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RESTATE

Process of selling

In the early 90s' ALER (Azienda Lombarda Edilizia Residenziale, the social housing management company) promoted the sale of its real estate. This poster focuses its attention on the transformations and implications of this process. In particular, it looks how in upward neighbourhood trajectories homeowners experience different visions, expectations and conflicts. Two main effects will be pointed out. Due to the selling process a large number of households have become owners. This tenure shift has had a direct effect on inhabitants' attention and responsibility on the private and public dimension (ex. neighbourhood become more secure and several apartment blocks have been renovated). Second, the housing turnover has increased and this has promoted social mix (ex. new middle class households have moved in).

WHAT HAPPENED TO THE SOCIAL HOUSING SECTOR IN MILAN?

Since WW II Italian housing policy system has focused its attention on developing the housing ownership sector (it has increased from 40.0% to 71.1%) limiting the social rental sector to a maximum 10%. Therefore, the house has always been considered an economic good and a form of investment.

Some national policies oriented towards the social rental sector were designed in a way that the tenants were able to redeem their dwellings after a certain period of time.

Due to budget difficulties of IACPM in 1992, in Milan 38.000 social rental dwellings were put on the market. Where tenants did not take up this opportunity, the Management company could not evict them. (Law 498/92).

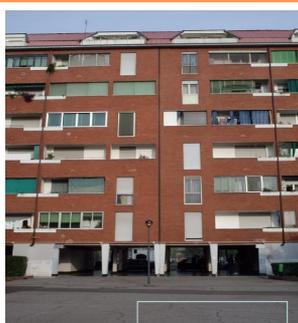
However, in 1993 new set of laws were passed to accelerate the selling process: minimum 50% of the entire Regional social housing estate sector should be sold and the dwellings of reluctant tenants could be sold after two years from the law implantation (forced eviction). (Law 560/93)

Since 1996 Lombardy social housing management company has become an enterprise/Agency (ALER) developing business and privatistic managerial drives.

Comasina is located in the northeast part of the city. The plan for this estate was started in 1953 by IACP as the first self-sufficient district in Italian urban planning history, consisting of 84 apartment blocks and nearly 11,000 rooms and 2,218 dwellings. Regarding the housing stock, Comasina is one of the large housing estates that has experienced the most due to the process of selling out the dwellings (62.0%) and referring to the year 2002, another 550 dwellings are now available for the social rent market.



Comasina



Sant'Ambrogio

The Sant'Ambrogio estate is located in the southern part of the city of Milan and it consists of two adjacent estates, as one continuum. Part I was finalized in 1965 and part II in 1971-1972. The Sant'Ambrogio estate was imagined as a self-sufficient settlement of 2,338 dwellings in 6-7 storey blocks. In this neighbourhood which is following a substantially lasting trajectory, the homeowners represent 32.1% of residents.

WHO ARE THE OWNERS IN LARGE HOUSING ESTATES IN MILAN?

WHO THEY ARE?

- The homeowners are in the majority Italian
- They are deep-rooted and tightly attached to their neighbourhood. In some neighbourhoods (especially those with upwarding trajectories) owners have strong social or family networks in the neighbourhood. For example in Comasina the newcomer owners point out as first motivation to moving in, is the closeness to relatives and friend. While in Sant'Ambrogio where owners are mostly long time residents (60,9% arrived before 1970) think that in the neighbourhood people usually help each other (56.5%) and feels strong attachment (56.6%).

WHERE DO THEY LIVE?

- The owner-occupied dwellings are larger than other dwellings (Comasina and Sant'Ambrogio 70% is over 60 m²). The dwellings are generally middle-sized, with two or three bedrooms, large kitchen and balcony: so they are suitable for families. Furthermore, what still distinguishes Comasina and Sant'Ambrogio from other estates is the balance between the green and built-up areas.

WHY DO THEY LIVE THERE?

- The expectation seems to be a combination between the trajectories of the neighbourhood and the tenure. In up warding estate (Comasina) owners who are generally satisfied for the investment made, seem that they are waiting for the complete fulfilment of their expectations (that it will be a quiet place to live). In neighbourhood with stable trajectory (Sant'Ambrogio) homeowner have less enthusiastic expectation for the future of the neighbourhood (43.5 per cent of owners is positive). They bought their home first of all because of low housing costs and no other dwellings available.

EFFECTS OF THE SELLING POLICY

DIRECT EFFECTS

- Erosion of public rental sector (ALER has sold 800 of dwellings annually for the last 10 years).
- Case of forced eviction for those tenants who have not bought.

INDIRECT EFFECTS

- The home owners have a more positive attitude toward their home, in fact they are more likely to undertake works and improvements. More than half of the owner have decided to invest in the redecoration of their home (in Comasina 53% in Sant'Ambrogio 31.8%); owners who decided to improve their dwellings are almost 10 point per cent more than tenants.
- Homeowners have a very high degree of satisfaction with their home, Sant'Ambrogio home owners give 7.6 score to the neighbourhood, Comasina 7.7.
- Problems of "cohabitation" between the tenants and the homeowners in respect to the use of the public and semi-private space. Some homeowners are keeping their distance from the tenants, calling them "the others". Home owners have different ways of living the neighbourhood, different visions on the future of the neighbourhood and different expectations on what this neighbourhood will be or should be.