Governance of Urban Regeneration and the role of housing associations from an Italian perspective

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FEDERCASALAB
An experimental research laboratory

ADVISORY HUB
HIGH QUALITY EXPERTISE INVOLVING BOTH RESEARCHERS AND PRACTITIONERS
14 MEMBERS

RESEARCH UNIT
SCHOLARS WITH COMPLEMENTARY EXPERTISE ON AFFORDABLE HOUSING
4 SCHOLARS

URBAN REGENERATION COMMISSION
ESTABLISHED IN 2016
14 HOUSING ASSOCIATION MEMBERS COMING FROM 11 ITALIAN REGIONS

RESEARCH AGREEMENTS
WITH THREE ITALIAN UNIVERSITIES
TO ESTABLISH A LONG-LASTING COLLABORATION ON AFFORDABLE HOUSING RESEARCH

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Main research question and objective

Moving from an existing and severe “housing issue”, to what extent could Housing Associations be able to combine a mandatory increase of housing supply with the existing need of urban regeneration? How could they reconfigure their highly specialized technical and managing skills in the field of urban regeneration?

To design policy guidelines aimed at urban regeneration through the development of new public housing stock.
Urban Regeneration “factors”

- Literature review
- Mapping cases study
- Interviews + Focus groups
Setting the scene

1903
Concentrated, “old” stock

1990
4% housing stock

2008
From “public” to “social” housing

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Housing Association Overview

Categories
- Limited company
- Non economic public corporation
- Public corporation with economic interests

Very fragile tenants
Very low resources dedicated to public housing

Source: Nomisma

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Setting the scene

HOUSING DEMAND

URBAN REGENERATION DEMAND
Urban regeneration and the existing city

- Historic centers
- Industrial heritage
- Inner areas
- Suburbs
- Unfinished buildings

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INSIGHTS into urban regeneration projects in public housing

1. Microaree project ATER Trieste
2. Compagnoni ACER Reggio Emilia
3. Gandusio Village ACER Bologna
4. Sciri Tower ATER Umbria
5. Le Murate Casa Spa
6. San Fruttuoso ARTE Genoa
7. Altobello ATER Venezia
8. Borgo Croci ARCA Capitanata

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How do we define urban regeneration within public housing field?

# QUALITY of public space and housing
# innovation in financial/normative TOOLS
# community ENGAGEMENT, new economies and new dwelling models
# multi-stakeholder GOVERNANCE and Housing Associations ROLES
New governance platforms: Housing Associations collaborating with a NETWORK of actors

Municipalities
Regions
Local administrations (neighbourhood level)
Local health departments
Research institutions and universities
Schools
NGOs
Private investors
Third sector
FedercasaLab
https://youtu.be/MUHOMT33noA
Three main research domains explored together with:

# Regeneration Committee
**ONGOING PRACTICES / EXPERTISE**

# University partners + Advisory Hub members
**PLANNING PRACTICES**

# EU Experts (Advisory Hub members)
**FINANCING SCHEMES**
What we have learned so far...

**About urban process**
- Lack of building experimentation at a significant scale
- Lack of common vision on urban regeneration in public housing
- Lack of an integrated approach to urban regeneration

**About management**
- HA's exclusion from decision-making
- Need to reinforce internal competences

**About regulations**
- Regional disparities
- Lack of tools to implement existing regulations
Housing Association could play a leading role as promoters of urban regeneration.

Strategic approaches...

**Physical approach**

- Prioritize *adaptive reuse* – responding to regeneration need – adequate territorial knowledge
- Combine micro and macro actions to implement innovation in dwelling models

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**MACRO**
- adapt
- select
- demolish

**MICRO**
- subdividing
- densifying
- converting
- co-living

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RECOMMENDATIONS

Managing approach

Develop Housing Associations’ social management sectors – ongoing (CasaLab)
Extend their fields of activity to social housing and housing services – new housing models +
increase financial sustainability

Normative approach

Legitmate the role of Housing Associations in decision-making (at different levels)
Overcome regional disparities on public housing (also by exchanging best practices)
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