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Affordable housing in greening cities

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Addressing Italy's 'Family Houses' Stock. Emerging Issues and Perspectives for Policy and Design.

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Individual houses built between the end of the Second World War and the Seventies comprise 36% of Italian residential buildings. They are mainly concentrated in the "intermediate" part of the country, consisting of small and medium-sized cities, villages, and widespread urbanisations. Rather than single-family homes in the strict sense, these buildings are "family houses" closely linked to the owning families and their lives: self-promoted construction, continuous adaptation to meet inhabitants' changing needs, cohabitation between different family nuclei within extended families, and transmission between generations. Today, this residential stock is confronted with obsolescence, a rise in maintenance costs, declining market values, and demographic and social change that radically redefine its prospects for use.

In the last twenty years, policies have addressed this stock through two main ways: at the national level, tax incentives and volumetric bonuses to foster the redevelopment and improvement of energy performance; at the municipal level, within the urban plans, the possibility of demolition and reconstruction with an increase in volume.

The paper focuses on some critical outcomes of these intervention methods. It proposes a perspective of integrating building policies and urban planning to combine the adaptation of the stock to new needs with greater attention to the context and urban quality.

This paper is expected to be presented within the Panel discussion entitled "Retrofitting the Single-Family Housing Stock in Europe — Policies, Experiments, and Future Directions."

Retrofitting Europe's Single-Family Housing: Policies, Innovations, and Future Prospects

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This proposal outlines a collaborative workshop to be hosted by the Working Group *Towards Sustainable Communities and Housing*, focusing on a critical yet often overlooked challenge in architectural and urban research: retrofitting extensive suburban and urbanized areas dominated by single-family houses. While these dispersed housing patterns are deeply rooted in European architectural traditions, urbanization processes, and cultural habits, today's socio-economic landscape demands a fundamental reassessment of this vast housing stock. Key drivers of this transformation include demographic shifts, evolving housing preferences, social change, and the growing appeal of cities as hubs for work and productivity. Addressing this urgency, the workshop explores two key questions: What policies exist across European countries to support the transformation of single-family housing? And what experimental approaches—whether in planning tools, pilot projects, or design experiments—are emerging to tackle this challenge? The workshop brings together original contributions by scholars from Germany, Belgium, Italy, Switzerland, Spain, Denmark and France (to be confirmed), where the future of single-family housing is a particularly pressing issue. The workshop aims to map ongoing debates through comparative discussions and case studies, identify shared challenges, and establish the foundation for a collaborative research network. By engaging researchers, policymakers, and practitioners, the workshop seeks to advance a deeper understanding of how suburban housing can today be adapted to contemporary needs sustainably and inclusively. Confirmed speakers include Montserrat Pareja Eastaway, Judith Gifreu, Carina Sacher, Hannah Widmer, Jennifer Duyne, Federico Zanfi, Martino Tattara, Julia von Mende, Oswald Devisch and Jesper Ole Jensen.

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