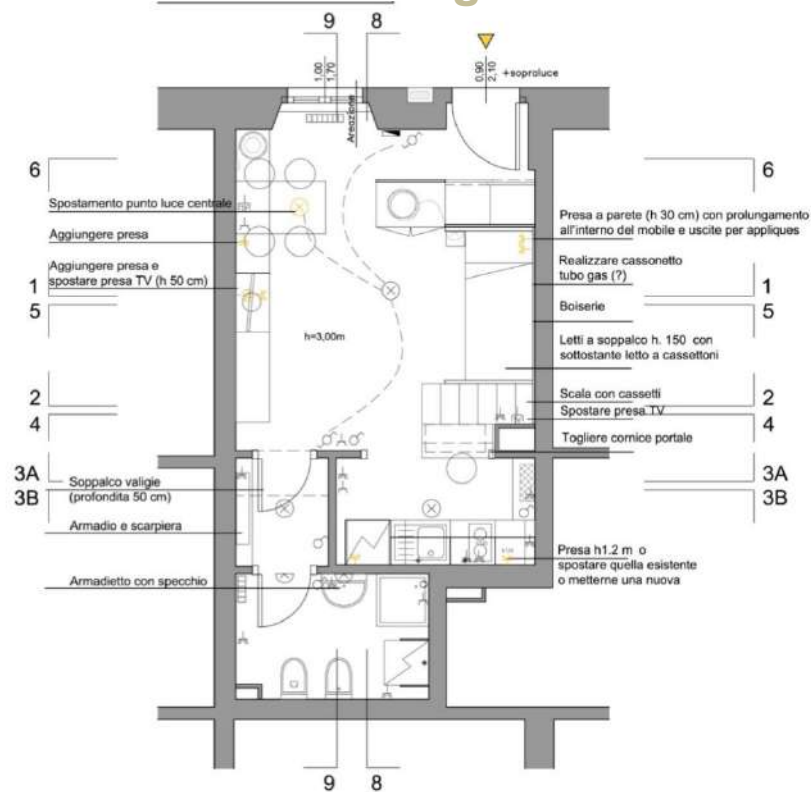




Micro flats in milan

MICRO FLATS IN MILAN

35 flats distributed in various
an different buildings



Flats smaller than the municipality
allow for permanent rent





Promote the project



fondazione
cariplo

50% financing for restoration
grant



50% financing for restoration
investment

Milano



Comune
di Milano

Free loan for 15 years

35 flats





Milano



Comune
di Milano



MICRO FLATS IN MILAN



MICRO FLATS IN MILAN



What are the pros and cons of renovation?

- The choice to renovate is based on the principle to not consume additional land
- In this prospective we can also consider demolition
- Renovation is expensive and inefficient, we can consider conserving a building only if it is a historic edifice with real cultural value.
- In Italy there are many empty office buildings, we are trying to reuse for residential destination but the result is not rational. Building depth is too wide for flat layout, we lose a lot of square meters. Flat layout is not optimized.

Gentrification

- Social housing is certainly one element that can reduce the risk of gentrification
- is necessary to create “protected zones” in the area to be regenerated, both residential and commercial, in order to avoid the neighbourhoods becoming upwardly homogenised, with the expulsion of certain social classes.
- successfully contrasting gentrification means preserving the authenticity and character of the area, which does not mean blocking the development and valorisation of the zone concerned, but instead giving support to aspects such as
 - ✓ the survival of local commerce,
 - ✓ preserving the availability of affordable rent accommodation
 - ✓ incentivising local neighbourhood services.

Web site projects



www.abitiamoinsiemeascoli.it



www.casacremapiu.it



www.borgosostenibile.it



www.cennidicambiamento.it



www.viapadova36.it



www.abitagiovani.it



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