

TeMA

Journal of
Land Use, Mobility and Environment

This special issue collects a selection of peer-review papers presented at the 8th International Conference INPUT 2014 titled "Smart City: planning for energy, transportation and sustainability of urban systems", held on 4-6 June in Naples, Italy. The issue includes recent developments on the theme of relationship between innovation and city management and planning.

Tema is the Journal of Land use, Mobility and Environment and offers papers with a unified approach to planning and mobility. TeMA Journal has also received the Sparc Europe Seal of Open Access Journals released by Scholarly Publishing and Academic Resources Coalition (SPARC Europe) and the Directory of Open Access Journals (DOAJ).

INPUT 2014

papers

Smart City

planning for energy, transportation
and sustainability of the urban system

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TeMA

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TeMA. Journal of Land Use, Mobility and Environment offers researches, applications and contributions with a unified approach to planning and mobility and publishes original inter-disciplinary papers on the interaction of transport, land use and environment. Domains include engineering, planning, modeling, behavior, economics, geography, regional science, sociology, architecture and design, network science, and complex systems.

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This special issue of TeMA collects the papers presented at the 8th International Conference INPUT 2014 which will take place in Naples from 4th to 6th June. The Conference focuses on one of the central topics within the urban studies debate and combines, in a new perspective, researches concerning the relationship between innovation and management of city changing.



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EIGHTH INTERNATIONAL CONFERENCE INPUT 2014

SMART CITY. PLANNING FOR ENERGY, TRANSPORTATION AND SUSTAINABILITY OF THE URBAN SYSTEM

This special issue of TeMA collects the papers presented at the Eighth International Conference INPUT, 2014, titled "Smart City. Planning for energy, transportation and sustainability of the urban system" that takes place in Naples from 4 to 6 of June 2014.

INPUT (Innovation in Urban Planning and Territorial) consists of an informal group/network of academic researchers Italians and foreigners working in several areas related to urban and territorial planning. Starting from the first conference, held in Venice in 1999, INPUT has represented an opportunity to reflect on the use of Information and Communication Technologies (ICTs) as key planning support tools. The theme of the eighth conference focuses on one of the most topical debate of urban studies that combines , in a new perspective, researches concerning the relationship between innovation (technological, methodological, of process etc..) and the management of the changes of the city. The Smart City is also currently the most investigated subject by TeMA that with this number is intended to provide a broad overview of the research activities currently in place in Italy and a number of European countries. Naples, with its tradition of studies in this particular research field, represents the best place to review progress on what is being done and try to identify some structural elements of a planning approach.

Furthermore the conference has represented the ideal space of mind comparison and ideas exchanging about a number of topics like: planning support systems, models to geo-design, qualitative cognitive models and formal ontologies, smart mobility and urban transport, Visualization and spatial perception in urban planning innovative processes for urban regeneration, smart city and smart citizen, the Smart Energy Master project, urban entropy and evaluation in urban planning, etc..

The conference INPUT Naples 2014 were sent 84 papers, through a computerized procedure using the website www.input2014.it . The papers were subjected to a series of monitoring and control operations. The first fundamental phase saw the submission of the papers to reviewers. To enable a blind procedure the papers have been checked in advance, in order to eliminate any reference to the authors. The review was carried out on a form set up by the local scientific committee. The review forms received were sent to the authors who have adapted the papers, in a more or less extensive way, on the base of the received comments. At this point (third stage), the new version of the paper was subjected to control for to standardize the content to the layout required for the publication within TeMA. In parallel, the Local Scientific Committee, along with the Editorial Board of the magazine, has provided to the technical operation on the site TeMA (insertion of data for the indexing and insertion of pdf version of the papers). In the light of the time's shortness and of the high number of contributions the Local Scientific Committee decided to publish the papers by applying some simplifies compared with the normal procedures used by TeMA. Specifically:

- Each paper was equipped with cover, TeMA Editorial Advisory Board, INPUT Scientific Committee, introductory page of INPUT 2014 and summary;
- Summary and sorting of the papers are in alphabetical order, based on the surname of the first author;
- Each paper is indexed with own DOI codex which can be found in the electronic version on TeMA website (www.tema.unina.it). The codex is not present on the pdf version of the papers.

SMART CITY PLANNING FOR ENERGY, TRANSPORTATION AND SUSTAINABILITY OF THE URBAN SYSTEM Special Issue, June 2014

Contents

- 1. The Plan in Addressing the Post Shock Conflicts 2009-2014.
A First Balance Sheet of the Reconstruction of L'Aquila** 1-13
Fabio Andreassi, Pierluigi Properzi
- 2. Assessment on the Expansion of Basic Sanitation Infrastructure.
In the Metropolitan Area of Belo Horizonte - 2000/2010** 15-26
Grazielle Anjos Carvalho
- 3. Temporary Dwelling of Social Housing in Turin.
New Responses to Housing Discomfort** 27-37
Giulia Bau, Luisa Ingaramo
- 4. Smart Communities. Social Innovation at the Service of the Smart Cities** 39-51
Massimiliano Bencardino, Ilaria Greco
- 5. Online Citizen Reporting on Urban Maintenance:
A Collection, Evaluation and Decision Support System** 53-63
Ivan Blečić, Dario Canu, Arnaldo Cecchini, Giuseppe Andrea Trunfio
- 6. Walkability Explorer. An Evaluation and Design Support Tool for Walkability** 65-76
Ivan Blečić, Arnaldo Cecchini, Tanja Congiu, Giovanna Fancello, Giuseppe Andrea Trunfio
- 7. Diachronic Analysis of Parking Usage: The Case Study of Brescia** 77-85
Riccardo Bonotti, Silvia Rossetti, Michela Tiboni, Maurizio Tira
- 8. Crowdsourcing. A Citizen Participation Challenge** 87-96
Júnia Borges, Camila Zyngier
- 9. Spatial Perception and Cognition Review.
Considering Geotechnologies as Urban Planning Strategy** 97-108
Júnia Borges, Camila Zyngier, Karen Lourenço, Jonatha Santos

10. **Dilemmas in the Analysis of Technological Change. A Cognitive Approach to Understand Innovation and Change in the Water Sector** 109-127
Dino Borri, Laura Grassini
11. **Learning and Sharing Technology in Informal Contexts. A Multiagent-Based Ontological Approach** 129-140
Dino Borri, Domenico Camarda, Laura Grassini, Mauro Patano
12. **Smartness and Italian Cities. A Cluster Analysis** 141-152
Flavio Boscacci, Ila Maltese, Ilaria Mariotti
13. **Beyond Defining the Smart City. Meeting Top-Down and Bottom-Up Approaches in the Middle** 153-164
Jonas Breuer, Nils Walravens, Pieter Ballon
14. **Resilience Through Ecological Network** 165-173
Grazia Brunetta, Angioletta Voghera
15. **ITS System to Manage Parking Supply: Considerations on Application to the "Ring" in the City of Brescia** 175-186
Susanna Bulferetti, Francesca Ferrari, Stefano Riccardi
16. **Formal Ontologies and Uncertainty. In Geographical Knowledge** 187-198
Matteo Caglioni, Giovanni Fusco
17. **Geodesign From Theory to Practice: In the Search for Geodesign Principles in Italian Planning Regulations** 199-210
Michele Campagna, Elisabetta Anna Di Cesare
18. **Geodesign from Theory to Practice: From Metaplanning to 2nd Generation of Planning Support Systems** 211-221
Michele Campagna
19. **The Energy Networks Landscape. Impacts on Rural Land in the Molise Region** 223-234
Donatella Cialdea, Alessandra Maccarone
20. **Marginality Phenomena and New Uses on the Agricultural Land. Diachronic and Spatial Analyses of the Molise Coastal Area** 235-245
Donatella Cialdea, Luigi Mastronardi
21. **Spatial Analysis of Urban Squares. 'Siccome Umbellico al corpo dell'uomo'** 247-258
Valerio Cutini

22. **Co-Creative, Re-Generative Smart Cities.**
Smart Cities and Planning in a Living Lab Perspective 2 259-270
Luciano De Bonis, Grazia Concilio, Eugenio Leanza, Jesse Marsh, Ferdinando Trapani
23. **The Model of Voronoi's Polygons and Density:**
Diagnosis of Spatial Distribution of Education Services of EJA
in Divinópolis, Minas Gerais, Brazil 271-283
Diogo De Castro Guadalupe, Ana Clara Mourão Moura
24. **Rural Architectural Intensification: A Multidisciplinary Planning Tool** 285-295
Roberto De Lotto, Tiziano Cattaneo, Cecilia Morelli Di Popolo, Sara Morettini,
Susanna Sturla, Elisabetta Venco
25. **Landscape Planning and Ecological Networks.**
Part A. A Rural System in Nuoro, Sardinia 297-307
Andrea De Montis, Maria Antonietta Bardi, Amedeo Ganciu, Antonio Ledda,
Simone Caschili, Maurizio Mulas, Leonarda Dessena, Giuseppe Modica,
Luigi Laudari, Carmelo Riccardo Fichera
26. **Landscape Planning and Ecological Networks.**
Part B. A Rural System in Nuoro, Sardinia 309-320
Andrea De Montis, Maria Antonietta Bardi, Amedeo Ganciu, Antonio Ledda,
Simone Caschili, Maurizio Mulas, Leonarda Dessena, Giuseppe Modica,
Luigi Laudari, Carmelo Riccardo Fichera
27. **Sea Guidelines. A Comparative Analysis: First Outcomes** 321-330
Andrea De Montis, Antonio Ledda, Simone Caschili, Amedeo Ganciu, Mario Barra,
Gianluca Cocco, Agnese Marcus
28. **Energy And Environment in Urban Regeneration.**
Studies for a Method of Analysis of Urban Periphery 331-339
Paolo De Pascali, Valentina Alberti, Daniela De Ioris, Michele Reginaldi
29. **Achieving Smart Energy Planning Objectives.**
The Approach of the Transform Project 341-351
Ilaria Delponte
30. **From a Smart City to a Smart Up-Country.**
The New City-Territory of L'Aquila 353-364
Donato Di Ludovico, Pierluigi Properzi, Fabio Graziosi
31. **Geovisualization Tool on Urban Quality.**
Interactive Tool for Urban Planning 365-375
Enrico Eynard, Marco Santangelo, Matteo Tabasso

32. **Visual Impact in the Urban Environment.
The Case of Out-of-Scale Buildings** 377-388
Enrico Fabrizio, Gabriele Garnero
33. **Smart Dialogue for Smart Citizens:
Assertive Approaches for Strategic Planning** 389-401
Isidoro Fasolino, Maria Veronica Izzo
34. **Digital Social Networks and Urban Spaces** 403-415
Pablo Vieira Florentino, Maria Célia Furtado Rocha, Gilberto Corso Pereira
35. **Social Media Geographic Information in Tourism Planning** 417-430
Roberta Floris, Michele Campagna
36. **Re-Use/Re-Cycle Territories:
A Retroactive Conceptualisation for East Naples** 431-440
Enrico Formato, Michelangelo Russo
37. **Urban Land Uses and Smart Mobility** 441-452
Mauro Francini, Annunziata Palermo, Maria Francesca Viapiana
38. **The Design of Signalised Intersections at Area Level.
Models and Methods** 453-464
Mariano Gallo, Giuseppina De Luca, Luca D'acierno
39. **Piano dei Servizi. Proposal for Contents and Guidelines** 465-476
Roberto Gerundo, Gabriella Graziuso
40. **Social Housing in Urban Regeneration.
Regeneration Heritage Existing Building: Methods and Strategies** 477-486
Maria Antonia Giannino, Ferdinando Orabona
41. **Using GIS to Record and Analyse Historical Urban Areas** 487-497
Maria Giannopoulou, Athanasios P. Vavatsikos,
Konstantinos Lykostratis, Anastasia Roukouni
42. **Network Screening for Smarter Road Sites: A Regional Case** 499-509
Attila Grieco, Chiara Montaldo, Sylvie Occelli, Silvia Tarditi
43. **Li-Fi for a Digital Urban Infrastructure:
A Novel Technology for the Smart City** 511-522
Corrado Iannucci, Fabrizio Pini
44. **Open Spaces and Urban Ecosystem Services.
Cooling Effect towards Urban Planning in South American Cities** 523-534
Luis Inostroza

45. **From RLP to SLP: Two Different Approaches to Landscape Planning** 535-543
Federica Isola, Cheti Pira
46. **Revitalization and its Impact on Public Space Organization A Case Study of Manchester in UK, Lyon in France and Łódź in Poland** 545-556
Jarosław Kazimierzczak
47. **Geodesign for Urban Ecosystem Services** 557-565
Daniele La Rosa
48. **An Ontology of Implementation Plans of Historic Centers: A Case Study Concerning Sardinia, Italy** 567-579
Sabrina Lai, Corrado Zoppi
49. **Open Data for Territorial Specialization Assessment. Territorial Specialization in Attracting Local Development Funds: an Assessment. Procedure Based on Open Data and Open Tools** 581-595
Giuseppe Las Casas, Silvana Lombardo, Beniamino Murgante, Piergiuseppe Pontrandolfi, Francesco Scorza
50. **Sustainability And Planning. Thinking and Acting According to Thermodynamics Laws** 597-606
Antonio Leone, Federica Gobattoni, Raffaele Pelorosso
51. **Strategic Planning of Municipal Historic Centers. A Case Study Concerning Sardinia, Italy** 607-619
Federica Leone, Corrado Zoppi
52. **A GIS Approach to Supporting Nightlife Impact Management: The Case of Milan** 621-632
Giorgio Limonta
53. **Dealing with Resilience Conceptualisation. Formal Ontologies as a Tool for Implementation of Intelligent Geographic Information Systems** 633-644
Giampiero Lombardini
54. **Social Media Geographic Information: Recent Findings and Opportunities for Smart Spatial Planning** 645-658
Pierangelo Massa, Michele Campagna
55. **Zero Emission Mobility Systems in Cities. Inductive Recharge System Planning in Urban Areas** 659-669
Giulio Maternini, Stefano Riccardi, Margherita Cadei

56. **Urban Labelling: Resilience and Vulnerability as Key Concepts for a Sustainable Planning** 671-682
Giuseppe Mazzeo
57. **Defining Smart City. A Conceptual Framework Based on Keyword Analysis** 683-694
Farnaz Mosannenzadeh, Daniele Vettorato
58. **Parametric Modeling of Urban Landscape: Decoding the Brasilia of Lucio Costa from Modernism to Present Days** 695-708
Ana Clara Moura, Suellen Ribeiro, Isadora Correa, Bruno Braga
59. **Smart Mediterranean Logics. Old-New Dimensions and Transformations of Territories and Cites-Ports in Mediterranean** 709-718
Emanuela Nan
60. **Mapping Smart Regions. An Exploratory Approach** 719-728
Sylvie Occelli, Alessandro Sciuolo
61. **Planning Un-Sustainable Development of Mezzogiorno. Methods and Strategies for Planning Human Sustainable Development** 729-736
Ferdinando Orabona, Maria Antonia Giannino
62. **The Factors Influencing Transport Energy Consumption in Urban Areas: a Review** 737-747
Rocco Papa, Carmela Gargiulo, Gennaro Angiello
63. **Integrated Urban System and Energy Consumption Model: Residential Buildings** 749-758
Rocco Papa, Carmela Gargiulo, Gerardo Carpentieri
64. **Integrated Urban System and Energy Consumption Model: Public and Singular Buildings** 759-770
Rocco Papa, Carmela Gargiulo, Mario Cristiano
65. **Urban Smartness Vs Urban Competitiveness: A Comparison of Italian Cities Rankings** 771-782
Rocco Papa, Carmela Gargiulo, Stefano Franco, Laura Russo
66. **Urban Systems and Energy Consumptions: A Critical Approach** 783-792
Rocco Papa, Carmela Gargiulo, Floriana Zucaro
67. **Climate Change and Energy Sustainability. Which Innovations in European Strategies and Plans** 793-804
Rocco Papa, Carmela Gargiulo, Floriana Zucaro

68. **Bio-Energy Connectivity And Ecosystem Services.
An Assessment by Pandora 3.0 Model for Land Use Decision Making** 805-816
Raffaele Pelorosso, Federica Gobattoni, Francesco Geri,
Roberto Monaco, Antonio Leone
69. **Entropy and the City. GHG Emissions Inventory:
a Common Baseline for the Design of Urban and Industrial Ecologies** 817-828
Michele Pezzagno, Marco Rosini
70. **Urban Planning and Climate Change: Adaptation and Mitigation Strategies** 829-840
Fulvia Pinto
71. **Urban Gaming Simulation for Enhancing Disaster Resilience.
A Social Learning Tool for Modern Disaster Risk Management** 841-851
Sarunwit Promsaka Na Sakonnakron, Pongpisit Huyakorn, Paola Rizzi
72. **Visualisation as a Model. Overview on Communication Techniques
in Transport and Urban Planning** 853-862
Giovanni Rabino, Elena Masala
73. **Ontologies and Methods of Qualitative Research in Urban Planning** 863-869
Giovanni Rabino
74. **City/Sea Searching for a New Connection.
Regeneration Proposal for Naples Waterfront Like an Harbourscape:
Comparing Three Case Studies** 871-882
Michelangelo Russo, Enrico Formato
75. **Sensitivity Assessment. Localization of Road Transport Infrastructures
in the Province of Lucca** 883-895
Luisa Santini, Serena Pecori
76. **Creating Smart Urban Landscapes.
A Multimedia Platform for Placemaking** 897-907
Marichela Sepe
77. **Virtual Power Plant. Environmental Technology Management Tools
of The Settlement Processes** 909-920
Maurizio Sibilla
78. **Ecosystem Services and Border Regions.
Case Study from Czech – Polish Borderland** 921-932
Marcin Spyra
79. **The Creative Side of the Reflective Planner. Updating the Schön's Findings** 933-940
Maria Rosaria Stufano Melone, Giovanni Rabino

- 80. Achieving People Friendly Accessibility.
Key Concepts and a Case Study Overview** 941-951
Michela Tiboni, Silvia Rossetti
- 81. Planning Pharmacies: An Operational Method to Find the Best Location** 953-963
Simona Tondelli, Stefano Fatone
- 82. Transportation Infrastructure Impacts Evaluation:
The Case of Egnatia Motorway in Greece** 965-975
Athanasios P. Vavatsikos, Maria Giannopoulou
- 83. Designing Mobility in a City in Transition.
Challenges from the Case of Palermo** 977-988
Ignazio Vinci, Salvatore Di Dio
- 84. Considerations on the Use of Visual Tools in Planning Processes:
A Brazilian Experience** 989-998
Camila Zyngier, Stefano Pensa, Elena Masala

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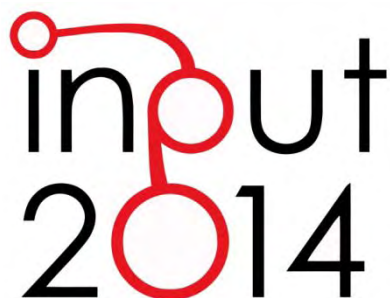
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SPECIAL ISSUE

Eighth International Conference INPUT
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The logo for INPUT 2014 features the word 'input' in a lowercase, sans-serif font, with the 'i' and 'n' connected by a red line that forms a stylized shape. Below 'input' is the year '2014' in a larger, bold, sans-serif font. The '0' in '2014' is also connected to the red line above it.

TEMPORARY DWELLING OF SOCIAL HOUSING IN TURIN

NEW RESPONSES TO HOUSING DISCOMFORT

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ABSTRACT

In Turin the Compagnia di San Paolo had fostered two social housing initiatives, committed in handling the complex and fragmented housing discomfort issue. In the face of the social, economic and cultural development that has radically changed the housing emergency distinctive features, the new housing policies, realised with interventions of Edilizia Residenziale Sociale (ERS), represent one possible response to the growing housing needs of a wide segment of population.

The two temporary dwelling of social housing are born under a common denominator: the challenge has required the ability to find the balance between solidarity, social inclusion, housing rights and the real estate market. In the meantime they represent city laboratories where testing good practices and innovative usual procedures and engine of new experiences and future experimentations.

KEYWORDS

Social housing, temporary dwelling, social inclusion, housing discomfort, urban regeneration

1 INTRODUCTION

In the last decade, a new term has entered the common language of housing policies, that of social housing. According to the definition given by Cecodhas Housing Europe (The Federation of public, cooperative and social housing), social housing is “housing for those whose needs are not met by the open market and where there are rules for allocating housing to benefiting households” (Cecodhas 2006).

The concept of social housing in the European Union is characterised by the wide diversity of national housing situations, conceptions and policies in relation to the specific characteristics of the context; however, it is possible to identify convergence of objectives common to all member countries of the European Union (EU), namely: the existence of specific missions of general interest; increase supply of affordable housing through the construction, management, purchase, and letting of social housing; and the definition of target groups (either in socio-economic terms or in relation to other types of vulnerability) (Cecodhas 2007).

Already in 2000 the right to social and housing is included in the Charter of fundamental rights of the European Union¹: “in order to combat social exclusion and poverty, the Union recognises and respects the right to social and housing assistance so as to ensure a decent existence for all those who lack sufficient resources, in accordance with the rules laid down by Community law and national laws and practices”². The goals concern the increase in low-cost housing supply, in order to facilitate the access to real estate market the poorest segment of the population, ensuring the quality of interventions.

The most recent European measure goes back to 2010, and was presented with the report Europe 2020 (Agenda 2020) that defines the growth strategy for the next decade. Between the 5 targets for Europe 2020, fighting poverty by lifting at least 20 million fewer people in or at risk poverty and social exclusion, is one of the main issues.

In the matter of social inclusion, as stated by the European Commission homelessness and housing deprivation are perhaps the most extreme examples of poverty and social exclusion today. The importance of having access to affordable accommodations has been highlighted as one of the core factor to prevent and combat social exclusion in Europe (Cecodhas 2011).

In Italy the definition of social housing refers to *alloggio sociale* in the Ministerial Decree of 22 April 2008 that defines it as “the housing unit used for residential use in permanent lease that performs the function of general interest, to reduce the housing problems of socially vulnerable people who are not able to access the location of housing in the free market safeguarding social cohesion. The *alloggio sociale* is configured as an essential element of the system of social housing, consisting of housing services aimed at meeting the basic needs”³.

¹ The European Parliament proclaims the Charter of fundamental rights of the European Union in Nice on December the 7th 2000.

² Charter of fundamental rights of the European Union, article 34, paragraph 3 (Social security and social assistance)

³ English author translation of “l'unità immobiliare adibita ad uso residenziale in locazione permanente che svolge la funzione di interesse generale, nella salvaguardia della coesione sociale, di ridurre il disagio abitativo di individui e nuclei familiari svantaggiati, che non sono in grado di accedere alla locazione di alloggi nel libero mercato. L'alloggio sociale si configura come elemento essenziale del sistema di edilizia residenziale sociale costituito dall'insieme dei servizi abitativi finalizzati al soddisfacimento delle esigenze primarie” - Ministerial Decree of April 22 2008 “Definizione di alloggio sociale ai fini dell'esenzione dall'obbligo di notifica degli aiuti di Stato”, ai sensi degli articoli 87 e 88 del Trattato istitutivo della Comunità europea” art. 1, c. 2.

In such a context the experience carried out by the Programma Housing⁴ della Compagnia di San Paolo, in close collaboration with the Ufficio Pio⁵ since 2009, and in partnership with other external parties has promoted two experimental projects aimed at building two Temporary Dwellings in Turin.

The Temporary Dwelling can be defined as “structures intended for subjects in a situation of housing vulnerability or that need transitory housing solutions; they are distinguished by the temporariness of the guests’ stay, by limited rent costs and by the opportunity, for people living there, of enjoying common services and spaces. The social purpose of these actions is to provide a response to the housing discomfort” (Ingaramo 2012).

These buildings may represent one possible response to the growing housing needs expressed by a segment of the population that is placed in the so-called “grey zone” of income, that is a range that does not allow access to programs of public housing, but at the same time it is not sufficient to cover the costs of the rent that characterise the market rent.

2 THE SOCIAL HOUSING AND THE RIGHT TO HOUSING

Taking into consideration the numerous interventions aimed at providing possible responses to the growing housing needs, the term social housing, loan word that has now become part of the common lexicon, takes on the general characteristics of Edilizia Residenziale Sociale (ERS) (Social Residential Housing).

Given that the social, economic and cultural development that has radically changed the housing emergency distinctive features, the new housing policies, realised with interventions of Edilizia Residenziale Sociale (ERS), represent one possible response to the growing housing needs of a wide segment of population.

The ERS policies are not addressed to all citizens. The social dwellings are designed to meet the demand for housing services to the benefit of users that have very specific characteristics, above all the economic condition.

It is possible to identify two broad areas of housing problems. The first area consists of those who live in a situation of absolute housing emergency, and do not have the opportunity to live in a dignified and secure place. In this area of social disadvantage, the housing problem is configured as the need to ensure immediate reception, even in an emergency situation, to ensure an even temporary accommodation to socially vulnerable individuals and families. On the other hand, the problem is to ensure over time the housing rights for those who are actually in critical economic conditions and are not in a position to pay a rent, if not extremely modest. This social demand is mainly satisfied by the housing offer made possible through the implementation of public housing policies (ERP).

Another area includes, instead, people who are not in a state of absolute uncertainty, and often have an income, but cannot afford the cost of housing in the free market. For people of this area, the housing issue is a inhibiting factor (in young people self-sufficiency, in moving for study and work, in family projects) and a major risk factor facing with unforeseen events (eviction, separation, or the end of a cohabitation).

The changing conditions in the real estate market and the recession since 2008 in general, that have caused a significant extension of the gap between the average income of the population and the economic requirements to housing, have expanded the range of beneficiaries who can benefit from social housing; besides the areas traditionally considered most in need, the new categories of people include young people, single parents, students, temporary workers, the elderly and so on. They represent the social segment that

⁴ The Programma Housing of Compagnia di San Paolo was born in novembre 2006 with the main objective to support social housing experience that can represent city laboratories where testing good practices and innovative usual procedures and contribute to the development of a new culture of social housing.

⁵ Founded in Torino in 1595, the Ufficio Pio represents a reference point for the whole metropolitan area of Torino in aiding citizens with disadvantages.

is unable to have access to the free market for various reasons and at the same time do not have the economic and social conditions to access to public housing (ERP)⁶.

The *alloggio sociale* definition includes “housing built by public and private operators, through contributions or public subsidies - such as tax exemptions, allocation of areas or buildings, guarantee funds, city planning facilitations (...)”⁷.

The Ministerial Decree points out the both public and private presence in the realization of a social housing intervention; the article n.1, paragraph 4 says that “the service is provided by public and private operators primarily through the provision of rental housing (...)”⁸.

Satisfying the housing needs of socially vulnerable groups can only occur if the services are offered in better terms than those of the free market which is inaccessible to them. The current emergency is to rebalance the relationship between the cost for having access to the housing market and the actual buying power means of the families.

The subjects involved in the implementation of social housing initiatives are both public and private. In fact, considering that the aim of social housing policies is to facilitate the access to housing services to those individuals who are unable to do it under normal market conditions, it is inevitable that this function is fulfilled through a public contribution. Public funding can take different forms, can be of varying size and proportions on the total investment, but such an investment would not be feasible without it. In fact, public funding allows to lower the construction costs of social housing interventions. Public funding can be granted in different ways:

- financial aid in the form of contribution on loan interest or contributions to invested capital;
- make available through sale or concession of surface rights, of building lot or buildings at price lower than market conditions;
- reduction, by the municipality, on planning fees and construction costs.

The private operator is represented by housing cooperatives, construction companies and also banking foundations.

3 TWO PROJECTS OF SOCIAL HOUSING BY THE COMPAGNIA DI SAN PAOLO

Social housing is a complex and fragmented sector that combines social aspects, financial and economic equilibrium, environmental issues, quality of life, etc...; a multi-disciplinary issue that requires an overall view of all its components: design, technical knowledge, environmental considerations, and social and economic aspects.

⁶ The Article 11 “Piano Casa” of Decree Law n. 112/2008, (L. n. 133/2008), identifies the socially vulnerable groups:

- households with low income, including single-parent or single-income;
- young couples with low incomes;
- elderly people in disadvantaged social or economic conditions;
- non-resident students;
- immigrants with low-income residents for at least ten years in the country (...).

⁷ English author translation of “Alloggi realizzati o recuperati da operatori pubblici e privati, con il ricorso a contributi o agevolazioni pubbliche - quali esenzioni fiscali, assegnazione di aree od immobili, fondi di garanzia, agevolazioni di tipo urbanistico - destinati alla locazione temporanea per almeno otto anni ed anche alla proprietà” - Ministerial Decree of 22 April 2008, art. 1, c. 3.

⁸ English autor translation of “Il servizio viene erogato da operatori pubblici e privati prioritariamente tramite l'offerta di alloggi in locazione alla quale va destinata la prevalenza delle risorse disponibili, nonché il sostegno all'accesso alla proprietà della casa, perseguendo l'integrazione di diverse fasce sociali e concorrendo al miglioramento delle condizioni di vita dei destinatari” - Ministerial Decree of 22 April 2008, art. 1, c. 4.

The two temporary dwelling challenge is not simply due to the realisation of a number of accommodations but requires the ability to find the balance between solidarity, social inclusion, housing rights - the primary aims of social housing - and the real estate market. The main objective is to define new integrated actions from an architectural, social and cultural point of view. In this perspective, this initiative aims to regenerate the quality of life of the urban area starting from the two temporary dwellings.

The two buildings are located in thriving neighborhoods of Turin, immediately adjacent of the historic center, the first in Piazza della Repubblica, which hosts one of the largest outdoor markets in Europe, the second in San Salvario district, a multiethnic area where there is also a synagogue.

The choice of realizing the temporary residences in the areas of Porta Palazzo and San Salvario isn't fortuitous: these are quarters characterized by problems of urban deterioration and social tensions. The quarter of Porta Palazzo is an area with a high rate of immigration coming from southern Italy and, more recently, from abroad, where the coexistence between the different populations isn't peaceful but often is a source of social tension. In the meantime, this social situation helped to create a multicultural, creative and rich background in terms of stories, traditions and attractive spaces. The quarter of San Salvario has had more success than what happened at Porta Palazzo, although there are still problems of urban blight and social tensions causing discomfort and situations of conflict in some defined areas. Many private investors have seen in the multi-ethnic features a strength point for promoting initiatives of urban valorisation to foster social cohesion.

In these social and cultural contexts, the temporary residences aim to become a new polarity for the two quarters and another territory knot able to interact with the network of people living in them, continuing and strengthening the involvement of the Compagnia di San Paolo and of the Ufficio Pio in the activities that the city institutions and the social actors promote in these areas.

Both temporary residences are addressed to the following categories of receivers: population under housing stress, personnel in training and out of office workers, city users and occasional visitors and people in housing emergency. In particular, the structure of Porta Palazzo offers accommodation mainly to single people and couples without sons and the structure of San Salvario mainly for families with one or two parents and with minor sons.

3.1 PRIVATE INVESTMENT AND PUBLIC FUNDING FOR THE TWO TEMPORARY RESIDENCES

The Compagnia di San Paolo, a banking foundation, had fostered two experimental actions of public interest, actively contributing to social housing initiatives not for profit but because they are a unique and innovative experience of urban regeneration and social quality.

The *Documento Programmatico* of the Programma Housing states that the Compagnia di San Paolo focuses the attention more strongly on interventions on social housing issues with respect to some trends, such as:

- reduction of public funding on housing policies;
- transfer to the real estate market what social policies are no longer able to provide;
- new housing needs generated by immigration, job flexibility and changes in family structures.

The two residences fall within the "Social Housing Municipal Program". The acceptance of the principle that they are of general interest allowed, in the authorization phase of the projects, the exemption of the payment of planning fees and construction costs: in this sense, the inclusion in the program, is to be considered almost like public funding.

The building in piazza della Repubblica is owned by the City of Turin that in November 2008 published a call for assigning free loan for use the building in order to design it for temporary residence. The Ufficio Pio has entered the public tender, winning the bid for 30 years: the standard fixed the realization of a "social hotel"

for single people and couples without sons, whom providing a temporary housing solution, at moderate rent, beside the possibility of enjoying common spaces.

The building in via San Pio V, instead, is owned by the Istituto di Santa Maria (Ex IPAB). In October 2008 The Ufficio Pio and the Istituto di Santa Maria signed an agreement, establishing the renovation of the entire complex and the partition in three parts:

- an infant school (2 classes)
- housing for the nuns and a chapel
- a temporary residence of social housing, common spaces and commercial areas.

Once completed, the Ufficio Pio will get free loan for use the temporary residence for 25 years.

3.2 RE-USE OF THE TWO EXISTING BUILDINGS

The Manifesto of Social Housing, presented at the end of the Urbanpromo 2011 edition and discuss further at the following year edition, states in the first paragraph - Urban Planning-, the need to "ensure the development of social housing pursuing environmental sustainability and territory conservation, giving priority to urban regeneration and reuse of historical buildings (...)".

The two social housing building assert this principle. The temporary residences have been realised in historic buildings. Both of them were in a severe degradation state so they have been extensively refurbished.

The main building, overlooking piazza della Repubblica, was built approximately in the first quarter of the XIX century⁹. The project area consists of: a historical building of 4 floors overlooking piazza della Repubblica, and a basement; a building of 3 floors, of little aesthetic and functional value, on the side facing via Priocca, realised in a later time and placed perpendicular to the main building; an open outdoor courtyard on Via Priocca.

The building in via San Pio V was built in the mid-XIX century. The courtyard building consists of: a main original building of 4 floors, in rearward position from via San Pio V; on the eastern side a block of 4 floors houses a chapel; two buildings of 3 floors close the internal side of the courtyard. The allotment is completed by two recent buildings of 5 floors overlooking the courtyard in front of via San Pio V.

Both the projects are respectful of the original connotation of the buildings and are characterized by a contemporary architectural language and innovative elements such as wooden sunbreak panels for shielding balconies and a continuous glass wall next to the restaurant in the Porta Palazzo project, and bow-window overlooking the street and the courtyard in San Salvario project.

The two temporary residences combine different functions: residence, services and commerce¹⁰. Both residences offer different types of apartments, equipped and furnished like a comfortable home, however temporary. Moreover, the temporary dwellings have some polyvalent spaces that host social and cultural activities opened to the neighbourhood. On the ground floor the residences have some commercial spaces.

⁹ In the last two decades it has been property of the University of Turin, then of the State and at the end of the City of Turin, in the 90's it has been illegally occupied.

¹⁰ In the Porta Palazzo project the available surface area is approximately 2,250 sqm of slp. The projet has allowed the realisation of 27 flats (13 one room flats and 14 two rooms flats), 3 commercial units on Piazza della Repubblica, a restaurant (140 sqm) and a polyvalent space (200 sqm) for carrying out cultural activities related to the territory, apart from a laundry / ironing and other common services. On the available surface of about 3,363 sqm of slp, the San Salvario project allowed the realisation of 24 flats (6 one room flats, 10 two room flats, 6 three room flats and 2 four rooms flats), some common areas such as a kitchen, a laundry and a polyvalent space and some public spaces (another polyvalent space and 2 commercial spaces) for carrying out activities related to the territory. The building also houses an infant school and housing for the nuns.

The rent of these spaces will contribute to the economic sustainability of the structures. The commercial and social activities are addressed, not only to the guests of the temporary residences but to all citizens. As previously mentioned in the Manifesto, the social housing interventions must follow the principles of sustainability, in particular the environmental sustainability, already expressed in the Ministerial Decree of April 22 2008 which states that "the *alloggio sociale* must be realised according to the principles of environmental sustainability and energy conservation, using, where possible, alternative energy sources"¹¹. As to the environmental sustainability, the project for the Porta Palazzo temporary residence allows the production of energy for domestic hot water using solar panels placed on the roof and a photovoltaic systems placed on the roof and on the building facades. The materials used have certifications attesting the lowest consumption of resources and the highest efficiency of disposal: natural insulation as mineralized wood wool, pressed wood fiber, flakes of cellulose and recycled cork; natural or recycled materials as bamboo, Eco gres – certified Ecolabel, and Woodn (a material made of polyethylene and recycled wood).



Fig. 1 The building in piazza della Repubblica – Porta Palazzo: before and after

Similarly, the design project of San Salvario temporary residence involves the production of energy from renewable sources, through photovoltaic systems and solar panels to produce domestic hot water. As in the other project the paving material is the Eco gres and all paints are made with totally natural materials. Moreover, the rainwater is piped for irrigation of the vegetation in the two courtyards. The incentive to submit eco-friendly planning proposals, that have to be developed in the perspective of an efficient economic management, seems to have met, together with a convincing composition and technological proposal, the requested goals of limiting energy consumptions and management costs.



Fig. 2 The building in via San Pio V – San Salvario: before and after

¹¹ English author translation of "l'alloggio sociale deve essere costruito secondo principi di sostenibilità ambientale e di risparmio energetico, utilizzando, ove possibile, fonti energetiche alternative" - Ministerial Decree of April 22 2008, art. 7.

3.3 THE IMPLEMENTATION PROCEDURES

The entire development process of the two temporary dwelling has been planned on the basis of calls for public tender. The intervention of piazza della Repubblica started in 2009 and became operative starting from September 2013; that of via San Pio V began in late 2009 and the completion of the works is scheduled for the end of 2014.

Here below (fig. 3) are the main steps through which the implementation process of the two social housing temporary residence has been developed: from the buyout of properties, to obtaining building permissions, and identifying the subjects for the managing stage.

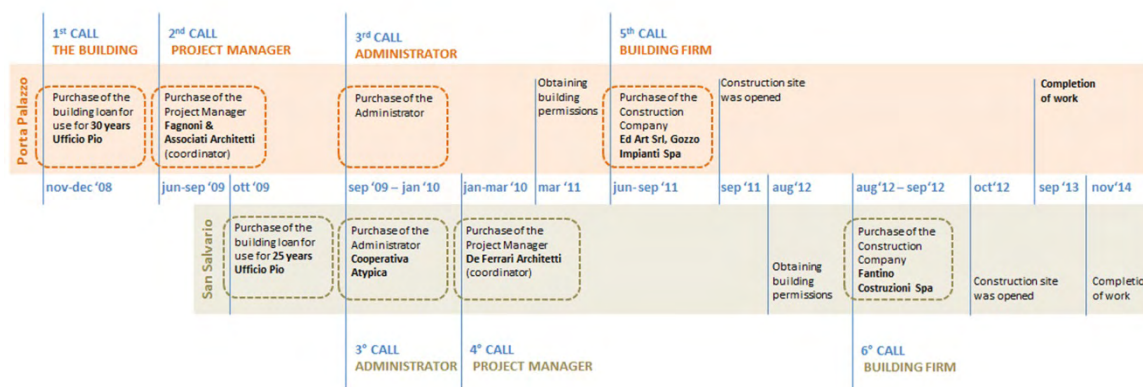


Fig. 3 The implementation procedures of the two temporary residence

In June 2009 and in December 2009, respectively for the building of Porta Palazzo and that of San Salvario, the Ufficio Pio, as commodatary, has called for two public tender with restricted procedure for assigning the “services concerning architecture and engineering for renovating the building”: architectural survey, preliminary and final planning, project supervision, measure and accounts, coordination about safety and health during planning and realisation stages.

The public tender took place in two phases. In the first phase, for the pre-selection of candidates a Commission has shortlisted the applications that had been submitted (in total 48 for Porta Palazzo and 35 for San Salvario) on the basis of skills deduced from curriculum and from analogous experiences.

In the second phase the 12 shortlisted candidates have been invited to submit an offer. Then every proposal has been evaluated according to the criterion of the most economically advantageous offer on the basis of specific technical criteria¹².

In September 2009 the judging Commission has chosen the group of professionals Fagnoni & Architetti Associati of Florence with GPA Ingegneria Srl of San Giovanni Valdarno for piazza della Repubblica building. Afterwards, in March 2010 the judging Commission has chosen the group Studio De Ferrari Architetti in ATI, Cyd Consulting and ing. Marco Tobaldini for the project in via San Pio V.

In parallel with the definition of the requalification project for the building of Porta Palazzo, the Compagnia had to prepare a second call, to select the administrator (since the realisation procedures of the second

¹² The counted criteria are: methodological proposal, the percentage reduction in the estimated time for the completion of the service, architectural, functional, technological solutions, architectural solutions for a better management, construction techniques and materials with characters of green building technical and energy savings solutions.

Temporary Residence in the quarter of San Salvario were initiated at the same time – starting December 2009 – with the same public tender were chosen the two administrators for the two RT). Identifying the administrator in a preliminary stage of the planning development has answered the need to ensure a shared and active co-planning of all subjects involved.

Also in this case the selection was conducted in two phases, with a preliminary choice of the expressions of interest that had been invited to detail the proposal according to the instructions given in the relevant standard¹³.

The call, that was closed in January 2010, led to the definition of working tables for coordinating the management and architectural characteristics, highlighting, even in this stage, the high complexity of the process. The actual administrator of Porta Palazzo temporary residence is Consorzio di Cooperative Sociali Kairòs, that of San Salvario will be Cooperativa sociale Atypica and Cooperativa sociale Progetto Muret.

In order to establish the performing and management requirements of the project it is also important to ensure that works are executed in compliance with the accepted standards, in order to get a high quality product, that is able to influence the future maintenance costs.

With another call for public tender, through negotiated procedure, in June 2010, the Ufficio Pio has invited 12 companies to submit a technical and economic offer, to be evaluated with the criterion of the most economically advantageous offer and in compliance with the Economic Technical Board of the project for the building in piazza della Repubblica.

In September 2011, following the selection of the building firm Ed.Art. SPA and Gozzo Impianti Spa, the construction site was opened.

Similarly, in September 2012, through negotiated procedure for awarding the execution of the work in the building of via San Pio V, the building firm Fantino Costruzioni SpA was selected. The construction site was opened in October 2012.

PORTA PALAZZO TEMPORARY RESIDENCE

MAIN FEATURES

Site	Torino, piazza della Repubblica 14 - Porta Palazzo
Type of intervention	refurbishment
Uses and purposes	temporary dwelling of social housing and commercial areas
Type of building	historical buildings of the XIX century
Receivers	single people, couples without sons, young workers, students
Flats	27 (13 one room flats and 14 two rooms flats)
Common spaces	polyvalent space, laundry room, and other spaces
Social activities	trade rooms, territorial cultural activities, restaurant
Timing (construction phase)	september 2011 / september 2013
Total SQM	2.250 sqm
Realisation cost	3.981.181 €
Construction cost	2.596.984 € - 1.154 €/sqm

Promoter	Housing Program of Compagnia di San Paolo/Ufficio Pio - www.programmahousing.org
Administrator	Kairòs Consorzio di Cooperative Sociali - Kairòs Casa, Esserci e Giuliano Accomazzi
Project Manager	Fagnoni&AssociatiArchitetti.
Construction Company	ATI EDART S.p.A. - GOZZO impianti S.p.A..

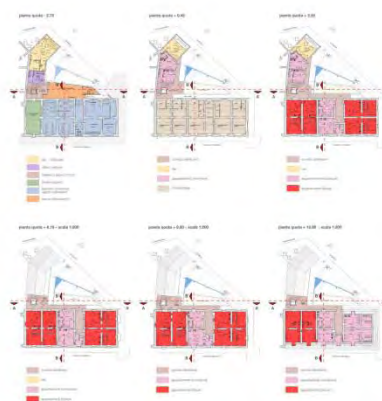


Fig. 4 Porta Palazzo temporary residence main features

¹³ The preferential criteria for evaluating the applications received are the following ones: documentable experience in managing similar structures; documentable link with the territory interested in the intervention; qualification and experience of the staff; participation in this notice as a group.

SAN SALVARIO TEMPORARY RESIDENCE

MAIN FEATURES

Site	Torino, via San Pio V 11/11 bis - San Salvario
Type of intervention	refurbishment
Uses and purposes	temporary dwelling of social housing, commercial areas, infant school, nuns housing
Type of building	historical buildings of the XIX century
Receivers	families with one or two parents and with minor sons
Flats	24 (6 one room flats , 10 two room flats , 6 three room flats , 2 four room flats)
Common spaces	common kitchen, laundry room, polyvalent space
Social activities	day care, commercial areas, erritorial cultural activities, infant school
Timing (construction phase)	november 2012 /november 2014
Total SQM	2.414 sqm (residential), 3.632 sqm (total)
Realisation cost	5.817.781 €
Construction cost	4.076.860 € - 1.122 €/smq

Promoter	Housing Program of Compagnia di San Paolo/Ufficio Pio - www.programmahousing.org
Administrator	Coop. sociale Atypica, Coop. sociale Progetto Muret onlus, Coop. sociale Luci nella Città onlus
Project Manager	Studio De Ferrari Architetti Associati
Construction Company	Fantino Costruzioni S.p.A.

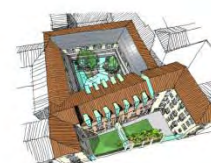


Fig. 4 San Salvario temporary residence main features

4 CONCLUSIONS

The residence of Porta Palazzo, engine of new experiences and future experimentations, opened its doors to the city. On September 20 2013 the structure was inaugurated and the activities started, the systems were running regularly and the occupancy rate was greatly exceeded. The temporary residence has actively contributed to satisfy the housing needs beyond the initial expectations: six months after opening, the occupancy rate is 100%, whereas the occupancy rate estimated by the economic plan drawn up by the social administrator is approximately 60% for the first 3 years.

The theme of inclusion between this new urban "piece" and his neighborhood is still in place and not strengthened yet.

The process of social integration will be complex and will take some time, but at the end will bring the social housing residence to be an integral part of this quarter of the town and a service to its inhabitants.

In the meantime works in via San Pio V are in progress. At the end of the year the residence will start the activities for its inhabitants and its neighbors; the process of integration with the social context, in our opinion, will be easier in this case because the quartier is already available to welcome it.

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IMAGES SOURCES

Fig. 1: Giorgio Bombieri, Giulia Baù

Fig. 2: Studio De Ferrari

Figg. 3, 4, 5: Giulia Baù

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