



HOUSING COOPERATIVES IN ITALY

by Sara Zoni



COLLABORATIVE HOUSING DAY

JUNE 15, 2022

In-person & online event - Central Library Oodi, Helsinki

bit.ly/CollaborativeHousingDay





legacoop
ABITANTI

- Legacoop Abitanti is one of the Italian associations of Housing Cooperative Companies. Established in 1961, it organizes and represents the Housing Cooperatives belonging to Legacoop.
- In Italy, housing Cooperative Companies have responded to the need for housing since the beginning of the 20th century, crossing the history of housing policies for an entire century.
- Housing cooperative Companies have contributed to the Italian housing supply, with more than 330,000 homes built and about 40,000 undivided ownership homes, using public funds and activating private resources.

The founding principle is supplying to housing needs in a mutualistic way, to offer its members the possibility of accessing to affordable housing solutions.

- During the 90s, Legacoop Abitanti has promoted and accompanied its members through a transition process: from a housing to an inhabitants (=abitanti) centred model, assuming that the satisfaction of the housing needs can not be separated from urban quality, sustainability and social integration.

- In the recent years, Legacoop Abitanti has promoted several innovative projects, promoting enabling platform for housing and services, concerning Social Inclusion: intends to be one of the protagonists of the Ecological Transition and of the Next Generation EU



1879



1990



today

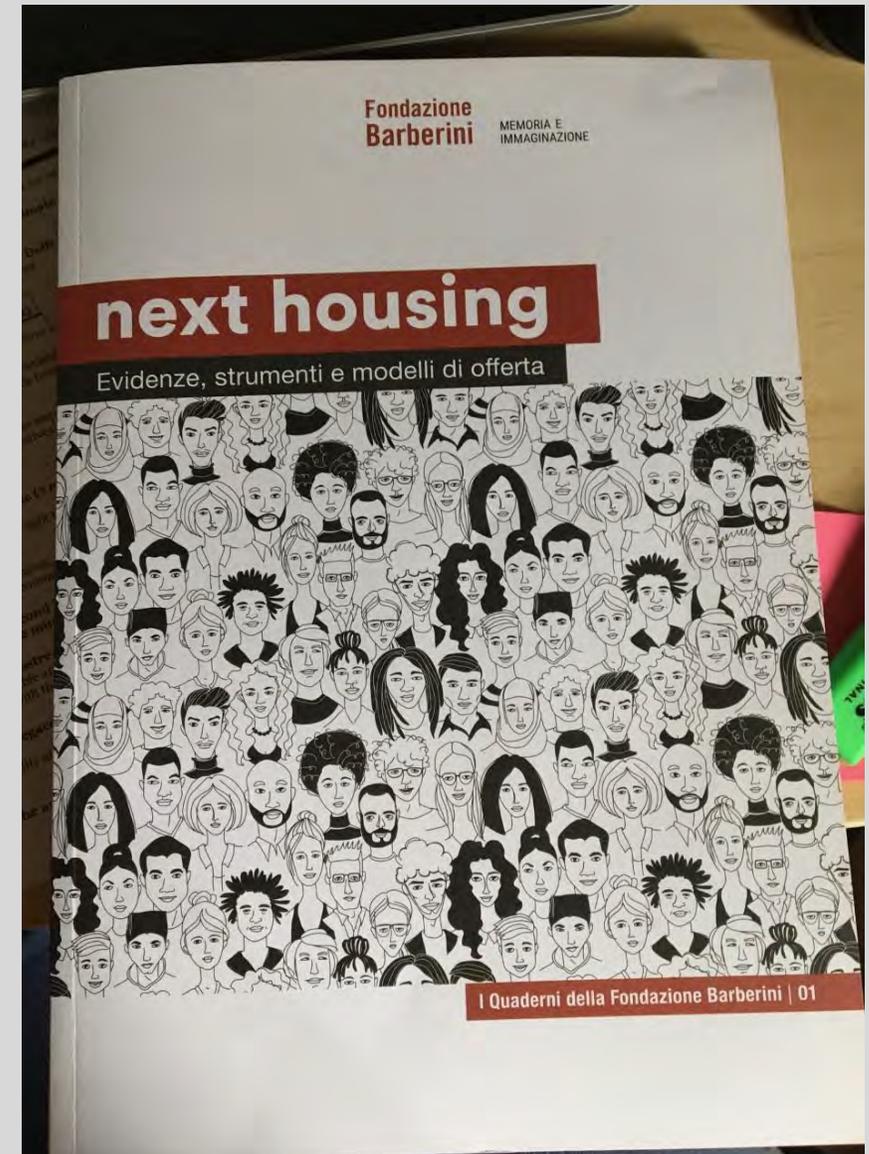
Policy elements about housing affordability

In 2021, Legacoop Abitanti has promoted a study concerning the housing needs -> NEXT HOUSING.

The aim is to point out how the cooperative model can represent a supply to the current housing needs.

3 types of fragility have been individuated and investigated:

- Economic
- Housing
- Social



Economic fragility

28,3%

Quota % di famiglie che segnalano una debolezza economica



7,3 mln di famiglie

COVID 19 emergency enforced economic fragility

	2019	2020
Ritardi nel pagamento dell'affitto*	14,3%	16,6%
Ritardi nel pagamento del mutuo*	2,1%	5,2%
Forti problemi economici	19,0%	22,8%

I problemi economici sono derivati da ragioni direttamente legate all'emergenza pandemica causata dal Covid19?

TOTALMENTE

6,8%

1,8mln di famiglie

PARZIALMENTE

10,8%

2,8mln di famiglie

Housing fragility

11,7%

Quota % di famiglie insoddisfatte della propria abitazione o del contesto in cui vivono*

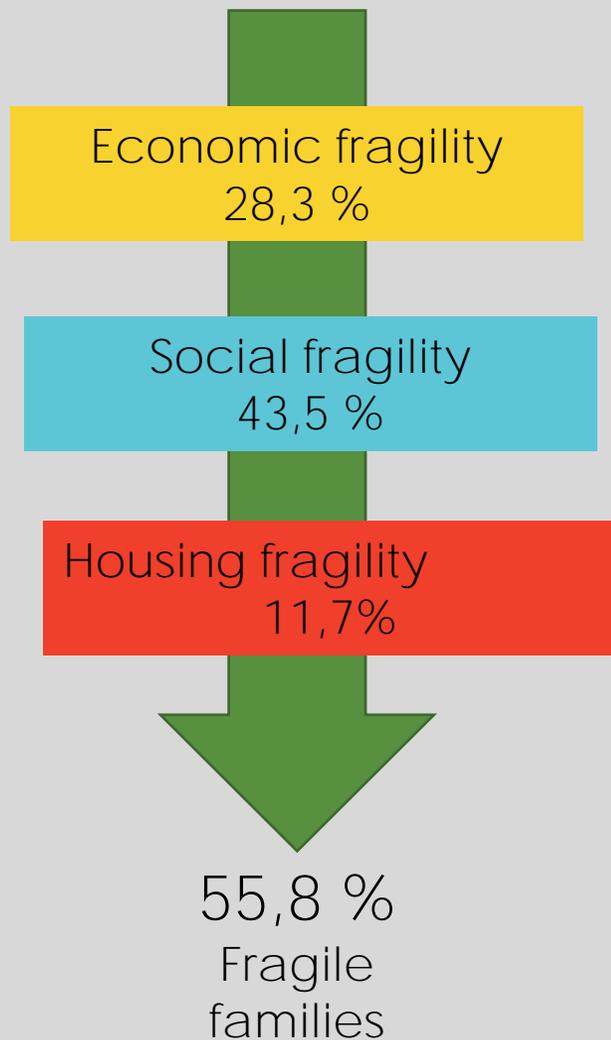
↓
3,0 mln di famiglie

Social fragility

43,5%

Quota % di famiglie che rientra in almeno 1 dei 3 temi indagati

↓
11,3 mln di famiglie



LEGACOOOP ABITANTI affordable supply

40,000 dwellings undivided property

Last 10 years

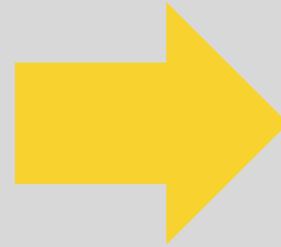
9674

Supplied dwellings :

- new buildings
- existing reassigned dwellings
- real estate patrimony managed for external property

Distinctive elements of the cooperative housing model by Legacoop Abitanti

- tenants at the centre
- high levels of maintenance of the real estate patrimony
- Low level of arrears (2-3%)
- Community management in a mutualistic perspective



Collaborative actions and services

- Not only for tenants, open to the neighbourhood
- Health and welfare (e.g. Polyclinics, Kindergarten, school help)
- Collaboration with local associations for cultural activities
- Common Spaces in the buildings
 - libraries
 - common laundry
 - common vegetable gardens



Collaborative housing ad actions as responses to the Covid 19 crisis: good practices during the lockdown

- Support of elderly/fragile people for fooding and medicins by volunteers residents/local associations
- students' helping at distance: volunteers retired teachers/young students helping children via videocall
- «Housing» supermarket for fresh food – in collaboration with an innovative start-up
- Mobile camper for residents' Covid testing



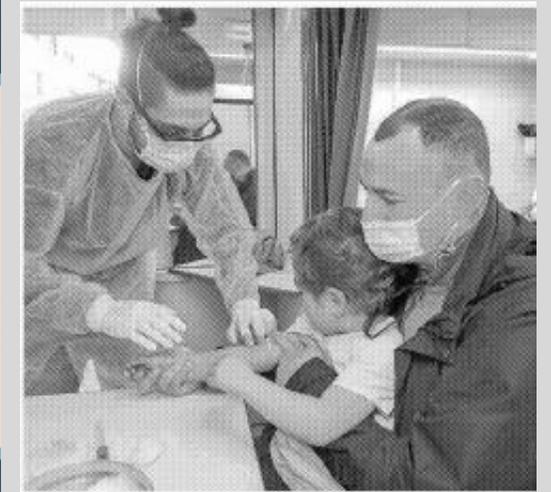
PER UN BUON VICINATO!

In questi giorni difficili non dimentichiamo chi è solo, chi è anziano, chi ha paura: anche i piccoli gesti sono fondamentali!

Scrivi QUI per metterti a disposizione dei tuoi vicini!

NOME	ORARI	CONTATTI
esempio Maria (3° piano)	Dalla 18.30 (post lavoro)	3471234567
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#miprendocuradelmiovicino



Climate change: sustainability and resilience of housing projects

ACTIONS

- «Superbonus» incentive in Italy operating since 2020 for deep energy retrofitting and/or seismic renovation
- 2021-2022 around 5300 dwellings involved in deep energy retrofitting (mostly F-G energy class):
 - increase of thermal insulation
 - Installation of Pv systems + devices for local electric mobility (collaboration with local authorities)
 - reduction of barriers for disables
 - energy community

OBSTACLES

- Deep renovation is complicated with inside residents (e.g. safety for tenants) → need tenants engagement
- Real estate cooperative patrimony is well maintained, good maintenance is a part of the mission for housing cooperatives



THANKS FOR YOUR
ATTENTION!

SARA.ZONI@LEGACOOOPABITANTI.IT