

Housing – A Critical Perspective.

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Abstract / Initial Proposal Form:

1. Paper / Proposal Title: Whose social? whose city? Social housing for whom? A critical perspective on social housing policies in Milan

2. Format: Written paper

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4. University or Company Affiliation: Politecnico of Milan

5. Abstract (300 words):

Social housing policies are not only a matter of stock production, they also determine the social profile of citizens. In dualistic rental market systems, public housing districts have defined a space – social, spatial and even economical – where very low-income people can live despite the growth of private housing rental prices. Nowadays, the Italian housing system is facing structural changes in its administrative, organizational and economic paradigms that are having varying results at the local level. Moreover, public and political debates have deformed the rhetorical framework of housing discourses, introducing a plethora of diverse definitions and concepts in order to overcome the failings of the public housing model.

In this paper, the author's considerations focus on the interpretation of 'social' aspects within housing policy in a context characterized by various pressures: the contraction/reduction of traditionally public housing interventions and the lengthening of the public waiting list; the historical housing stock being highly degraded; new housing demands caused by the housing crisis (eviction, rental increase, etc.) and an increase in new-comers (economic migrants, asylum seekers, etc).

Central to this study is the result of quantitative and qualitative analysis of more than 40 projects. In a framework characterized by a lack of explicit long-term programs and strategies, this data constitutes a multi-source database (institutional archives, interviews, data gathering, web data) that makes it possible to highlight some common issues as important: the significance of temporary populations such as students; the introduction of community management activities as a part of the social fabric; the development of social mix rhetoric with a focus on who falls into the gap between social welfare and the free market models.

Finally the paper questions the interpretation of 'social' aspects, analysing the interaction between the context and the social profile of the projects. It asks: what kind of 'social housing' is implemented by this policy based on the sum of single projects? what idea of the city, of coexistence and acceptance emerges? etc.

7. Author(s) Biography (200 words each):

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Francesca Cognetti is Assistant Professor of Territorial and Urban Analysis at the Department of Architecture and Urban Studies (Politecnico di Milano) and Rector's Delegate to Social responsibility and public engagement. She is Member of the Academic board of PhD in Planning and Public Policy for the Territory – IUAV, University of Venice.

Besides teaching on urban policies, her main contributions to research and consultancy include: forms of living the contemporary city with particular reference to issues of public housing, social housing and social inequalities.

She is coordinating two researches on social housing and public housing in Milan: 'For Rent. Addressing the gap between demand and supply of affordable housing' and "Mapping San Siro" (a experimental live lab for sharing knowledge between academia and a large public housing neighbourhood).

Her recent publications:

F. Cognetti, L. Padovani (2016), "Re-conferring value and meaning to public housing estates in contemporary city. Itineraries through San Siro Neighbourhood in Milan", *Archivio di Studi Urbani e regionali*, XLVII, n. 117, (forthcoming)

Cognetti F. (2014), "The role of space in the dynamics of school segregation. Which spatial justice?", in *Mondi Migranti. Rivista di studi e ricerche sulle migrazioni internazionali*, n. 1

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Jacopo Larena Faccini is Research Fellow at the Department of Architecture and Urban Studies (Politecnico di Milano). He graduated with honours from Politecnico di Milano in Urban Planning and Policy Designs. He was teaching assistant in Urban Planning at the Architecture Course and tutor at the first workshop of "Mapping San Siro" the research program. He also attended an internship at Milan Municipality, department of Housing and Public, working on urban regeneration of public housing neighbourhood.

His research interests are: Housing Policy, Social Housing Financialisation, Area-based welfare policies and neighbourhood regeneration.

He is member of the research program on social housing: 'For Rent. Addressing the gap between demand and supply of affordable housing'.

His recent publications:

J. Larena F., C. Fontana (2016), ". The 'Integrated System of Social Real Estate Funds and the financialisation of social housing policies'", *Archivio di Studi Urbani e regionali*, (forthcoming)

J. Larena F., C. Fontana (2015) "A new tool for social housing. The 'Integrated System of Social Real Estate Funds' between remuneration and sociability",