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CITTA' DI TORINO



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Social and student housing complex with 400 beds inaugurated today in the former Turin Olympic Village

In the MOI (Wholesale Fruit and Vegetables Market) complex, a residential project promoted by the Fondo FASP to revitalise the Borgo Filadelfia neighbourhood

Turin, 10 May 2023. Inaugurated today in the **seven buildings** of the **former MOI (Wholesale Fruit and Vegetables Market) Olympic Village in Turin** was a **social housing residential complex** with about **400 beds**, mainly aimed at temporary housing at discounted rates for students and young workers and for needy and deserving students from the rankings of the Right to Education.

The initiative, a driving force for urban regeneration in Turin's **Borgo Filadelfia** neighbourhood, is promoted by the Fondo Abitare Sostenibile Piemonte (**FASP**), managed by Investire SGR (**Banca Finnat Group**) with the participation of the **Fondo Investimenti per l'Abitare** managed by **CDP Real Asset SGR (Cassa Depositi e Prestiti Group)**, the **Fondazione Compagnia di San Paolo**, the **Fondazione CRT Sviluppo e Crescita** at the Social & Human Purpose Fund, Sub-fund A, managed by **REAM SGR** – and of the major bank-based foundations in Piedmont. The complex will be managed by **Camplus**, Italy's first co-living provider and university student housing provider, with 11,000 beds, including 2,100 in Turin.

In attendance at the inauguration event were: **Alberto Cirio**, President of the Piedmont Region; **Stefano Lo Russo**, Mayor of Turin; **Giancarlo Scotti**, CEO of CDP Real Asset Sgr and Real Estate Director of CDP Spa; **Francesco Profumo**, President of the Fondazione Compagnia di San Paolo; **Paolo Boleso**, Head of Residential and Social Infrastructure at Investire SGR; **Maurizio Carvelli**, CEO and Founder of Camplus.

Today's inauguration has taken place to follow the conclusion of the **"MOI-Migranti un'Opportunità di Inclusione** ("Migrants for an Opportunity of Inclusion") **Project"**, promoted by the Municipality of Turin, the Piedmont Region, the Prefecture of Turin, the Diocese of Turin, the Metropolitan City of Turin and the Fondazione Compagnia di San Paolo, which has offered opportunities for autonomy in housing and work to over 800 people who used to squat in those spaces, making it possible to start the redevelopment process.

The urban and social redevelopment of the buildings of the former MOI Village will provide its future residents with an **offer of modern and affordable housing**, including a range of personal services in a university city such as Turin that continues to implement many exciting projects thanks to a variety of initiatives.

Many of these initiatives in the Turin area – Orbassano, Ivrea 24, Campus Sanpaolo, Cascina Fossata, Luoghi Comuni Porta Palazzo, San Salvario, Mari.house and others – have arisen as part of a **social housing system** promoted by **Turin’s foundations of banking origin – Fondazione Compagnia di San Paolo and Fondazione CRT** – and by **FIA (Fondo Investimenti per l’Abitare)**, which is managed by **Gruppo CDP**, its main investor, together with MIT and the leading banking, insurance and social security institutions.

Designing the initiative is the architectural firm **Picco Architetti**, with the construction management handled by **Studio Pession Associato** and the construction itself dealt with by **Cogefa S.p.A.**

Alberto Cirio, President of the Piedmont Region, stated: *“A transformation is underway in this part of the city, for all to see. The Region’s skyscraper, a few minutes from here and now directly connected to Lingotto station, is being populated by workers and we will have completed the move by summer. Alongside will be the new Turin Health and Science Park, to complete the redevelopment and redesign of this part of this city, which is especially significant if you consider that this neighbourhood was once the largest squat in Europe. In this case, the institutions have managed to work together, the administrative solidity and social tradition of Turin have proven their excellence, and we are now restoring this neighbourhood as a redeveloped area to host young people and students, the future of this city”*.

The **Mayor of Turin Stefano Lo Russo** said: *“As a result of the fruitful synergy between the institutions and the decisive contribution of the Piedmont Sustainable Living Fund and the Fondazioni Compagnia di San Paolo and CRT, the City has therefore inaugurated today an important urban regeneration project that returns a valuable residential space and contributes to its strengthening as a university city. In an area undergoing a massive transformation, an acceleration will be possible at the Health, Research and Innovation Park. Partly down to the arrival of the government-appointed Commissioner, that transformation will take root even further. It is our goal in this context, by the end of the mandate, to also go ahead with the full restoration of the arches in a manner consistent with this urban vision. As such, we are committed to identifying a design and use consistent with the entire area. Turin is undergoing widespread change and the investments to be provided by European funds and the PNRR in the coming years will make it increasingly dynamic, attractive and international. A city that could be more and more acknowledged for its ability to attract university students, offering experiences of study, residence, work and integration into the economic and social system of the city for those coming from outside and for those who already live here”*.

“Today, we’re celebrating a positive new example of public/private institutional collaboration, as a result of which it has been possible to transform a situation of social emergency into an opportunity for urban regeneration of a symbolic area for Turin, creating social infrastructures in the face of the housing needs of the new generations, while stimulating a process of social integration for the former squatters, thanks to the initiative of the institutions and operators in the local area”, noted **Giancarlo Scotti, CEO of CDP Real Asset Sgr and Real Estate Director at CDP Spa**. *“Housing infrastructure is one of the priority objectives of the CDP Group, which has already invested in Piedmont in three social housing platforms, involving the construction of 1,400 social housing units and 1,800 beds in university and temporary residences. The Social Housing Fund System, managed by CDP Real Asset, aims to promote interventions characterised by high social impact in the local area, focused on the “3 Ss” of sustainable living: social, student and senior housing”*.

“The MOI buildings, the largest such complex in Europe, began to be used as a squat in 2013. In 2017, when we launched the interinstitutional MOI – Migranti un’Opportunità di Inclusione project, over 1000 people lived in the complex. We intended to address the emergency housing and work circumstances of the squatters, to provide them with pathways for autonomy in their lives and genuine employability, and to make it possible to gradually restore the buildings by looking into possible uses for urban and social redevelopment. From 2017 to 2019, over 800 people were transferred to reception facilities; during the entire project, 533 employment contracts and 753 training and job orientation courses were provided. More than 30 third sector and civil society

bodies collaborated on the project. In 2019, work on the construction site began to repurpose the buildings for social housing, aimed most of all at students and young workers, with a total of 388 beds. These days, the MOI buildings form part of a broader context of redevelopment in the area, returning this neighbourhood in the city to its citizens and to the organisations that work there. Urban and social regeneration shows how an intervention aimed at overcoming a critical situation can transform into opportunities for everyone involved and become a driving force for greater cohesion in the local area”, stated **Francesco Profumo, President of the Fondazione Compagnia di San Paolo.**

“Investire SGR, a leader in social housing for over a decade, has been a forerunner in the design and implementation of student housing. The initiatives implemented by Investire have experienced constant success as a result of their innovative character: in fact, they offer a genuine “residential service”, primarily aimed at students whilst remaining open to a wide range of users, such as young professionals, families in difficulty and single-parent families. This flexible residential provision will offer the option of freedom from the rigid model based on buying the house you live in, for genuine mobility to grasp opportunities for personal and professional growth. These positive elements are further amplified in the case of the MOI project, where the student housing initiative is being implemented as part of an urban regeneration project that has involved the redevelopment of an area in a state of neglect and under illegal occupation. Based on these results, Investire is constantly committed to launching new projects in all settings in the residential market, to combine adequate financial income and the creation of long-term value”, stated **Paolo Boleso, Head of Residential and Social Infrastructure at Investire SGR.**

“We have been here at MOI since 2007, when we started converting the former Olympic Village into student halls of residence in conjunction with the Polytechnic University of Turin. The project was an immediate success for 200 international students and, a few years later, with the expansion to another 200 beds for students awarded scholarships through EDISU. Then, in 2013 the occupation forced us to deal with a complicated coexistence between students and squatters. Now, 10 years later, the complex is seeing the light at the end of the tunnel and its pathway of redevelopment is nearly complete. We are happy and honoured to be here again and to have been able to make an active contribution to the project for 16 years. With the same philosophy as always, we will be able to concretely deploy all resources to promote the sustainable development of this area. Protecting spaces, environments and people. Promoting environmental sustainability, which becomes inclusive and has an impact on society as a result of the structure that is now being restored, and of the staff and students who have a positive effect on the entire surrounding community as it develops”, said **Maurizio Carvelli, CEO of Camplus.**

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CDP Real Asset SGR Spa is an asset management company, 70% of the capital since its establishment has been held by CDP Spa with the remaining 30% in equivalent shares by ACRI and ABI respectively. It manages closed-end alternative investment funds reserved for professional investors in the following four sectors: Social Housing – Fondo Investimenti per l’Abitare (FIA) and Fondo Nazionale dell’Abitare Sociale (FNAS); Urban enhancement and regeneration – Fondo Investimenti per la Valorizzazione e Fondo Sviluppo (FIV); Tourism – Fondo Nazionale del Turismo (FNT); Infrastructure – FoF Infrastrutture.

Investire SGR is one of the leaders in the Italian property market, with about €7 billion of properties under management and a specialised team of professionals with a great deal of experience in the property sector (offices, residential, retail, healthcare, hotels and logistics). Investire offers fund management, asset management, advisory, acquisition and development services and is a partner of Italian and international investors.

The **Camplus** network is the largest housing provider for university students in Italy and offers flexible and differentiated solutions to meet every need: university colleges of merit, halls of residence and apartments

for university students and young professionals or short-term accommodation for tourists, visiting professors and researchers. Camplus was founded in 2007 by the Fondazione CEUR (European University and Research Centre), legally recognised in 1991 by the MUR (Italian Ministry of Universities and Research) with the mission of promoting a formative and educational concept of living, by means of projects, spaces and services. Fondazione Camplus was founded in January 2021, by combining the experience built up by Cooperativa Nuovo Mondo and Fondazione Ceur. It became part of the Camplus family, aimed at promoting social integration, becoming a meeting point and improving people's mobility, whilst offering optimum living conditions during their experience away from home. With its three services – Colleges of Merit, Residences and Apartments – the Camplus network now maintains a presence in 15 Italian cities: Milan, Turin, L'Aquila, Verona, Bologna, Rome, Florence, Ferrara, Palermo, Catania, Parma, Venice, Padua, Cesena, Pavia, and Pamplona and Seville in Spain.

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