



legacoop
ABITANTI

Rossana Zaccaria

Sara Zoni

Legacoop Abitanti
ITALY



COLLABORATIVE HOUSING DAY: **CO-OP HOUSING IN THE** **SPOTLIGHT**

LYON, 5 JUNE

INTERNATIONAL
SOCIAL HOUSING
FESTIVAL

LYON - FRANCE
4>8 JUNE 2019

About Legacoop Abitanti

- Legacoop Inhabitants was established in 1961
- It is the National Association that organizes and represents the Housing Cooperatives belonging to Legacoop and promotes their planning and business development.
- The ***Cooperatives of Inhabitants*** arise from a conceptual evolution - promoted by the association in the nineties - of housing cooperatives (defined legally as building cooperatives), motivated by a strategic choice due to the awareness that the satisfaction of the housing needs can not be separated from addressing issues of urban quality, sustainability, social integration.
- In this vision the members, the relationship with the territory, and the life of the communities are placed at the centre.

Legacoop Abitanti – Figures

The *Cooperatives of Inhabitants* have historically implemented, financed and managed SAH Projects. The financial tools include members' shares, capital raised through indivisible reserves, members' social loans, tax exemptions and mutual funds.

Legacoop Abitanti cooperatives have produced:

- access to home ownership at reduced cost (10-30% lower cost) with government subsidies: **340.000 dwellings built**;
- rental dwellings, where the cooperative remains the owner of the building and grants the usage rights, and the residents are all members of the cooperative: **40.000 dwellings** (owned by cooperatives, mainly in Lombardy and Piedmont Regions).

From the Annual Report

ASSOCIATED MEMBERS - 884 Cooperatives

REVENUES - 446 Mn €

HOUSING STOCK - 2,6 Bn €

SOCIAL LOAN – 673 Mn €

Legacoop Abitanti – FIA

Legacoop Cooperatives of Inhabitants have played an important role in the FIA (Investment Fund for Housing):

- projects promoted in 10 Regions (Piedmont, Tuscany, Umbria, Lazio, Lombardy, Emilia Romagna, Friuli Venezia Giulia, Puglia, Marche, Basilicata)
- economic commitments of about 300 Mn for the construction of about 3000 dwellings.

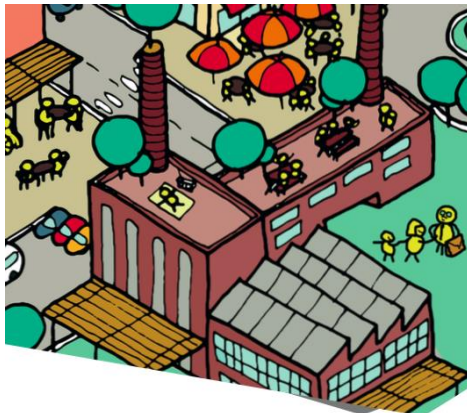
The participation of the Cooperatives in the FIA can be summarized as follows:

- contribution with assets
- contribution with areas to be developed
- Unsold stock

The different roles played by the Cooperatives of inhabitants were:

- support to the development
- General Contractor
- Social Manager

Legacoop Abitanti – how are we going there?



CAMBIARE L'ABITARE COOPERANDO

Il Gestore Sociale Cooperativo infrastruttura dell'housing sociale e del welfare urbano



To Change Housing by Cooperating
*The Cooperative Social Manager
 as Social Housing and Welfare
 Infrastructure*

In 2017, LA put in place a Laboratory aimed to question the social housing sector in relation to the theme of Social Management made by the Housing cooperatives (**Cooperative Social Management**) and to build a path of participation as wide as possible for the definition of a model of a “Cooperative Service Level Agreement for the Collaborative Living” to be adopted as a quality protocol in social housing interventions. This path followed the centrality of social management with the aim of building collaborative communities. The quality protocol mixes different functions (**facility/property/community management**) and combines different approaches: the traditional cooperative top-down governance, with innovative tools for a bottom-up involvement of residents, oriented to create an infrastructure for a new welfare system.

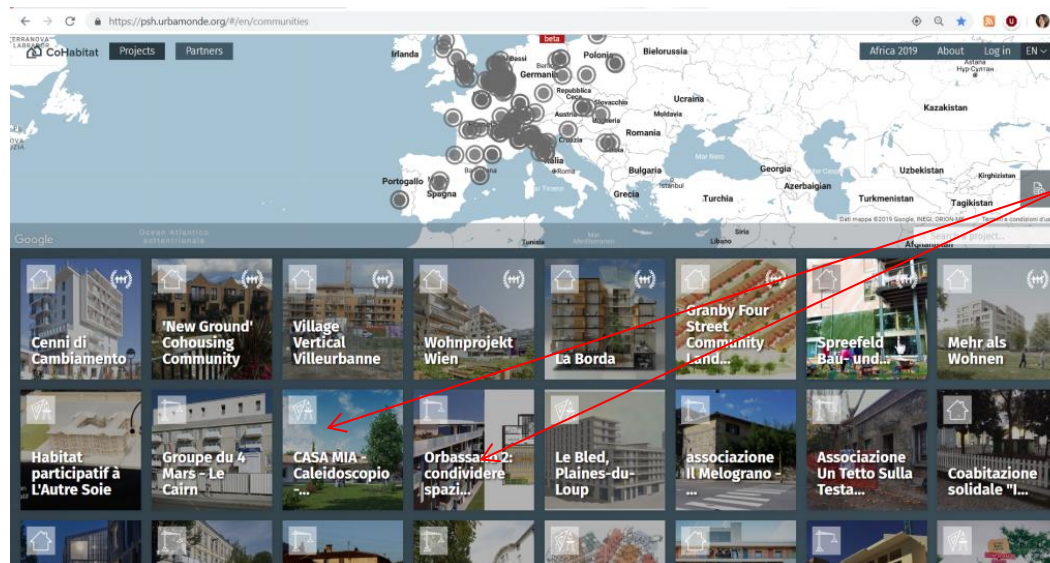
Highlights from Case Study

Caleidoscopio creative armonie condivise

<https://psh.urbamonde.org/#/en/community/1058>

Orbassano 2 condividere spazi, includere differenze

<https://psh.urbamonde.org/#/en/community/1057>



More details on
Co.Habitat Platform

Caleidoscopio – Creative Armonie Condivise

Short description

- CASA MIA is a residential center that can accommodate 5 disabled people
- CASA MIA will be a part of an wider intervention (*Caleidoscopio*) that involves several buildings.
- residential solutions will be supported by a social center involving the whole community to provide moments of meeting and socialization.
- The intervention is in a planning phase

Partnership

- Lead Organization: *Dopo di Noi* Foundation
- ANDRIA Housing Cooperative of Inhabitants, based in Correggio, Italy
- Correggio Municipal Administration
- Emilia -Romagna Regional Administration
- Local Community

Caleidoscopio – Creative Armonie Condivise

Challenges

- *KALEIDOSCOPE creative shared harmonies* is the name of the whole project, an harmonious mix of many elements that offer opportunities and wealth to the community but able to adapt and fulfill multiple shared functions over time.
- The project wants to give concrete answers to *vulnerables*, children, people with disabilities, with the idea that a neighborhood that knows how to listen and welcome the weakest expresses greater quality lifestyle for all
- Create a neighborhood that welcomes people with different abilities and offers opportunities for meeting and mutual enrichment through sharing spaces.



Orbassano 2 - Condividere spazi, includere differenze

Short description

- 69 apartments whom around 10% will be occupied by users with motor disability problems, in particular with medullary lesions and neurovegetative diseases.
- high level of environmental sustainability and by technical solutions paying attention to ergonomic issue for disabled subjects.
- bottom -up approach: territorial associations working with disables contacted the Housing Cooperative asking for a new housing solution to include disables in with other families

Partnership

- Housing Cooperative *G. Di Vittorio* Turin, Italy
- *Gruppo di Aiuto e sostegno del disagio abitativo delle persone con gravi disabilità* (Support Group for People with Severe Disabilities searching for housing accomodation)
- *Coordinamento para-tetraplegici del Piemonte* (Piedmont Para-tetraplegic Coordination)
- Financial actors: *FASP Fondo Abitare Sostenibile Piemonte* (Piedmont Sustainable Housing Fund), *InvestiRE Sgr*, *Compagnia di San Paolo* (banking foundation), *CDP investimenti sgr* (a savings management company controlled by CDP), several Piedmont Banking Foundations

Orbassano 2 - Condividere spazi, includere differenze

Challenges

Several challenges: economic, financial, social, architectural.

- inclusion of disabled tenants with other families through collaborative activities;
- offering housing units with an excellent size and rent installment ratio, ruling the delicate balance between architecture and economic/managerial compatibility;
- dwelling a residential complex without obstacles and separations





Thanks for your attention!