



Antonella Ricci
Approach to Financing and Monitoring Housing Projects

**URBAN REGENERATION
AND SOCIAL SUSTAINABILITY WORKSHOP**
Oxford 19-20/02/09

**Foundation established in 1991
from the privatisation process of Italian banks**

Based in Turin. Active in the North West of Italy

Grants 2008: ab.160 million euros

**From exclusively grantmaking to
grantmaking/operating foundation**

The Housing Programme

- **Multi-year Programme**
- **Where : Turin and Piedmont Region**
- **Multidisciplinarity (Social sciences + Urban sciences +Architecture + Finance)**
- **Partnership with public and private organizations**
- **Aims:**
 - 1) to offer affordable housing opportunities to low income families and to people at risk of social exclusion
 - 2) to experiment innovative forms of social housing
- **Two tracks:**
 - 1) Investment fund for affordable housing
 - 2) Support to experimental projects

1) Investment fund for affordable housing in Piedmont

- **In partnership with other foundations, public authorities (Region, National Government)**
- **Investment of a quote of the endowment**
- **Low return (approx. + 2-3% of the inflation rate)**
- **Grounds/buildings donated by the Municipalities**
- **Rent approx.- 30% of the current market price**
- **Sustainable buildings**
- **Urban regeneration**

2) Experimental projects

(2006-2009 Budget: € 16.500.000)

🏠 a) OWN PROJECTS

Two buildings in Turin will be reconverted into affordable flats for temporary housing

🏠 b) PARTNERSHIP PROJECTS

- Flatsharing for young people
- “Condominio solidale” = mutual help building

🏠 b) GRANT MAKING

Call for proposals for public and non profit organizations



a) Own projects: Temporary Housing

- **Studio apartments**
- **For temporary accomodation (max 1 year)**
- **Affordable rent (ab. 200 € monthly)**
- **Common spaces open to the local community**
- **Link with urban regeneration projects**



Via San Pio V



Piazza della Repubblica - via Priocca

b) Partnership projects: Flatsharing for young people



STESS PIANO
DOVE GIOVANI COABITANTI E PROPRIETARI SI INCONTRANO



- For young people aged 18-35
- Incentive for owners who let medium/big flats
- Sharing a home = sharing values (mutual help, environment, fair trade shopping, etc.)
- First year: 550 contacts, 120 new tenants
- Two NGOs as partners

Compagnia provides grant + technical assistance (project management, communication, evaluation)



b) Partnership project: Mutual help building



- **Block of 30 one-bedroom apartments let to:**
 - Elderly people (single or couples)
 - Single mothers
- **Mutual help among the inhabitants**
- **NGO as house manager**
- **Partnership with the City of Turin**

**Compagnia provides grant + technical assistance
(project management, community
psychologist, evaluation)**

CALL FOR PROPOSALS 2008/2009

€ 150.000 each for innovative housing projects of which:

- Up to € 60.000 for the social side of the project
- Up to € 90.000 for the renovation of the building

Target: people with low income (single mothers, former inmates/youth offenders, Roma families, etc.)



SELECTION INDICATORS

➤ Social project

(up to 30 points)

- Innovative elements
- Involvement of final users in the planning phase
- Services open to the neighbourhood
- Staff training

➤ Renovation project

(up to 30 points)

- Overall quality of the renovation project
- Sustainable building (use of green materials and energy efficiency)
- Home automation for elderly/disabled people
- Room flexibility
- Accessibility for the disabled

• Partnership

(up to 10 points)

• Budgeting

(up to 20 points)

- Budget consistency
- Future financial sustainability

• Project Management

(up to 10 points)

- Clarity and completeness of project plan
- Monitoring/final evaluation plan
- Communication plan



www.compagnia.torino.it

www.programmahousing.org