



# Affordable and Social Housing: the role of NPBIs

Cassa Depositi e Prestiti Group

*ELTIA Workshop, 26th January 2021*

Cassa Depositi e Prestiti  
Investing in tomorrow



# CDP Business Model



# What is Social Housing and why it is so relevant in Italy

Over the last years, having access to adequate housing solutions has become difficult for an increasing number of people, even outside the most vulnerable sections of the population

## Housing Emergency



### Public Housing

People in “Absolute poverty”

1.8 mln households (7.0%)

5.0 mln individuals (8.4%)



Public resources

## Housing Difficulties



### Social Housing

People in “Relative poverty”

3.1 mln households (11.8%)

9.0 mln individuals (15.0%)



Public/Private resources

A large number of households show signs of **housing difficulties**:

- about 17% have difficulties paying utility bills, rent or mortgage payments
- about 15% live in homes with damaged structures or inadequate heating
- almost 40% struggles to manage unexpected expenses

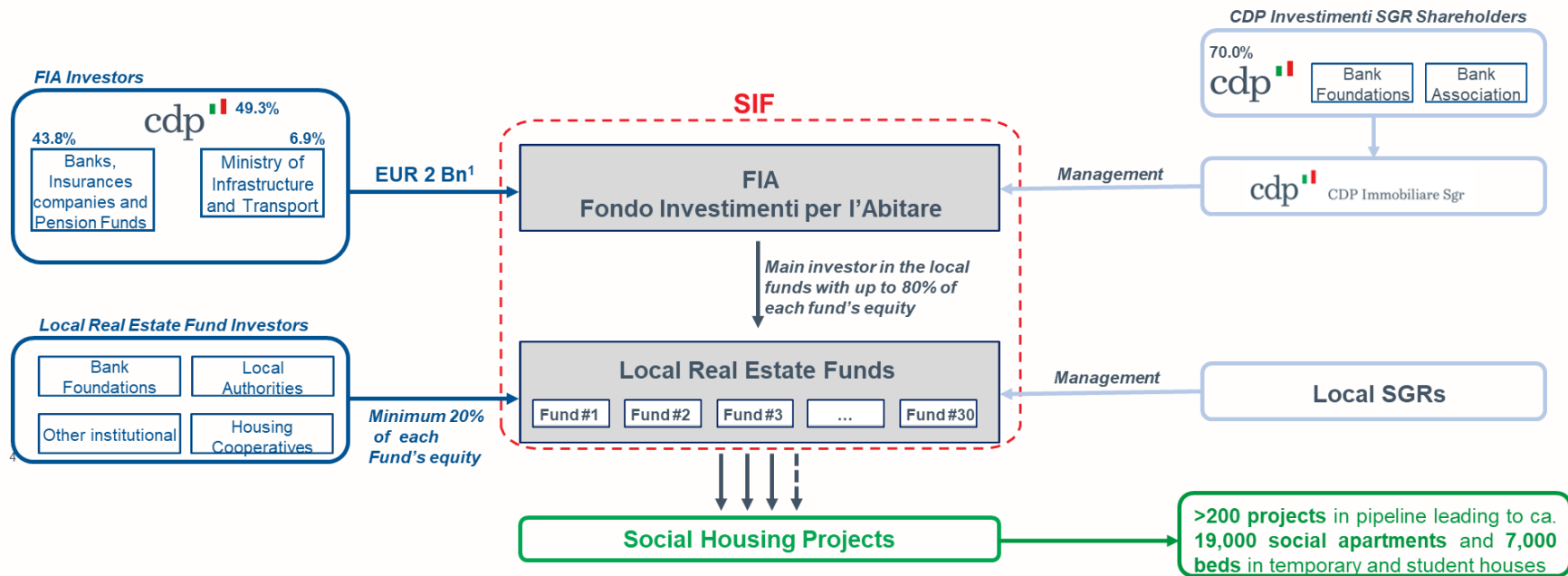
The **most affected categories** are:

- Young people and young couples
- Senior citizens
- Temporary workers
- Single-parent families
- Immigrants

Social Housing helps people in situations of “distress” that do not fall within the poverty brackets required for Public Housing but are unable to find housing at market conditions

# The role of CDP Group in Social Housing

With the aim to support Social Housing, since 2010 the **SIF - Sistema integrato di Fondi Immobiliari** is operative, consisting of a network of local funds financed mainly by a national fund managed by CDP Investimenti SGR SpA (**FIA – Fondo Investimenti per l’Abitare**)



EUR 3 Bn of resources to improve, in support and integration of Public Sector, the housing conditions of Italian households in housing difficulties

# Social/affordable Housing & Student housing

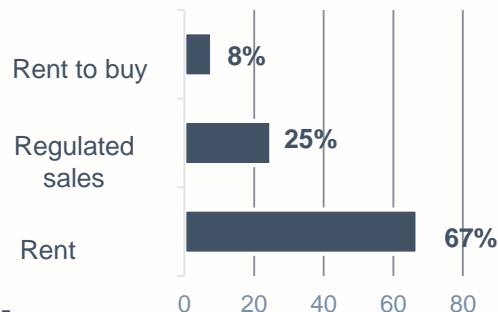
Fondo Investimenti per l'Abitare (FIA)

## FIA Investment scope

More than €3 Bn  
activated since 2010

- €2 Bn directly raised
- €1 Bn raised by over 200 local investors
- 29 local real estate funds
- 9 Asset management companies
- 2.500.000 sqm
- 80% without new land use

## Housing mix offered



- 270 projects in 100 Municipalities
- 20.000 affordable apartments for families
- 8.500 beds in student accommodations





# Some examples of FIA projects



**MILAN**  
**Cascina Merlata**

44.000 sqm  
700 accommodations



**VENICE**  
**Campus Santa Marta**

20.000 sqm  
650 beds



**TURIN**  
**Campus San Paolo**

16.500 sqm  
537 beds



**BARI**  
**Parco Gentile**

19.000 sqm  
224 accommodations

# CDP Social Housing Bond issued in February 2020

The bond is intended **to support the development of social housing projects** and reaffirms CDP's commitment to local development, in line with the strategy outlined in the [2019-2021 Business Plan](#). It reconfirms CDP's intention to expand the forms of funding dedicated to activities with a positive social and environmental impact, **in line with the goals of United Nations 2030 Agenda** (UN SDGs: 1 - Zero poverty and 11 - Sustainable cities community)

Over 270 investors participated in the transaction with demand exceeding 5 billion Euro, more than 6.5 times the final offer of 750 million Euro.

	<b>Tenor 10 years</b>		<b>Nominal amount € 750 mln</b>
	<b>Annual coupon 1.00%</b>		

## Lesson learnt

### PROs

- Social Housing Asset Class now exists
- Best Practices are available
- A «true» ESG investment
- Public / Private partnership
- Multiplicative effect

### CONs

- Quite complex structure
- Best practice are not in place everywhere
- Financing often is not available
- Incubation of players not completed
- Specific solutions need to be found  
(Blending with grants)





THANK YOU

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