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**WORLD  
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# Social Housing: the Italian model

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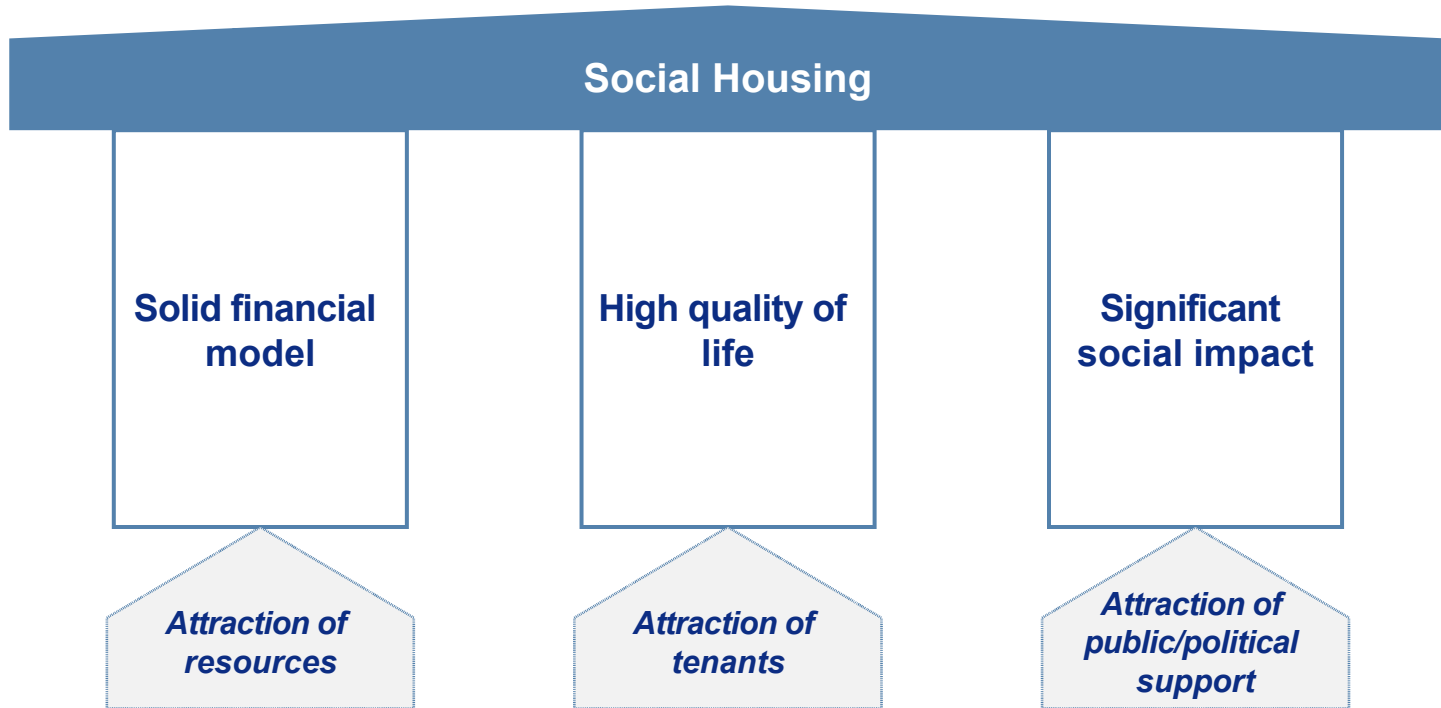


## A new living culture

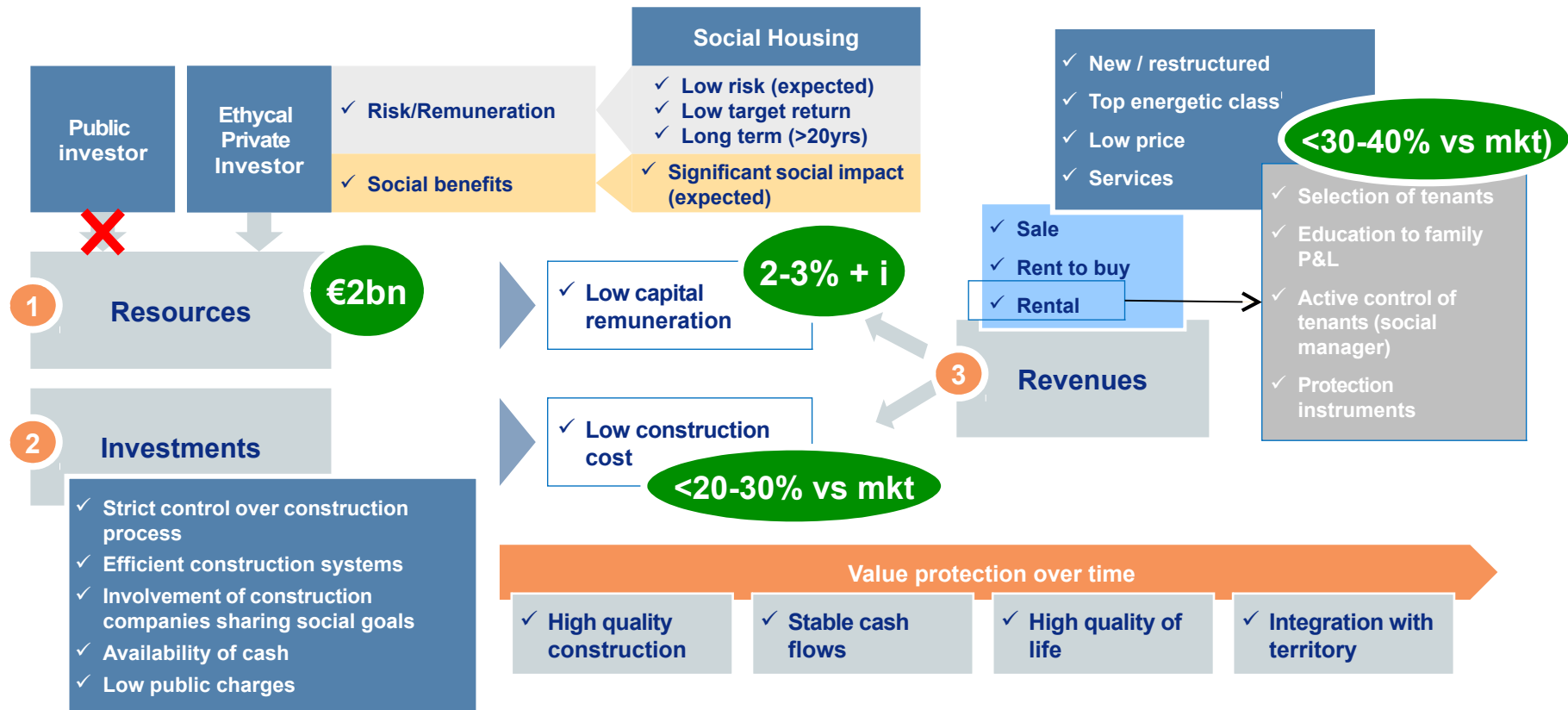
- ◆ The economic crisis is leading people to find new ways to improve their condition, seeking collaborative and sustainable solutions that can guarantee a satisfactory quality of life: a **new “culture of living”** both private and public spaces is emerging.
- ◆ Throughout Europe there is a shift **from the supply of houses to the supply of housing services**.
- ◆ Social housing is not simply about the provision of a place to live but is rather about a **way of living** in which multiple services are available and shared and **a community is built**
- ◆ A flourishing and thriving community is the essential basis which ensures a **long-lasting, safe environment**



## Three pillars to build a sustainable and replicable model



# Sound financial approach to attract resources and preserve value



## The full coverage of Italy is completing



As at 31<sup>st</sup> March 2015:

- 27 local Funds activated
- 222 projects approved:
  - 15.045 dwellings
  - 6.783 beds in student and temporary houses
  - services



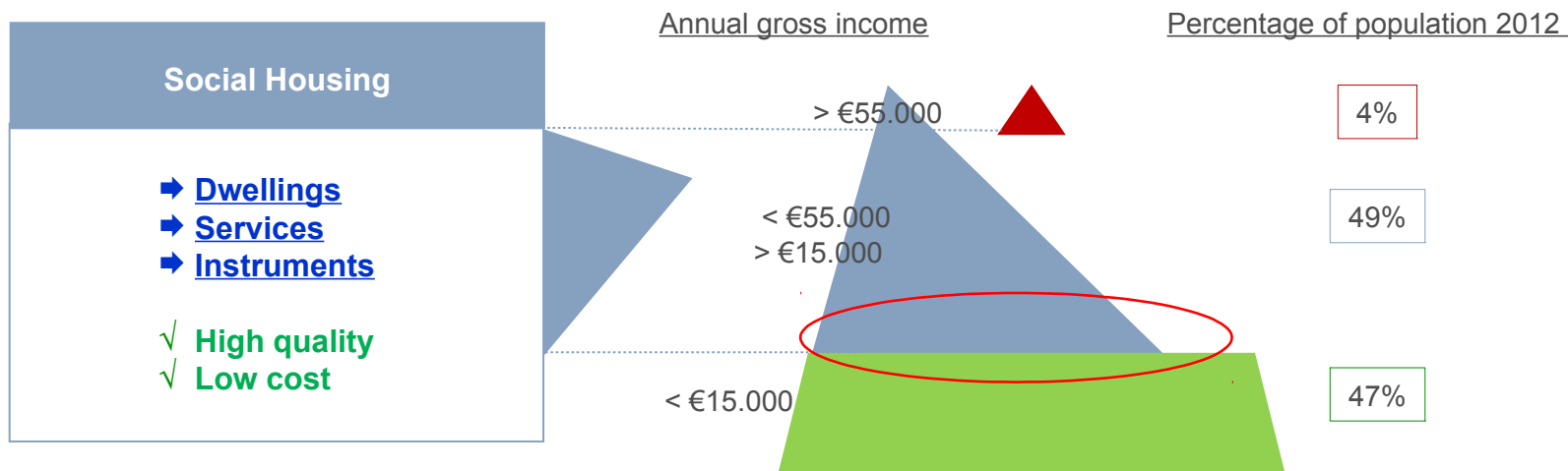


# Additional information



## Fondazione Housing Sociale was born to answer to a need

- ♦ The economic crisis is leading people to find new ways to improve their condition, seeking **collaborative and sustainable solutions** that can guarantee a satisfactory quality of life: a new “culture of living” both private and public spaces is emerging
- ♦ Offering a house today means producing efficient buildings but also **making platforms available** that allow people to activate the resources needed to build a neighborhood and a community. Throughout Europe there is a shift from the supply of houses to the supply of housing services
- ♦ We could therefore define Social Housing as the **set of dwellings, services and instruments** addressed to those who are unable to meet their housing and related primary needs on the open market for economic reasons



Source: Ministero dell'Economia e delle Finanze



## Social Housing is focusing on a weak part of the population

- ♦ €16.000 per family is the annual income index (“Isee-erp”) allowing families to require a public house in Lombardy
- ♦ Appr. 50% of families living in the most recently completed social housing projects records an Isee-erp below €16.000

### Most recent SH completed projects

#### Number of families per level of income

Isee-erp (family income index)	#	%	
I < 11.000	33	21%	} 50,3%
11.000 < I < 14.000	29	18%	
14.000 < I < 16.000	18	11%	
16.000 < I < 20.000	51	32%	
I > 20.000	28	18%	
<b>Total</b>	<b>159</b>	<b>100%</b>	



# The local experimentation has now become a national program

**2007**

**Fondo Abitare Sociale 1**  
Total equity: € 85m

