

São Paulo (City). (2002). "Lei nº 13.430, de 13 de setembro de 2002. Plano Diretor Estratégico do Município de São Paulo". Diário Oficial do Município de São Paulo (2), São Paulo, 14. Set..

São Paulo (City).(2001a). Reconstruir o Centro: reconstruir a cidade e a cidadania. São Paulo: Administração Regional da Sé: PROCENTRO.

São Paulo (City).(2001b) Relatório Final da Comissão de Estudos sobre Habitação na Área Central. São Paulo: Câmara Municipal de São Paulo.

São Paulo (City).(2006). Município em Mapas 2006: Dinâmica Urbana. São Paulo: SEMPLA, 2006. Retrieved 12 december 2016 from [http://smdu.prefeitura.sp.gov.br/dinamica\\_urbana/tudo\\_pdf.zip](http://smdu.prefeitura.sp.gov.br/dinamica_urbana/tudo_pdf.zip).

Susskind, L. & Elliott, M. (eds.).(1983). Paternalism, Conflict and Co-production. New York: Plenum Press.

Villaça, F. (1997). Espaço Intraurbano no Brasil. São Paulo: Studio Nobel, 1997.

## **ID 1520 | COLLABORATIVE HOUSING SHAPING NEW FORMS OF URBAN REGENERATION: AN ITALIAN APPROACH, THE CITY OF TURIN**

Nadia Caruso<sup>1</sup>

<sup>1</sup>Politecnico di Torino

[nadia.caruso@polito.it](mailto:nadia.caruso@polito.it)

### **1 INTRODUCTION**

The concept of "collaborative housing" encompasses various perspectives on the housing issue: from the scale of single architectural project to the broad neighbourhood dimension, involving different actors and networks and with a specific attention towards social capital and the role of the community. The main research question of this paper is whether a collaborative housing development has an effect on the larger neighbourhood. The aim is addressing the topic focusing on the urban regeneration/revitalisation effect, in order to understand if collaborative housing can be an aid against social exclusion and marginalisation related to housing distress. Therefore, the author intends to investigate whether the development of collaborative housing can be a mean to increase social cohesion and strengthen community involvement.

The Italian case study can contribute to an international comparison: Italy constitutes a particular territorial context in Europe due to the scarce investment on public housing and the irregular attention of national governments and national policies on the social housing sector. This case allows to discuss the definition of collaborative housing in a historical and place-specific perspective.

The practices developed in Turin, a metropolitan city in the North-West of Italy, show a comprehensive approach to the housing issue. In Turin public and private local stakeholders promoted a general frame of actions to deal with social exclusion and marginalisation related to housing distress. The city's approach indicates that collaborative housing can promote new forms of intervention in the urban contexts.

The city of Turin is also a national well-known pilot case for urban regeneration practices, strategic planning and integrated approach to urban problems. In the past decades the local government has fostered the debate and the development of innovative practices to tackle social and economic challenges: the city had to deal with the post-industrial phase, re-inventing its identity, image and vision for the future and managing socio-economic inequalities. Therefore, the theoretical framework implies the reflection on the national housing policies and the path-dependent dynamics taking place in the country and in the local case study.

The variety of housing practices established in Turin shapes a broad scenario of different tools and mechanisms to reach various forms of housing distress and social inequalities. The analysis of these practices contributes to both the definition of "collaborative housing" and the focus on typologies, actors and residents involvement, values and tenures. The reflections on these forms of collaborative housing are linked to their future challenges: financial and temporal sustainability in the long term, the relation with the other welfare sectors, and the role of private actors.

## 2 COLLABORATIVE HOUSING

Since the 1990s many European countries have seen the development of a wide range of self-organised forms of collective housing provision. These take a variety of shapes, including Community Land Trusts (CLTs), co-housing, residents' cooperatives, self-help and self-build initiatives, experimental work-life communities, ecological housing communities, new settlements based on (local) community asset ownership, etc. While not entirely new, this recent wave of collective self-organised housing feature some new aspects and approaches, including concerns for wider social inclusion and cohesion as well as affordability and higher environmental sustainability standards.

“Collaborative housing” has been adopted by many researchers and practitioners as an umbrella term to encompass the wide variety that these forms of housing can take. The term suggests that collaboration among residents in housing provision represents one core aspect of all different models (Fromm, 2012; Vestbro, 2010). The international literature refers to a broad variety of experiences with the characteristics of co-housing (see the special issues of the journals: *Built Environment* 38/3, 2012; *Urban Research & Practice* 8/1, 2015). Therefore the focus of research on collaborative housing is mainly on its ability to ease residents' daily living tasks and improve residential social contact within a self-created community (Fromm, 1991; McCamant & Durrett, 1988; Vestbro, 2010); less so on their effects on the larger neighbourhood as a stabilizing and instigating force, in the provision of services, or as an aid to the needs of specific groups of residents.

In this paper the meaning of “collaborative housing” will be stretched encompassing not only cohousing, but also other forms of housing sharing services, promoted by public and private actors, involving not-for-profit associations and supporting the daily lives of residents.

## 3 ITALY: IRREGULAR ATTENTION FROM THE STATE AND HIGH HOUSING DEMAND

The strength of traditional social housing policies has ended with the neo-liberal turn and the withdrawal of the State from housing as a welfare sector. In some European countries important strategies are still developed by the national state but the Italian situation is different. Italian housing policy is traditionally residual and oriented towards home ownership. After the strong investment in housing after the Second World War, during the 70s and 80s housing sector registered the withdrawal of the State from this policy. Then, from 2000s national Italian governments enforced various contrasting policies. Every government has promoted different mechanisms to address housing need, focusing on specific categories of people and implementing specific tools. This turnover has created a variable picture of Italian housing policies. Different laws and plans have started targeting the institutional and legislative framework in order to reform the sector and promote rental housing, but public-private partnerships (especially triggered by the system of real estate funds introduced lately), cannot be considered as the solution for the pressing and urgent housing need. Today, a structured response designed strategically for the long-term housing system would be the most important achievement for the country, surpassing the fragmented and short-term initiatives of the past decades. Neo-liberal turn and welfare cuts are pushing to enhance the importance of private actors and self-made solutions. This tendency, which is common to all Europe, implies a certain degree of spatial imbalance, since not all territories can afford wise self-initiatives, ethical private investors and local authorities that promote empowerment of their communities.

Families and social structure have changed in the last decades, so the housing demand have become highly fragmented. The number of family members has decreased and been transformed, the population has grown older and the number of families has increased (formed by only one or two people) compared to the past<sup>1</sup>. The family structure has also changed with the new forms of couples, since divorces, unions, separations have created single-parent families or families with different parents. Spatial variability has diminished. Moreover, internal mobility has undergone a reduction, and the process of migration towards the biggest cities is not so strong anymore. Home ownership is strong and has kept increasing (Indovina, 2005).

---

<sup>1</sup> Birth rate has decreased since the 1960s, while the life span has improved (longevity can be calculated as around 80 years nowadays).

Families, as in other Southern European countries (Allen, Barlow, Leal, Maloutas, & Padovani, 2004), play a main role in solving housing issues. Family networks substitute the State providing help to find accommodation and/or economic resources. If the national housing policy can be considered weak and never able to cope with the demand, solidarity has played an important role in compensating for the welfare state's weaknesses. Despite these attempts, the whole problem was not solved and the housing market has proved to be the foundation for many social and economic problems, especially considering the imbalance between housing demand and supply (Governa & Saccomani, 2009).

Housing deprivation no longer concerns only traditional low-income families but new, numerous and heterogeneous population segments, which were not previously affected by this problem (Tosi, 2007). Moreover, the changes in post-Fordist societies and the impact of the globalisation process, mainly related to labour market flexibility and to the widely feared risk of unemployment (Clapham, 2006) has given rise to new forms of social fragility and poverty, which has strong consequences for housing needs.

Real estate agencies have developed and are now ruling the sales market. The cooperative sector has been strengthened, while real estate developers keep polarising (Boeri, Lanzani, Marini, & Associazione Interessi Metropolitan, 1993). A real estate boom could be observed from 1997 to 2005, housing prices increased by 51%, in big cities property sales rose by 65% and rent prices grew by 85% (Anci-Cresme, 2005). Public-private partnerships and negotiation practices have become more common, and so has the use of different financial resources.

A clear picture of the housing demand is hard to get in Italy. In terms of quantity, demand-related data are partly measurable with no clear details about how many people have temporary housing needs or who has affordability problems in the private housing market. Both the number of people in the lists for social housing and the total amount of public dwellings are registered, so the public housing situation is better defined. For instance, in Turin there are around 18,000 subsidised dwellings<sup>1</sup> with around 10,000-13,000 applicants each call (13,000 in 2014). Every year only few hundreds of dwellings are freed and change their tenants. Adding the number of families with emergency housing conditions (e.g. eviction) and the ones at housing risk to the waiting lists would strongly increase the demand's numbers.

The high degree of differentiation among local contexts, regions, provinces, municipalities, North and South of Italy shapes the Italian scenario. The housing need is pressing throughout the country, shaped by different local characters (changes in the housing demand, number of empty dwellings, percentage of illegal housing or squatting in public housing, etc.). Urban dimension, extent of housing needs and local actors influence the outcome of practices. Despite these local differences, the subsidised housing sector responds to a small share of housing hardship and is unable to offer a solution for all applicants. Therefore, considering the current data about the impact of the financial crisis and the growing socio-economic inequalities in Italian cities, housing can be acknowledged as one of the main pillars of welfare to be addressed in order to improve social cohesion and social inclusion at a national scale.

Despite the controversial national scenario (various governments' turnover), in the local contexts the concept of social housing has been expanded and various types of interventions are now part of public housing policies (Caruso, 2016). Public authorities (Municipality, Regional Administration and territorial housing agency) are making an effort to take care not only of the most vulnerable classes of the population, but also of different categories of people with housing needs. In fact, the cities' public entities and their private not-for profit actors acknowledge the growing diversity of the housing demand. The measures adopted focus on the differentiated demand, namely young people, the elderly, temporary residents and immigrants. The intention is to adapt housing policies to social groups that are experiencing housing hardship or which are at risk of housing deprivation.

---

<sup>1</sup> Instead, the main metropolis in the North-West of Italy, Milan, has about 60,000 dwellings and 1.3 million citizens. The size of subsidised housing also influences its management in terms of financial resources to maintain it, managerial capabilities, social services to support the inhabitants and avoid social polarisation and social exclusion.

## 4 TURIN: FROM URBAN REGENERATION TO HOUSING PRACTICES

Turin, the regional capital of Piedmont, counts about 900,000 inhabitants and is located in the North-West of Italy. It has always been an industrial city, the hometown of the car factory FIAT. Nevertheless, the city has been looking for a new identity since the 1990s, and new cultural and economic sectors have been promoted to surpass the Fordist image. The city has a past of one-company-town linked to the automotive sector and FIAT industry, then in the post-Fordist phase it became an experimental field for several spatial planning strategies (strategic plans, urban regeneration processes, urban development projects changing its urban structure). Housing policies in Turin were developed in the last decade without any form of advertising: there was a temporal agreement in favour of housing as priority among public authorities (Region and City Council), local bank foundations (ethical investors), and tertiary sector.

During the past 25 years, changes in social, economic and physical domains marked a huge transformation for the city of Turin. From 1993 a change in the national electoral law allowed the direct election of the Mayor and Turin is a good example of the “turn” of Italian politics at a local level. Various forms of urban development were implemented following the Masterplan (1995). The urban structure was transformed by substituting industrial areas (especially those located along the railway system, which is now mainly underground) with public and private housing and public buildings. This axis is called the backbone, *spina*<sup>1</sup>. The local government’s priorities, defined since the mid-90s, have enabled Turin to implement many innovations in terms of urban policies, above all in the field of urban regeneration (Regione Piemonte, 2004) and strategic planning. Progetto Speciale Periferie (PSP, Special Project for the Peripheries) was an integrated programme of urban regeneration initiatives organised in various neighbourhoods by applying the area-based integrated approach. A Pilot Project of Urban EU initiative (called “The Gate”) and an Urban 2 initiative took place in Turin, (in the area of Porta Palazzo and Mirafiori, respectively). Furthermore, Turin was the first city in Italy to promote a voluntary strategic plan, which involved the city’s actors. The city experimented with this tool twice in the 2000s. A third strategic plan was developed in 2015.

In 2006, the city hosted the Winter Olympic Games. And since then it has made every effort to attract and organise a large variety of cultural events (Rossi & Vanolo, 2013). The old industrial spaces have been transformed and a new season of real estate expansion has taken place. Numerous cultural and sports buildings were built to host the Games and other events. The Olympic buildings have generated issues about the re-utilisation of cultural and sports buildings and the sale of several new residential constructions in the free market. Nevertheless, it is also important to highlight the presence of subsidised and assisted housing in Olympic housing projects<sup>2</sup>. Meanwhile, focusing on the infrastructural field, the first metro line was built, the second one is currently being designed and various car sharing and bike sharing have been launched. The scenario of projects, initiatives, strategies and urban development show a city with multiple paces and interests; precisely, the political élite demand and promote competitiveness (economic transition, Olympic Games, international events); hence, innovative approaches and tools (urban regeneration, strategic planning, place-based approach) are applied to overcome social polarisation and reinforce social cohesion.

For instance, different public authorities at the city level (i.e. planning, social services, police forces) have cooperated to target neighbourhoods presenting complex problems with an integrated approach (Saccomani, 2004). If this was a time to experiment with urban policies and develop the capacity of “discussing and deciding” to govern the change (Bagnasco, 2008), the physical developments promoted by the Masterplan were implemented without particular concern for the social dimension. In the wake of other European cities, Turin exploited its urban development to reinforce the real estate sector and the so-called neo-liberal policies (Moulaert, Martinelli, Swyngedouw, & Gonzalez, 2009; Moulaert, Rodríguez, & Swyngedouw, 2003), paying scarce attention to architectural quality and the integrated approach.

During the past decade, public and private actors have developed several housing initiatives in the territorial framework of Turin. Coming from different perspectives and points of view, various stakeholders have implemented housing solutions to meet a broad range of needs. Despite the scarce financial

<sup>1</sup> The current Masterplan, approved in 1995, supported the revitalisation of the real estate sector. Building production has been accelerated following the idea of transforming the areas close to the railways and dismissed industries. The sector has fallen from 2008.

<sup>2</sup> For instance, 342 units of one of the Media Villages built for the Olympic Games were transformed into social housing. In the Athletes Village, 204 units were converted into social housing.

resources, virtuous actions have dealt with the housing issue and were unable to solve it but can be considered as “pillows” slowing down the impact of public housing residualisation and the financial crisis.

Public actors (Piedmont Regional Administration and the City of Turin) triggered the launch of local housing policies through a programming phase and specific attention towards the differentiated housing demand. The work of public authorities has been combined with the initiatives of bank foundations<sup>1</sup> and the services sector (associations and not-for-profit organisations) in order to shorten the gap between demand and supply, dealing with structural issues of the Italian housing system.

The city of Turin has three documents (norms and plan), which must be taken into account when describing its housing policy in the last years:

- change in the city's Masterplan by providing 10% of agreed housing in a new housing development (over 4,000 m<sup>2</sup>) (Variante 37/02, art. 6, section 10bis Norme di Piano) in order to increase social housing and promote the social mix in new urban developments;
- guidelines promoting the social mix in the neighbourhoods where urban regeneration programmes are in force (Municipal Council Decree no. 06990/012 of 31/08/2004);
- municipal Housing Plan 2009-2010 (Piano Casa, D.C.C. 205/2008) that describes the actual situation and defines the strategies and initiatives for the next years.

The first two tools represent the intent to improve the social mix in both the new urban development and the older subsidised neighbourhoods. The financial character of these measures is important, precisely the city is not investing big amounts, but alternative procedures (low-budget) are established in order to encourage social polarisation in the city. Following the first norm, the Municipality has the pre-emptive right to purchase flats within 12 months or else the flats will be rented out as agreed housing. Imposing this norm to private housing developers can be considered a burden for the private housing development sector, while new social housing flats are increasing the supply without a real public investment.

The guidelines promoting different forms of action are, instead, meant to improve the social mix in social housing neighbourhoods. For instance, guidelines promote the creation of “special lists” of people who can access social housing. If normal waiting lists are defined according to economical, social and health criteria, “special lists” can include elderly people, young couples, migrant workers waiting to go back to their countries, disabled people and police officers. Using “special lists” allows to mix the traditional most vulnerable people with these categories of population, thus re-balancing the community.

Turin's Housing Plan frames the housing situation in the city in 2008, but it also promotes several initiatives that were already implemented in the previous years:

- a public agency of intermediation for the private rental market called Lo.C.A.Re. established in 2001 and extended to the metropolitan area from 2010; it provides economic incentives and guarantees owners an economic contribution for the tenants; since 2001 this initiative has supported around 4,000 tenancy agreements;
- new temporary residences for various categories of people (temporary city users, elderly, single parents, etc.) in housing need (called: Social Hotel “Sharing”, Social Collective Residences, Supportive Condo); the beneficiaries are individuals or families needing a dwelling for a limited amount of time (18 months maximum) for economic, occupational or family problems; in some cases, specific categories of people are added to these projects in order to complete a path towards housing independence with social services; public or private services are present in the buildings in order to assist both inhabitants and the neighbourhood's citizens, thus maintaining relations with the rest of the urban area; some of these residences can be considered part of urban regeneration initiatives due to their transformational power to change dismissed buildings and areas;

---

<sup>1</sup> In Italy bank foundations play the specific role of ethical investors and complementary promoters of social policies. The general goal of these bank entities is to provide services and activities of general interest, which have a value for the community. These are not-for-profit entities and, according to Italian law (Legislative Decree 153/1999), they can operate in specific sectors, such as education, health, charities, religion, social housing and local development, civil rights, care of the elderly, sports, scientific research, environmental protection, art and cultural activities. In the housing and social housing sectors, they can invest in urban regeneration projects, in public-private partnerships, and they can provide public services.

- promotion of forms of co-housing, called Supportive Co-housing (Coabitazioni Solidali): since 2007 the city has experienced young people settled in subsidised neighbourhoods in order to support integration and cohesion in the multi-problematic social housing settlements, but also promoting young people's independence from their original families; the young residents offer the community 10 h/week of voluntary work, and the municipality gives them a 90% discount on the rent; the positive outcomes of this project have led to its application in other areas of the city;
- support of the private rental market and of evicted families; a specific form of local subsidy ("Safe from Eviction Fund", Fondo Salvasfratti) was created through a partnership between the municipality and the local bank foundations (Compagnia di San Paolo and Fondazione CRT<sup>1</sup>); the fund is used to find an agreement between families evicted from private rental dwellings and the owners in order to keep the families in the dwellings or to find other suitable accommodation; another subsidy ("Rent Supporting Fund", Fondo per il sostegno alla locazione) supports vulnerable families paying a private market rent, and is provided throughout Italy; such a tool allows to financially support the vulnerable families, which could not access subsidised housing due to the lack of dwellings;
- organisation of the public real estate assets of the city of Turin, including the sale of public dwellings owned by the city outside its boundaries, purchase of new dwellings, specific forms of agreements between private developers and the municipality, and the implementation of the Masterplan's norms (Variante 37/02, explained previously) to obtain new dwellings; the goal of the municipality is to recover financial resources and invest them in new dwellings, thus increasing its assets;
- support young citizens in order to promote their housing independence; several measures are guaranteeing loans and subsidies to younger generations to promote their access to the rental market or to home ownership, but also the availability of public dwellings or other forms of temporary housing.

The city intends to provide differentiated solutions to meet the various housing demands by targeting the various market niches (subsidised housing, housing subsidies, rental market, etc.). The different measures show the public interest for specific categories of people like the elderly, migrants, temporary users of the city, young people with precarious jobs, evicted families, etc. The city's officers working on these issues are those who were previously involved in urban regeneration projects. They can be considered genuine institutional capital. They promote the integrated approach and cooperation with other public sectors (social services, health, police, etc.).

The city of Turin tackles different challenges with these initiatives, namely social mix, housing affordability, low rental market percentage, provision of services in some neighbourhoods, etc. The whole scenario shows the general goal of improving living conditions in the city.

As stated above, the two local bank foundations are also investing in housing to meet the housing need. In particular, Compagnia di San Paolo's housing programme (Programma Housing) promotes experimentation of new housing models and practices, financing of housing initiatives (basically partnerships between the services sector and public authorities), and housing funding. The bank foundation has established a real estate agency called Stesso Piano, similar to the municipal one, to support young people in the private rental market; and two temporary residences hosting vulnerable families and people experiencing housing distress, entrusting the residence to actors of the tertiary sector. Associations and NGOs are financed by this entity in order to address the housing need of specific categories of people (women, elderly, migrants, etc.) with pilot projects. The initiatives of Compagnia di San Paolo seem similar to those proposed by the city; in fact, they constitute a complementary actor providing housing solutions and funds for social experiments.

---

<sup>1</sup> In Turin there are two bank foundations that provide several local services and activities, either as sponsors or promoters. Compagnia di San Paolo and Fondazione CRT are active and important actors in the city and many cultural and artistic initiatives, educational and health programmes are financed by them. In particular, Compagnia di San Paolo is the sponsor of various initiatives and projects in the housing sector and has a specific programme called Housing Programme (Programma Housing).

## 5 CONCLUSIONS

Turin's practices are acknowledged as new service arrangements (in terms of organisational structures, processes and types of service offers) in the local welfare system concerning the economic and political frameworks (funding, decision-making procedures and participation). They draw on the city's urban regeneration and integrated approach (as streams of values), including both bottom-up and top-down elements, and various local stakeholders (public and private at different scales) implement a variety of practices.

The path-dependency character is based on the traditional integrated approach of the city's urban policies but also on the urban regeneration phase that strongly affected social housing neighbourhoods.

These characters can be clearly noticed in housing initiatives with focus on a multiple goal policy (social, physical and environmental) promoted by public-private partnerships, the use of inclusive tools, concern for the most problematic social housing neighbourhoods and vulnerable citizens.

On the other hand, the territorial specificity is related not only to municipal public authority and its institutional capacity (institutional milieu or capital). The team of civil servants employed in the public housing sector is the one that was previously in charge of urban regeneration projects with an integrated approach (URBAN initiative projects and other programs)<sup>1</sup>. Their skill can be recognised not only in the way they cooperate with different public authority departments and deal with multiple dimensions of a social and urban challenge but also in the joint action with other local stakeholders (bank foundations, regional public authority, services sector). This cooperation allows experiments and improves the definition of new strategies.

Despite the absence of strong actors in the social housing sector (such as housing associations present in Northern and Central Europe), the partnerships among public and private actors shows a coherent picture of Turin housing policies towards differentiation and interest in new flexible and temporary forms of response. Management of the existing stock is an expensive duty in Italy, especially for the conditions of the old social housing buildings. In the case of Turin, the city takes care of some housing pilot projects with a guiding role (temporary housing residences, social/supportive ones) and makes an effort to maintain a sort of social support in older social housing neighbourhoods (i.e. initiatives about social mix and insertion of young people) that are well-known for their social issues focused on by former urban regeneration practices.

## BIBLIOGRAPHIC REFERENCES

- Allen, J., Barlow, J., Leal, J., Maloutas, T., & Padovani, L. (2004). *Housing and welfare in Southern Europe*. Wiley-Blackwell.
- Anci-Cresme. (2005). *Le politiche abitative in Italia - Analisi e valutazioni*.
- Bagnasco, A. (2008). *La città si discute*. In A. Bagnasco & C. Olmo, Torino 011. *Biografia di una città. Gli ultimi 25 anni di Torino, guardando al futuro dell'Italia*. (Mondadori Electa, pp. 15–24). Verona.
- Boeri, S., Lanzani, A., Marini, E., & Associazione Interessi Metropolitan. (1993). *Il territorio che cambia: ambienti, paesaggi e immagini della regione milanese*. Abitare Segesta.
- Caruso, N. (2016). *Policies and Practices in Italian Welfare Housing - Turin, up to the Current Neo-Liberal Approach and Social Innovation Practices*. Springer. Retrieved from <http://www.springer.com/it/book/9783319418896>
- Città di Torino. (2005). *Periferie 1997-2005*. Torino: Città di Torino.
- Clapham, D. (2006). *Housing Policy and the Discourse of Globalization*. *European Journal of Housing Policy*, 6(1), 55–76.
- Fromm, D. (1991). *Collaborative communities: Cohousing, central living, and other new forms of housing with shared facilities*. New York: Van Nostrand Reinhold. Retrieved from <http://library.wur.nl/WebQuery/clc/553586>
- Fromm, D. (2012). *Seeding community: Collaborative housing as a strategy for social and neighbourhood repair*. *Built Environment*, 38(3), 364–394.

<sup>1</sup> Also see the website: <http://www.comune.torino.it/rigenerazioneurbana/> and Città di Torino (2005).

- Governa, F., & Saccomani, S. (2009). Housing and Urban Regeneration Experiences and Critical Remarks Dealing with Turin. *International Journal of Housing Policy*, 9(4), 391–410.
- Indovina, F. (2005). Appunti sulla questione abitativa oggi. *Archivio Di Studi Urbani E Regionali*, 82, 15–50.
- McCamant, K., & Durrett, C. (1988). *Cohousing: A Contemporary Approach to Housing Ourselves*. Berkeley, CA: Habitat Press/Ten Speed Press.
- Moulaert, F., Martinelli, F., Swyngedouw, E., & Gonzalez, S. (2009). *Can Neighbourhoods Save the City? Community Development and Social Innovation*. Taylor & Francis.
- Moulaert, F., Rodríguez, A., & Swyngedouw, E. (2003). *The globalized city: economic restructuring and social polarization in European cities*. Oxford University Press.
- Regione Piemonte. (2004). *Valutare i programmi complessi*. Savigliano: L'Artistica Editrice.
- Rossi, U., & Vanolo, A. (2013). Regenerating What? The politics and geographies of actually existing regeneration. In M. E. Leary & J. McCarthy (Eds.), *The Routledge Companion to Urban Regeneration* (pp. 159–167). London: Routledge.
- Saccomani, S. (2004). Programmi complessi: una rilettura delle esperienze. In Regione Piemonte, *Valutare i programmi complessi* (pp. 15–38). Savigliano: L'Artistica Editrice.
- Tosi, A. (2007). *Case, quartieri, abitanti, politiche*. Milano: Libreria Clup.
- Vestbro, D. U. (2010). *Living Together-Cohousing Ideas and Realities Around the World*. Presented at the International Collaborative Housing Conference in Stockholm 5-9 May 2010, Stockholm: Division of Urban and Regional Studies, Royal Institute of Technology.

## **ID 1521 | THE DEVELOPMENT AND IMPACTS OF CULTURAL URBAN REGENERATION IN BEIJING-WITH CULTURE QUARTER, 798 ART DISTRICT AS EXAMPLE**

Yuci Huang<sup>1</sup>; Yufeng Yue<sup>1</sup>

<sup>1</sup>University College London, The Bartlett - School Of Planning  
[yuci.huang.16@ucl.ac.uk](mailto:yuci.huang.16@ucl.ac.uk) ; [y.yue@ucl.ac.uk](mailto:y.yue@ucl.ac.uk)

### **1 INTRODUCTION**

Urban regeneration and cultural urban regeneration are familiar terms in the western planning field, because of the long-term practices and researches. According to academics, cultural urban regeneration is an urban revitalization approach revolving around culture. For instance, the North Quarters in Manchester reconstructed and transformed from cotton manufacturing into a cultural quarter, providing job opportunities, forming galleries and workshops clusters, fostering multi-culture inclusion and beautifying the environment. The cultural quarter which gathers cultural activities, production and consumption in previous dilapidated place has been practiced rather successfully in western cities. Factually, homogeneity, over-commercialization, gentrification, disparity of society and short-term effects are also appeared in cultural quarters in the late development stage. For many developing countries where urbanization and urban regeneration are underway at same time; the “cultural urban regeneration” is an advanced term which requires explanation, analysis and discussion. As the world’s fastest urbanized developing country, China faces emerging urban problems such as economic structure transformation, environment pollution and heritage conservation. In recent 10 years, more cultural events and cultural projects are held or constructed in Beijing and attract attentions from international planning field. It should be admitted that the political, economic and social contexts in Beijing are distinct with western cities; thus, whether the concepts of cultural urban regeneration and cultural quarter practice in Beijing should be proved

Generally, there are three steps in this research; literature review, data collection and finally analysis and discussion. The concept of cultural urban regeneration and cultural quarter, impacts of cultural urban regeneration in both sides are reviewed in the second section. To face international readers, Beijing and Chinese planning systems are briefly introduced. After data collection, results are discussed, revolving around