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ATLAS

RETHINKING

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RECOMMENDATIONS

**BOOKLET / DESIGN STUDIO  
TRIESTE**

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*Booklet / Design studios*

**1. Context analysis**

**2. Tools and resources**

**3. Fieldwork**

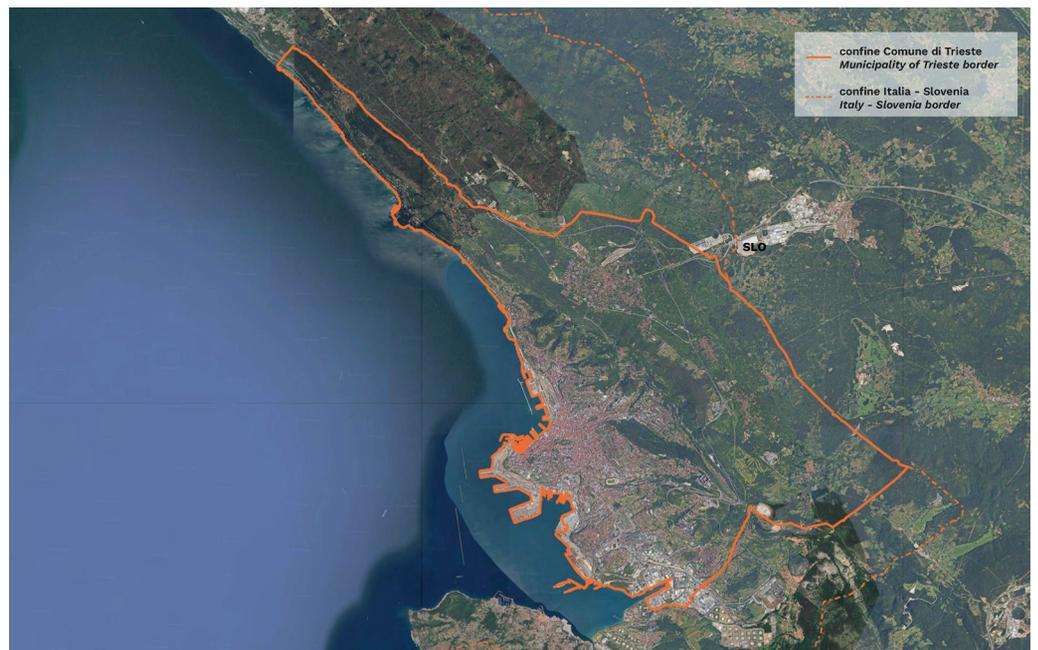
**4. The project site:  
Barriera Vecchia**

**5. References**

# 1. Context analysis

Located on the Italian-Slovenian border, Trieste is a medium-sized city (with a population of just over 200,000 inhabitants today) overlooking the Adriatic Sea. It is the capital of the Autonomous Region of Friuli Venezia Giulia and, thanks to its strategic location, serves as an important hub for trade with the Mediterranean region. Today, the port of Trieste is the busiest in Italy in terms of goods traffic. Trieste is also an attractive city for the tertiary sector, due to the presence of a rapidly growing university and internationally recognized scientific institutions. In addition, its urban features and numerous points of interest make it an increasingly popular tourist destination.

The city's territory is diverse in terms of settlement, demographic trends, and characteristics of the population. Administratively, the municipality is divided into seven districts, which serve as participatory and decentralized institutions, established to encourage citizen involvement. The population density varies significantly across the districts, ranging from a maximum of 15,000 inhabitants/km<sup>2</sup> in District 5 to less than 300 in District 2, with a municipal average is 2,363 inhabitants/km<sup>2</sup> (source: Osservatorio RUPA - Rigenerazione Urbana e Politiche Abitative del Comune di Trieste - [rupa.comune.trieste.it](http://rupa.comune.trieste.it)).



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## 1. Context analysis

In Trieste the social, demographic, and economic trends and challenges are similar to other urban areas in Italy and Europe.

The city's demographic structure is going through a significant long-term population decline (-3.8% from 2011 to 2023; source: Observatory RUPA) and an aging rate above the national average (aging index: 271.7 for the Municipality of Trieste; 199.8 for the national average; sources: Municipality of Trieste; ISTAT, 2024). Recently, the intensification of migration flows along the Balkan route has led to an increase in the number of foreign people "in transit." Additionally, the significant number of students and researchers living independently adds to the growing influx of tourists. Regarding the housing supply, the proportion of vacant public and private housing is high (103,435 units occupied out of 125,422 registered units in 2021; source: ISTAT, 2021). The large stock of subsidized public housing in the city is mostly outdated (approximately 47% is more than 50 years old; source: ATER Social Report, 2021), with significant issues related to energy efficiency, spatial adequacy, and architectural barriers. As far as the housing demand is concerned, there are many unsatisfied requests on the Territorial Agency for Housing of Trieste (ATER) waiting list, estimated at nearly 3,000. At the same time, the costs of rents on the market are becoming increasingly prohibitive (+22.9% in rent prices from 2016 to 2022; source: RUPA Observatory), due to tourism-driven processes and a significant shift in housing supply towards short-term rentals. This is further compounded by rising living costs, which reduce purchasing power and impact housing autonomy for an increasing number of people.

# 1. Context analysis



Aging. Migration flows. Public housing stock. Increasing tourist presence.  
Source: triesteprima.it

## 2. Tools and resources

### *Regulatory framework*

The regulatory framework at the regional level is primarily defined by the Regional Law 1/2016 (Organic Reform of Housing Policies and Reorganization of the ATER), which aims to organize housing policies in Friuli Venezia Giulia by integrating public measures with the initiatives of local actors involved in the housing sector. The law recognizes the primary value of the right to housing as a fundamental factor of inclusion, social cohesion, and quality of life, and encourages the promotion of various forms of intervention (renting, ownership, subsidized, regulated, and assisted housing). However, the operational tools designed to achieve these objectives have not been fully implemented. In particular, in Trieste, the local multi-stakeholder table aimed at co-designing innovative housing interventions, as outlined in LR 1/2016, has been activated intermittently, missing the opportunity to create a steering committee for residential housing. The law is currently under revision to reinforce ATER's coordinating role, currently held by the municipality, and to expand housing supply and improve rental support, with a focus on pathways to stable housing through employment and economic autonomy (Friuli Venezia Giulia Region, 2024).

At the local level, the regulatory framework consists of a variety of tools and operational procedures, including: the allocation of emergency housing and housing under Regional Law 15/2004, the provision of financial aid, and rental subsidies. Furthermore, since 2024, there has been an agreement between the Municipality (promoted by the Social Services and Policies Area of the Municipality of Trieste) and third-sector organizations for the co-design of pathways supporting housing autonomy for households in conditions of high marginalization. Among the various methods adopted, experiments based on the Housing First and Housing Led approaches have been planned.

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## 2. Tools and resources

### *Urban Planning Tools*

The main tool for land management is the [Piano Regolatore Generale del Comune di Trieste \(PRGC\)](#) by the Municipality of Trieste, in force since May 5, 2016.

The PRGC consists of:

- the “wide-area plan”, which serves as the interpretative and programmatic background at the territorial level for the decisions made in the “structural plan”; it includes an analysis of the physical characteristics of the area and identifies ongoing and planned projects;
- the “structural plan”, which outlines the strategic framework to follow in the long term;
- the “operational plan”, which includes actions to be carried out in the medium term, in accordance with the strategies of the “structural plan”.

The PRGC is currently being aligned with the existing Regional Landscape Plan (PPR), approved by the Friuli Venezia Giulia Region in 2018.

In addition to the urban planning tools, there is the previously mentioned Observatory on Urban Regeneration and Housing Policies (RUPA), established by the Municipality of Trieste and presented in June 2024. This is an informative tool for understanding the territory, essential for planning and designing interventions and policies at the municipal level.

## 2. Tools and resources

### *Actors and Projects*

In an attempt to provide answers to an increasingly pressing and complex housing demand, a diverse network of local public actors and third-sector organizations has launched a series of projects and experiments in the field of housing over the years. However, these experiences, analysed in close dialogue with local stakeholders during the early stages of the research, remain isolated, as the involved actors struggle to form networks due to the lack of structured, publicly managed housing policies. Despite their fragmentation, these projects represent a good starting point for reflecting on new perspectives based on the identified potentials and challenges. The projects mapped during the initial phase of the research are of various types and range from: housing welfare programs; social cohabitations; assisted self-recovery and self-maintenance practices; Housing First experiences; solidarity agencies for rent support.



## 2. Tools and resources

### Habitat Microareas Program

The Habitat-Microareas program, active since 1998 in Trieste, is the result of a collaboration between the Local Health Authority (ASUGI), ATER, and the municipalities of Trieste and Muggia. The project promotes a 'neighborhood welfare' approach through a territorialized system of socio-health services in neighborhoods with subsidized housing. In each neighbourhood there is a 'social concierge' service, initially designed as a reference point for services, a helpdesk for maintenance requests, and a hub for community activities. However, over the years the role of the social concierge has changed, becoming mainly a center for basic healthcare support. The program has become part of the vision of many local actors, offering inspiration for designing integrated solutions for housing and services.

### Self-Maintenance and Self-Recovery

For several years, ATER in Trieste has offered tenants the opportunity to carry out small self-maintenance interventions in exchange for a reduced rent. This solution has proven effective for vacant units that require minor repairs.

In cases where units or buildings need more significant interventions, the procedures for potential self-recovery are more complex, as demonstrated by the pilot project initiated in a municipal building managed by ATER (2014-2016), which was later dismissed. The main challenge was the difficulty in accessing the necessary funding to cover the renovation costs for the future tenants, as the funds allocated for the project proved insufficient. Introducing an intermediary entity as a guarantor could help overcome these obstacles.

### Housing First

Thanks to a call for proposals - issued by the Social Services of the Municipality - for an integrated system to accommodate people experiencing homelessness, several experimentations based on the Housing First (HF) model were launched starting in 2023. The project is managed by three key stakeholders: Caritas Trieste, the Lybra social cooperative, and the Comunità di San Martino al Campo organization. The main obstacle to implementing this policy is the lack of available housing units.

## 2. Tools and resources

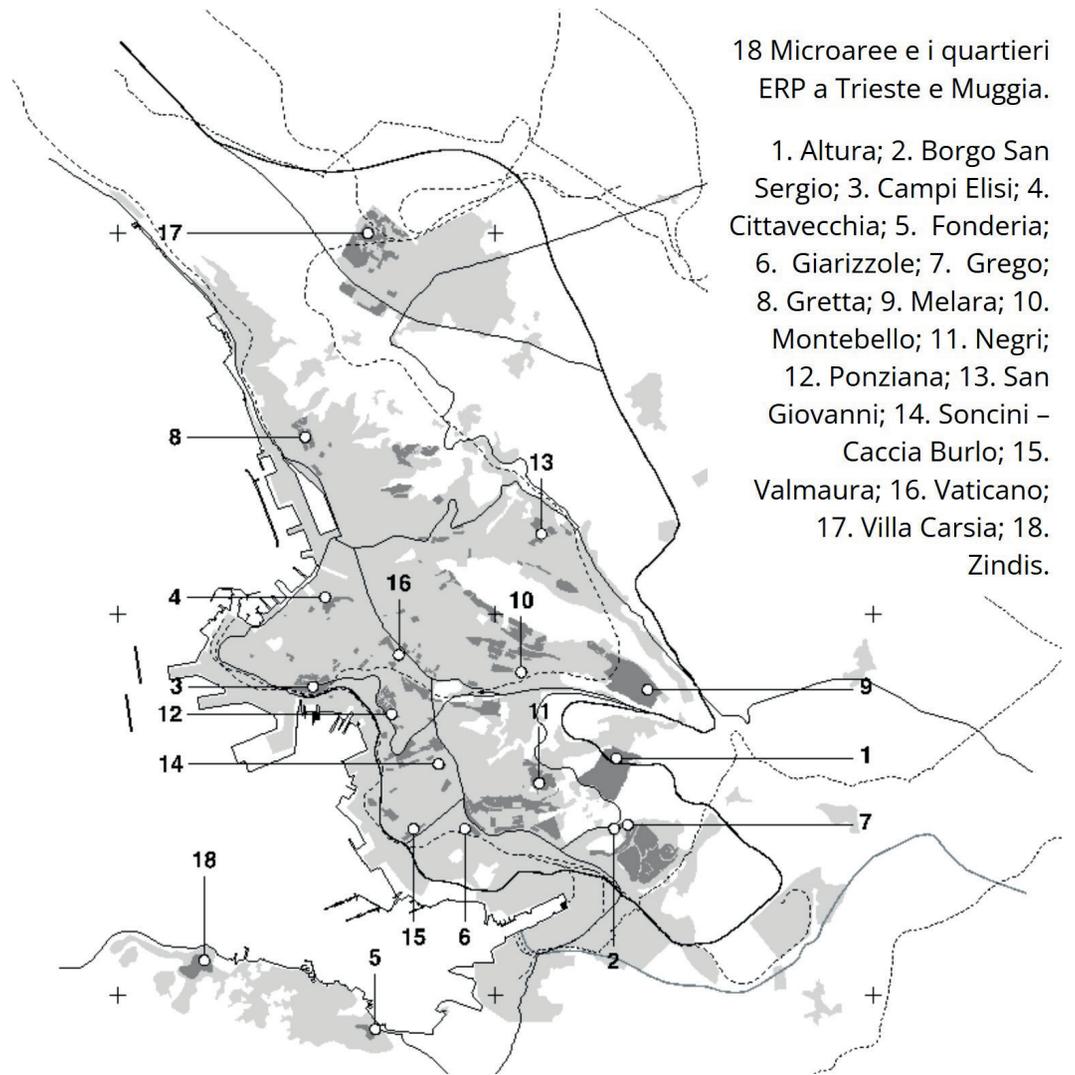
### **Solidarity Agency for Renting**

The Agency was launched in 2009, promoted by the Municipality of Trieste with the management of ATER and the involvement of many stakeholders in the housing sector. Its goal is to support social rent for private housing, offering guarantees and benefits to private landlords. This tool, which could play a key role in reintegrating the large number of vacant public and private housing units, has faced several challenges in its implementation: the financial support was too limited to cover rent reductions, potential damages, and arrears; the management process for partners is resource-intensive; and private landlords generally prefer to turn to the short-term rental market.

### **Solidarity Co-housing**

In Trieste, various experiments in solidarity cohabitation have been implemented, offering different solutions in terms of spatial arrangements, urban contexts, target groups, promoters, funding, and services (e.g., social housing, solidarity co-housing, assisted housing for the elderly and people with disabilities, cohabitation for mothers with children). These housing solutions offer more flexibility compared to public housing, as they can accommodate different groups with specific needs. They also enable the creation of partially self-managed communities that strengthen the autonomy of individuals and families, especially when transitioning from emergency situations. The main challenges include the common difficulty in creating a social mix due to the lack of an adequate number of available housing units and suitable social and real estate management. Additionally, social housing interventions have proven ineffective due to excessively high rents.

## 2. Tools and resources



Project Microaree Trieste. Common space in solidarity co-housing "Manzoni 8".  
Project "Ad Arte" (Source: Kallipolis). Social Housing ex Sadoch (Source: [www.archest.it](http://www.archest.it)).

### **3. Fieldwork**

In order to foster reflections tailored to the context and the specific needs of the communities, the research group adopted an approach of listening and dialogue with local stakeholders, expanding the group of interlocutors compared to the initial phase.

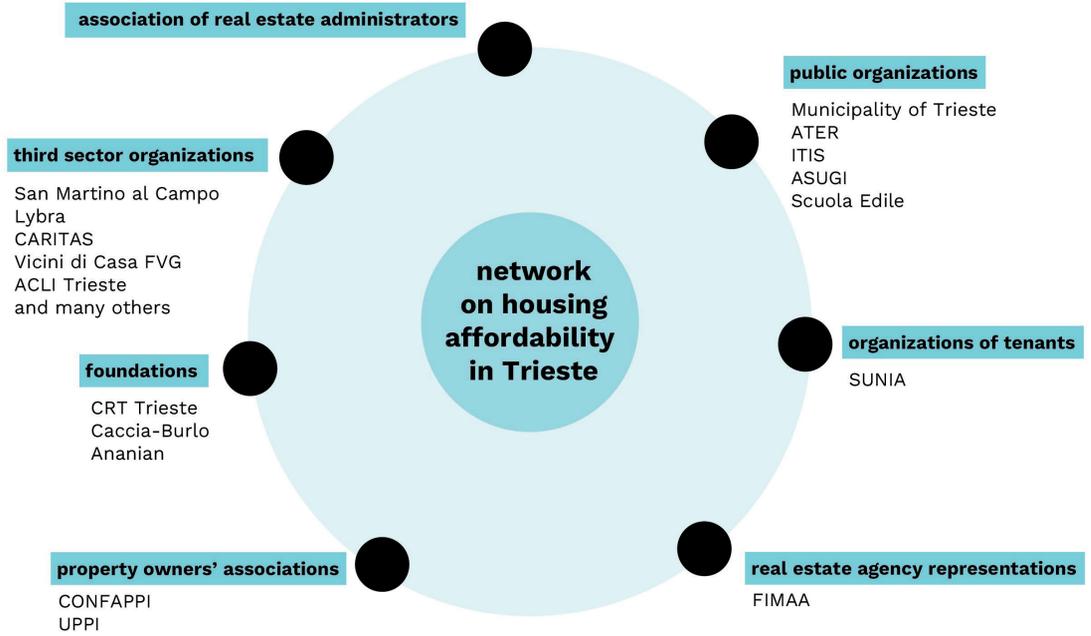
At the same time, the research activities were continuously discussed with four key actors particularly active in the housing field, with whom a formal collaboration agreement was signed in 2024: Caritas Trieste, the Lybra social cooperative, the volunteer organization Comunità di San Martino al Campo, and the Public Agency for Social Services (ITIS).

Dialogue with local actors allowed to identify an area in the “inner periphery” of Trieste, the historic neighbourhood of “Barriera Vecchia”, as a key site for experimenting with new approaches and solutions for affordable housing.

At the same time, looking at new approaches such as Housing First provided important insights for working holistically and focusing on the prevention of homelessness.

Through this process, the key issues related to affordable housing in the city were identified, the needs were analyzed, and the resources within the project area were mapped.

### 3. Fieldwork



Stakeholders network. Municipality of Trieste and project site: Barriera Vecchia.

### **3. Fieldwork**

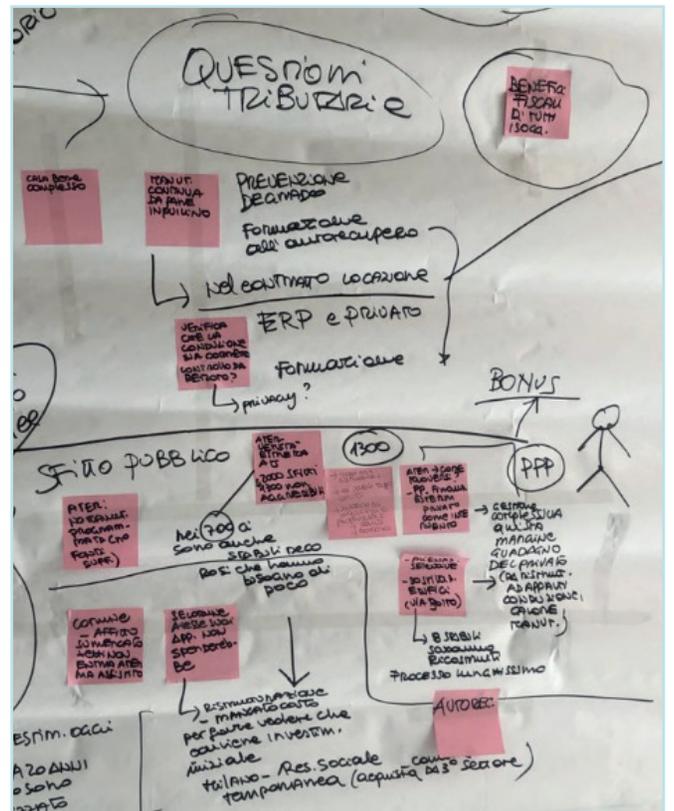
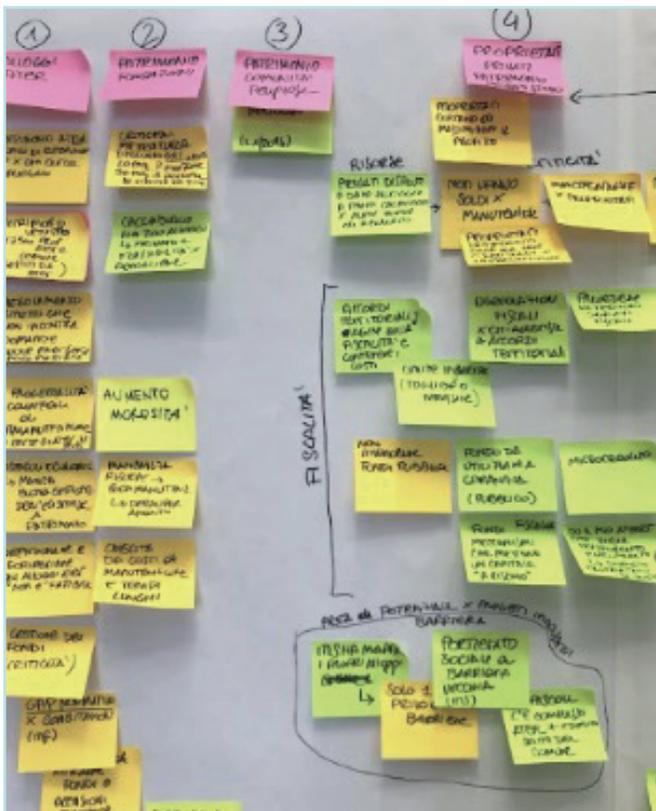
In particular, stakeholders were involved through different methods and operational tools:

- two round tables on affordable housing in Trieste;
- ongoing dialogue with key stakeholders;
- in-depth interviews on specific key issues that emerged during the fieldwork;
- activation of local collaboration networks also on other ongoing projects.

During the first table organized in April 2024, the actors discussed some crucial issues: which real estate assets (both public and private) can be made available to enhance the supply of rental housing at social and very social rents? What are the obstacles to making this happen, and what conditions and tools can be implemented to overcome them? What real estate and social management processes and procedures can ensure the economic sustainability of innovative and unconventional projects and policies? The need for a stable place for discussion on accessible housing in Trieste was clearly expressed by all participants.

The second table took place in June 2024, with the goal of continuing the dialogue by delving into the specific issues that emerged during the first meeting. The participants were divided into three thematic tables, and began the discussion with some triggering questions: which assets can be made available to meet the demand for affordable rental housing? With what resources and incentives? What are the spatial characteristics of the available assets? How can they be adapted to the growing demand for flexibility and mixed functionality? What spaces and services should be activated at the building and neighborhood scale? How can forms of integrated management be activated? With which tools? How can the economic sustainability of projects and social support for the most vulnerable individuals be guaranteed?

### 3. Fieldwork



Round table at Urban Center (Trieste).

### 3. Fieldwork

The steps were crucial in defining some working perspectives.

#### ***Versatility of time and space***

An increasingly changing and diverse housing demand calls for a rethinking of spatial solutions and traditional projects, through the development of personalized and versatile housing policies, both in terms of time (duration of the lease) and space (layout of housing units and common areas).

#### ***Personalized pathways and proximity operators***

The integration of housing and services through a careful and personalized social, economic, and community management approach enables the promotion of housing autonomy. This is achieved through person-centered projects, combined with a range of services for support, well-being, and community integration. This strategy may also include new employment opportunities for tenants, for example, through the promotion of self-rehabilitation processes for housing units and self-management of social and economic activities (e.g., hospitality and catering services).

#### ***From solidarity housing to a solidarity neighborhood***

Working at the neighborhood scale allows for the concept of ‘all round affordability’, addressing its economic, social, and spatial dimensions. This approach enables the creation of a social mix, whether within a single building or by connecting multiple nearby buildings, while also organizing community-building activities. It combines a wide range of material and immaterial resources and manages various facilities and structures essential for implementing complex, versatile, and personalized housing models. These solutions can also be adapted and replicated in other urban contexts using an incremental approach.

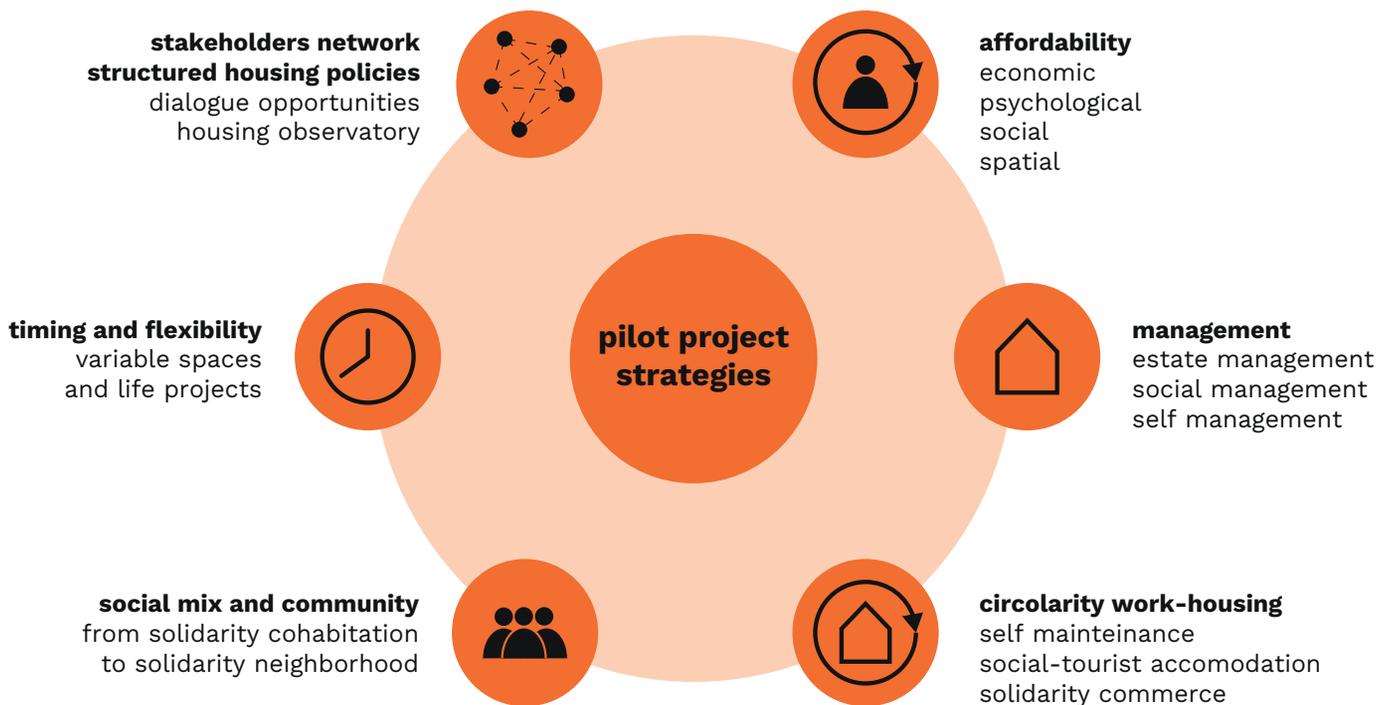
### 3. Fieldwork

#### ***Public assets as a driver in regeneration processes and an integrated housing and services system***

The enhancement of public assets, conceived as a network of underutilized or vacant buildings, public spaces, and services, acts as a driving force for creating more complex housing projects, that integrate housing, services, and employment.

#### ***Vacant properties as a resource***

Providing fiscal incentives and guarantees to private property owners to adapt and rent out their properties is crucial for promoting rental housing for social purposes, rather than the short-term rental market. In this context, solidarity rental agencies and third-sector intermediaries can play a key role.

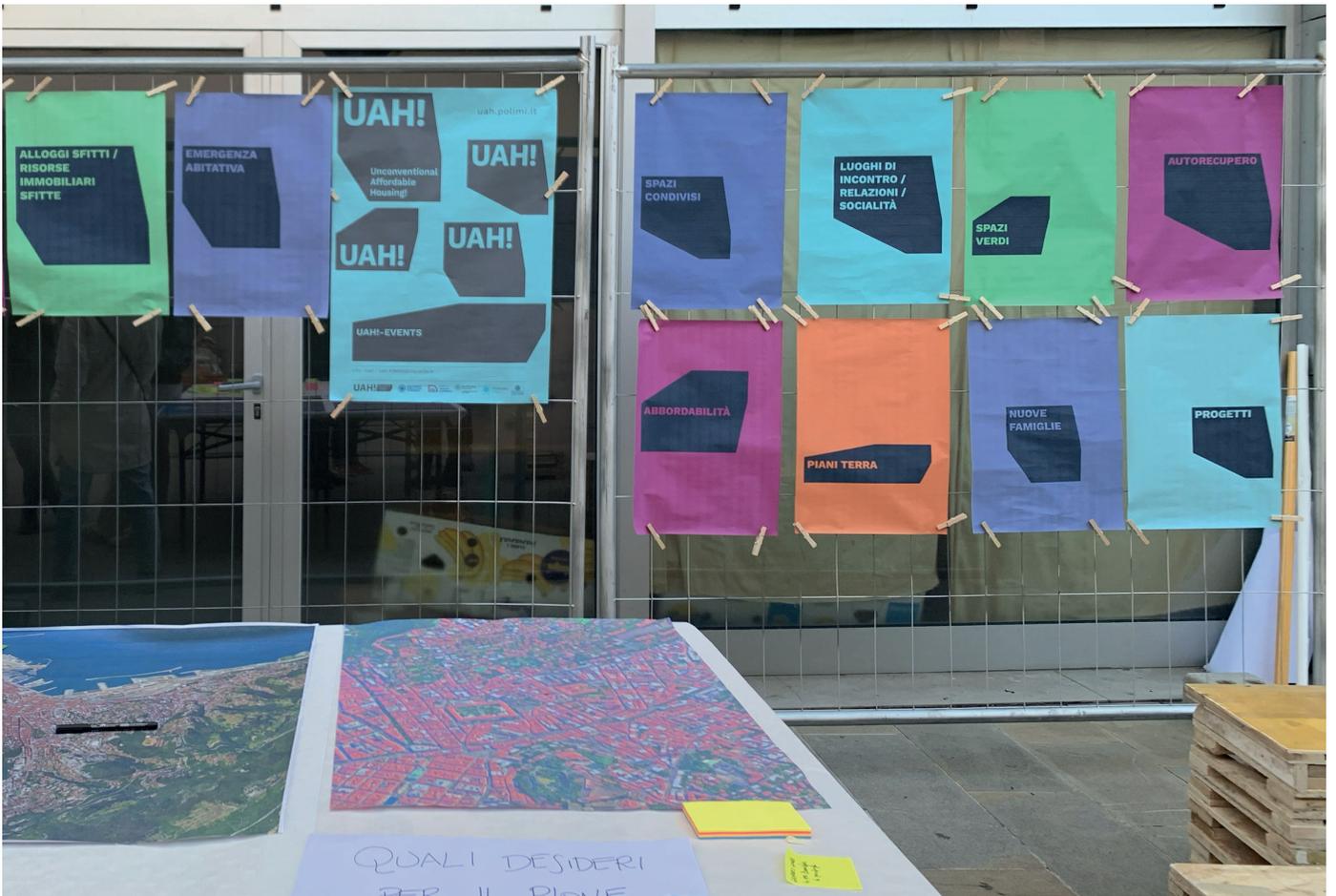


### **3. Fieldwork**

Parallel to the fieldwork carried out at the urban level, activities in the research area were carried out, intersecting with the Interreg Italy-Slovenia Crosscare 2.0 project, in which ITIS is a partner. The project aims to strengthen the territorial network of local actors for the care of elderly people and included a series of meetings focused on sharing a “community agreement” signed by various entities, including the Department of Engineering and Architecture of the University of Trieste.

The participation of the research group in these meetings was significant both to strengthen the work done in the neighborhood with stakeholders and to broaden the knowledge framework of the area, thanks to a shared mapping process with the participants. The needs, risks, and resources related to the neighborhood were mapped.

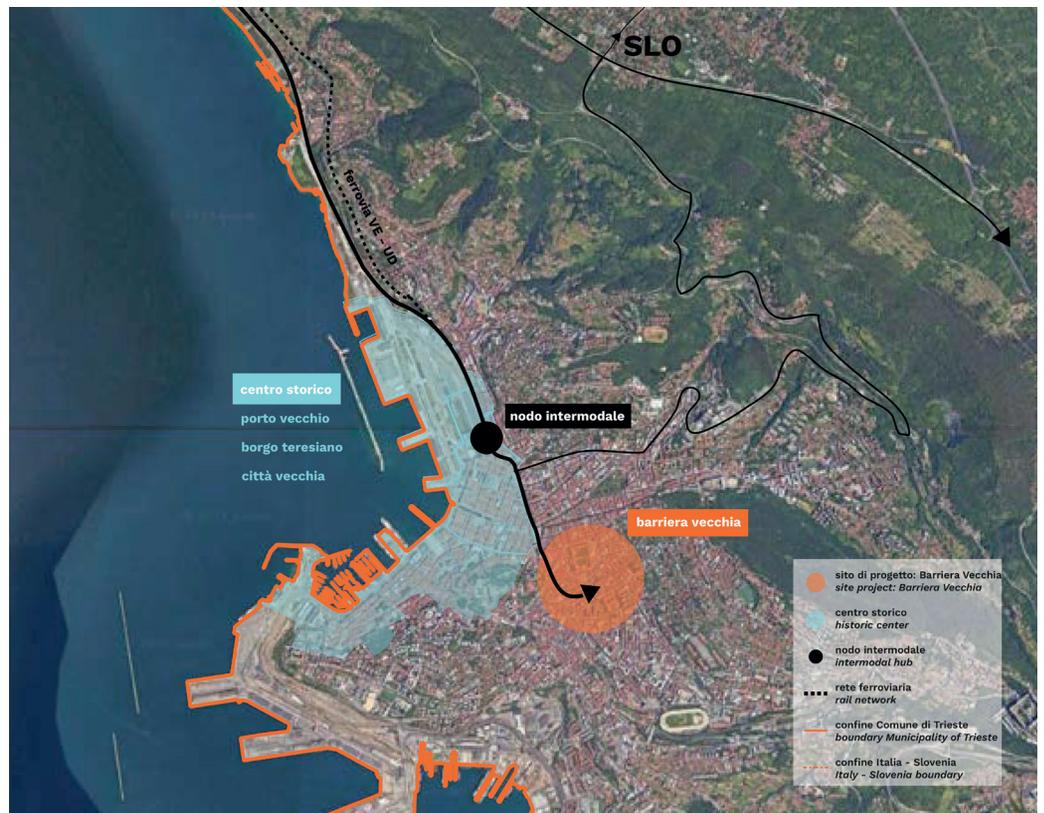
An additional opportunity for interaction came through by the event “Viviamo il Quartiere. Festa della comunità in Largo Niccolini,” organized to strengthen the local network and offer a gathering opportunity for people living in the neighborhood. The initiative was an opportunity to think about how to redesign and reinterpret public spaces in the Barriera Vecchia district, imagining a temporary transformation of Largo Niccolini, one of the few open public spaces in the neighborhood, currently underutilized but with great potential. Specifically, the research group engaged participants in a workshop designed to explore future perspectives for the area. The the workshop’s goal was to gather contributions from residents and organizations who interact with the neighborhood daily, in order to create a perceptual mapping, which is crucial for further outlining the knowledge and needs of the local context.



Images of activities carried out in Largo Niccolini.

# 4. Project site: Barriera Vecchia

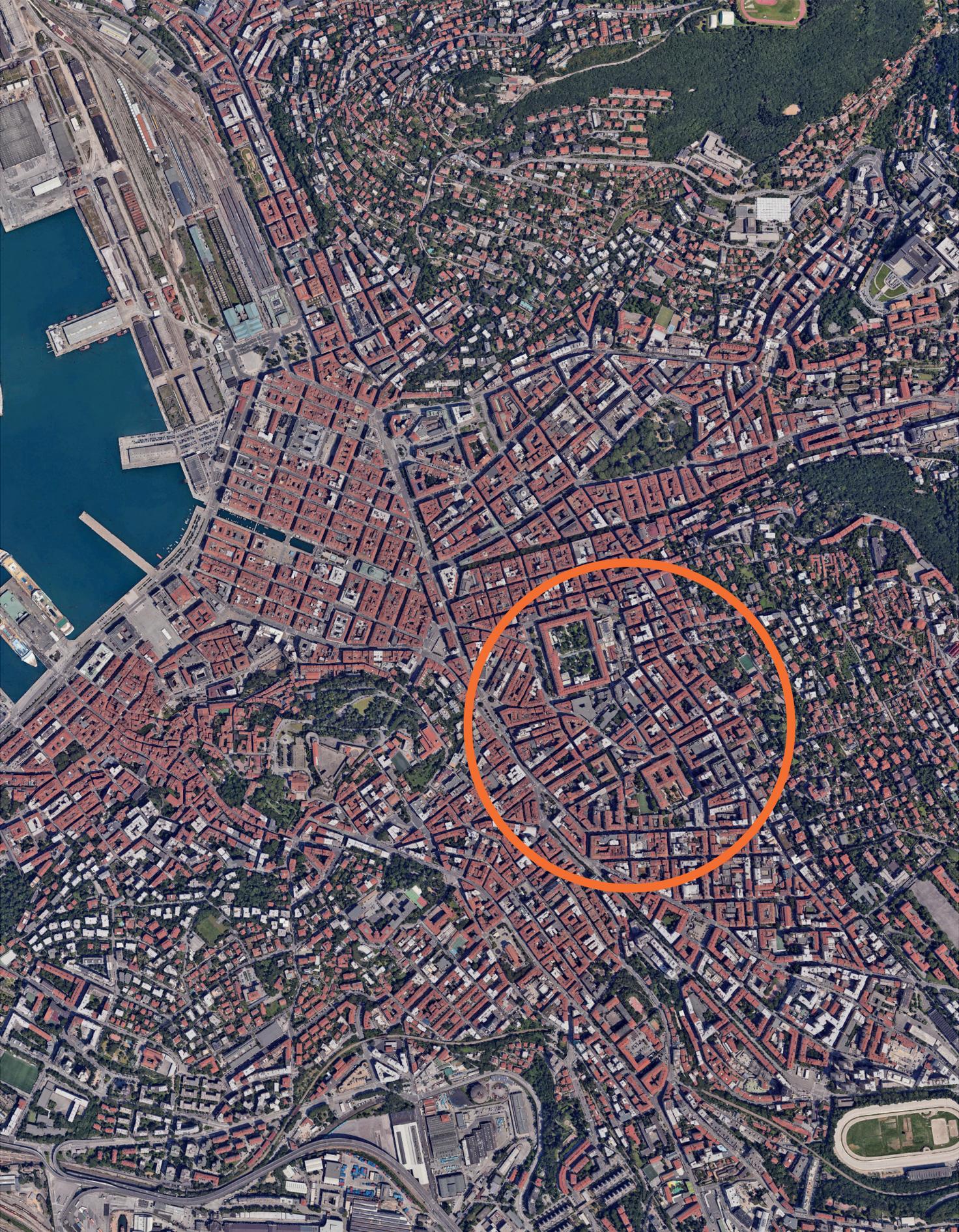
Barriera Vecchia is part of the Fifth District, the most populous and densely populated area of the city (with a density exceeding 15,000 inhabitants/km<sup>2</sup>, compared to a municipal average of 2,363 inhabitants/km<sup>2</sup>; source: RUPA Observatory). Since 2021, the population has been growing, despite a negative variation over the long term (2011-2023). The area is characterized by a prevalence of small family units (55.7% of households are single-person, compared to a municipal average of 50.5%; source: RUPA Observatory), and by a significant presence of people with a migratory background (the foreign population represents one-quarter of the district's population and 42.7% of the total foreign population in the municipality; source: RUPA Observatory). The area is mainly attractive to foreign and young people (ages 20-35), where the non-native population approaches 50% (compared to the municipal average of 41.4%; source: RUPA Observatory). Moreover, the percentage of low-income residents is among the highest in the city. Situations of isolation, loneliness, and marginality are common, and the presence of a recent social mix creates integration problems and conflicts among residents.



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**4. Project site:  
Barriera Vecchia**

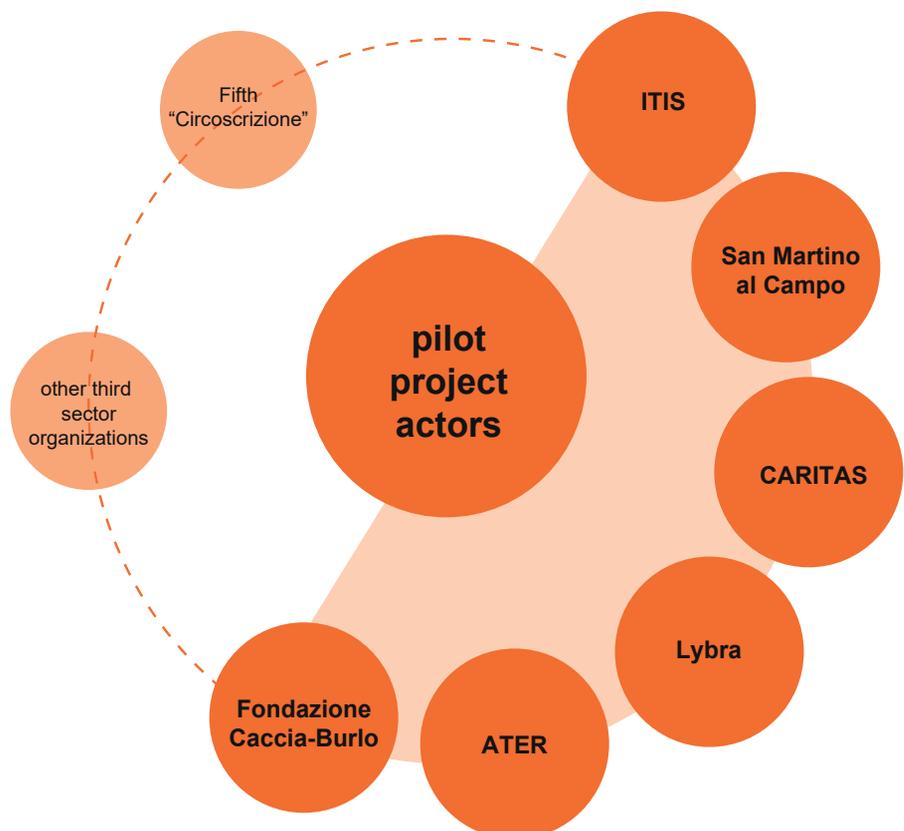


#### 4. Project site: Barriera Vecchia

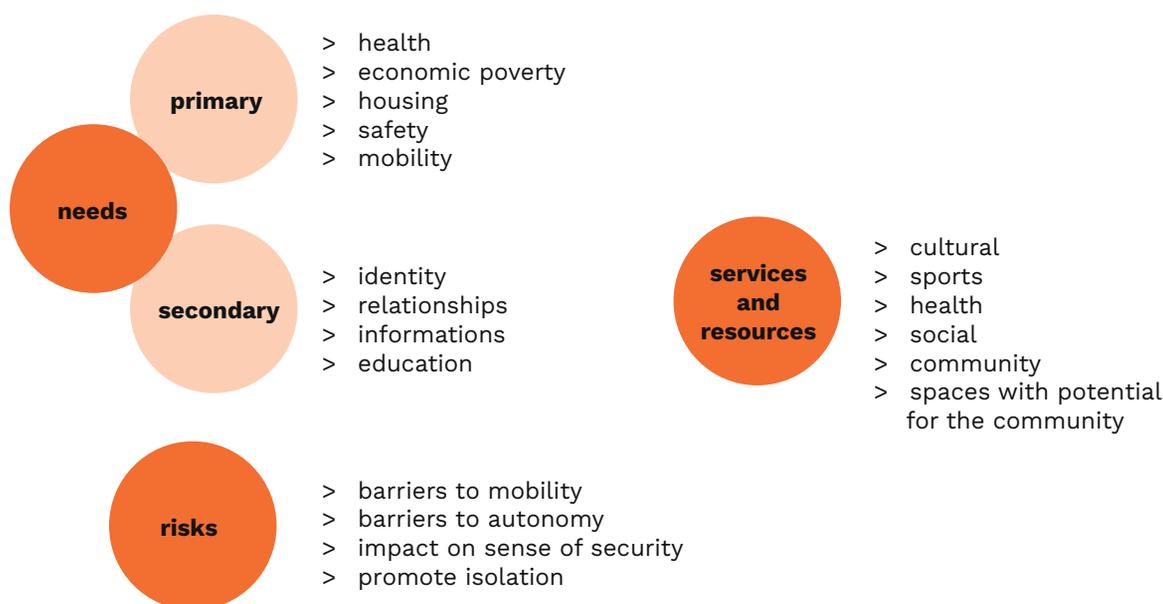
Overall, the area is well-served and connected to the historic center by public transport and urban infrastructure; the network of existing pathways and public spaces forms a potentially good foundation for supporting pedestrian mobility.

The neighborhood is rich in both material and immaterial resources: various forms of cohabitation, vacant public and private buildings, underutilized open spaces, diverse commercial activities and services, socio-health and cultural services, and, in particular, a network of public and third-sector actors ready to collaborate and share resources, skills, and experiences in the areas of “social and very social” rental housing. Among these, a ‘social consierge’ service acts as a point of reference and listening for the neighborhood, serving as a space capable of collecting proposals, projects, and organizing community-oriented events.

The mapping of areas, services, and resources was carried out through fieldwork and interactions with stakeholders and the local community.



## 4. Project site: Barriera Vecchia



### Participatory mapping of needs and risks elaborated by local actors within the Crosscare 2.0 project (source: report of the participatory process conducted by Sinodé s.r.l.)

#### Primary Needs:

**HEALTH:** The need to maintain a well-being, adopt healthy lifestyles, and counteract premature aging (e.g., nutrition, exercise...).

**ECONOMIC POVERTY:** The need to satisfy one's basic needs (e.g., food, bill payments, medical expenses).

**HOUSING:** The need to live in accessible spaces that prevent involuntary isolation.

**SECURITY:** The need to feel safe from potential threats (crime, acts of violence).

**MOBILITY:** The need to move around the territory autonomously and the necessity to remove barriers that limit access to public spaces.

#### Secondary Needs:

**IDENTITY:** The need to feel part of a community, and to recognize a territory as one's own. The need to have an active role, to be independent, and not dependent.

**RELATIONSHIP:** The need to interact with others and combat social isolation, particularly the need to connect with individuals from other generations and the need for spaces that can promote socialization.

**EDUCATION:** The need to increase skills that can foster autonomy (e.g., digital literacy).

**INFORMATION:** The need to increase knowledge about opportunities for elderly people.

#### Mapping of Risks in the Context (understood as barriers to meeting the identified needs):

**PRESENCE OF ELEMENTS THAT OBSTRUCT MOBILITY:** architectural barriers, illegal parking, lack of pedestrian crossings, lack of clear signage.

**PRESENCE OF ELEMENTS THAT OBSTRUCT AUTONOMY:** Waste containers located too far from residences.

**PRESENCE OF ELEMENTS THAT UNDERMINE THE SENSE OF SECURITY:** Poor street lighting.

**PRESENCE OF ELEMENTS THAT FAVOR ISOLATION:** Lack of interaction between people from different communities.

#### 4. Project site: Barriera Vecchia

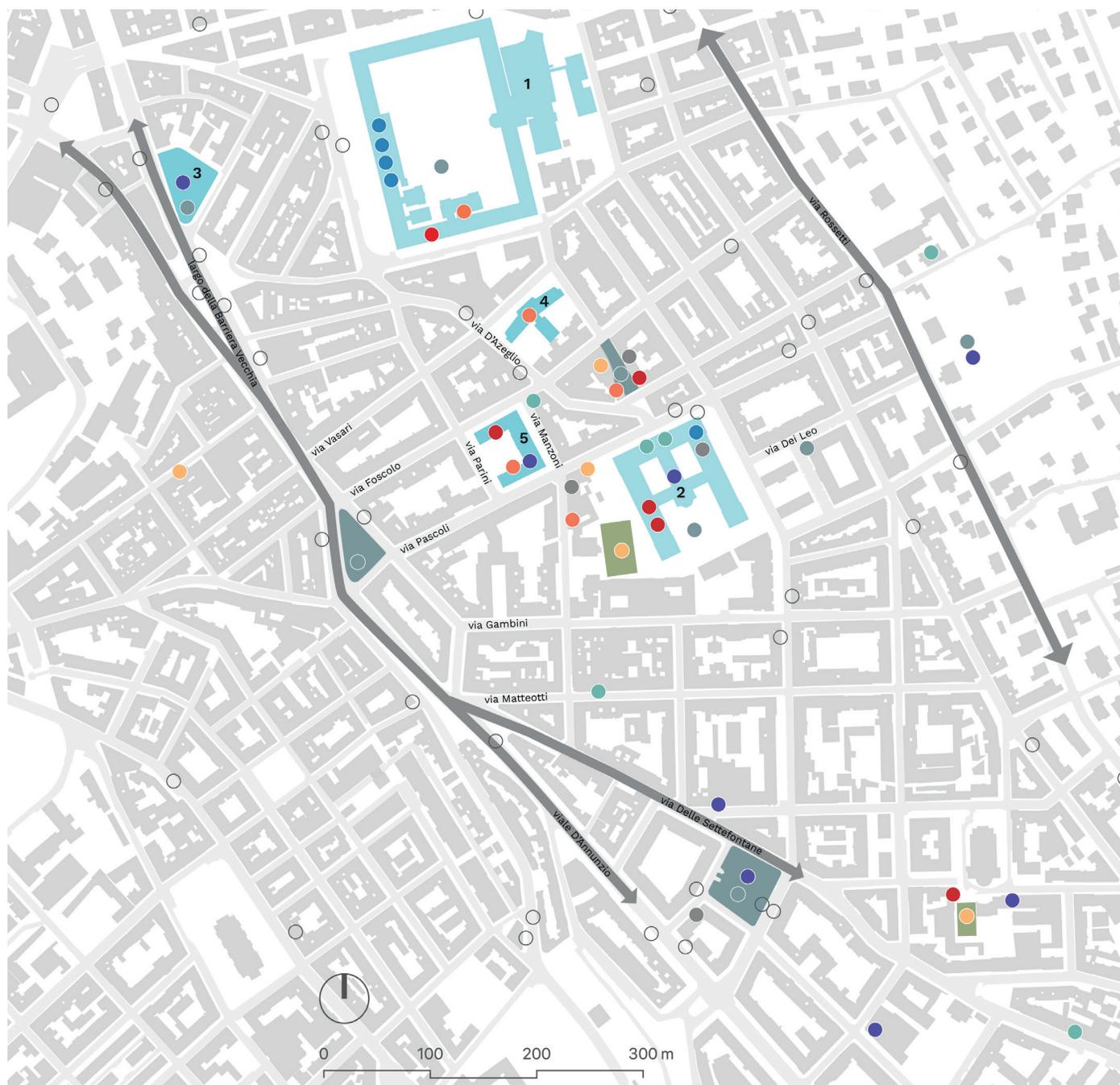


ITIS hosts various socio-health services, residences, and it has several resources to share with the community (garden, sports field, auditorium, canteen, cafeteria).



Main facade of ITIS and a view of Largo Niccolini, one of the open spaces identified as significant for the community.

## 4. Project site: Barriera Vecchia



— main roads

— secondary road system

○ local public transport stops

■ green areas

■ outdoor sport areas

■ main squares

■ main services

- 1 Hospital "Maggiore"
- 2 ITIS (public centre for health services)
- 3 Covered market
- 4 Primary School "Pittoni"
- 5 Secondary School "Savio-Manzoni"

■ other services

- healthcare
- social
- social / housing
- educational
- sports
- recreational and community
- cultural

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#### 4. Project site: Barriera Vecchia



Hospital "Maggiore"



Secondary School "Savio-Manzoni"



Primary School "A. Pittoni"



Solidarity co-housing "Manzoni 8" (ITIS)

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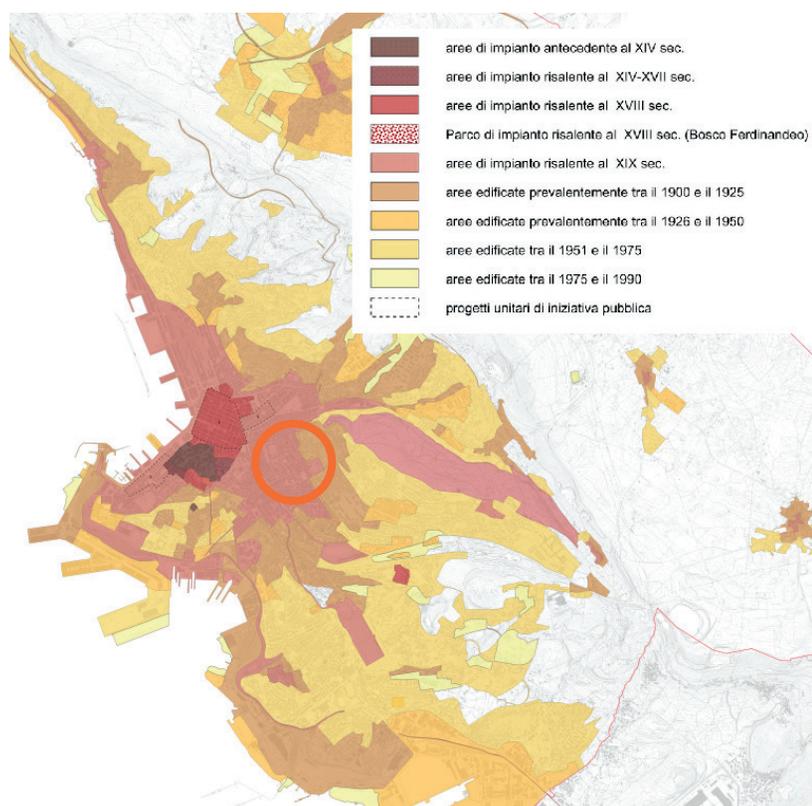
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#### 4. Project site: Barriera Vecchia

The buildings in Barriera Vecchia, mostly historic, feature a wide variety of typologies and are often characterized by accessibility issues due to various architectural barriers, including the absence of elevators. On the ground floors, there are often vacant former commercial spaces, which represent an important resource for rethinking social spaces, together with the network of open public spaces.

Within the project area, four “pilot buildings” have been identified, managed by the local stakeholders involved in the research project, where new spatial solutions can be experimented to explore the emerging themes, towards affordable housing, combining home and services.

 [Click here to access the folder with the digital documentation of the project site.](#)



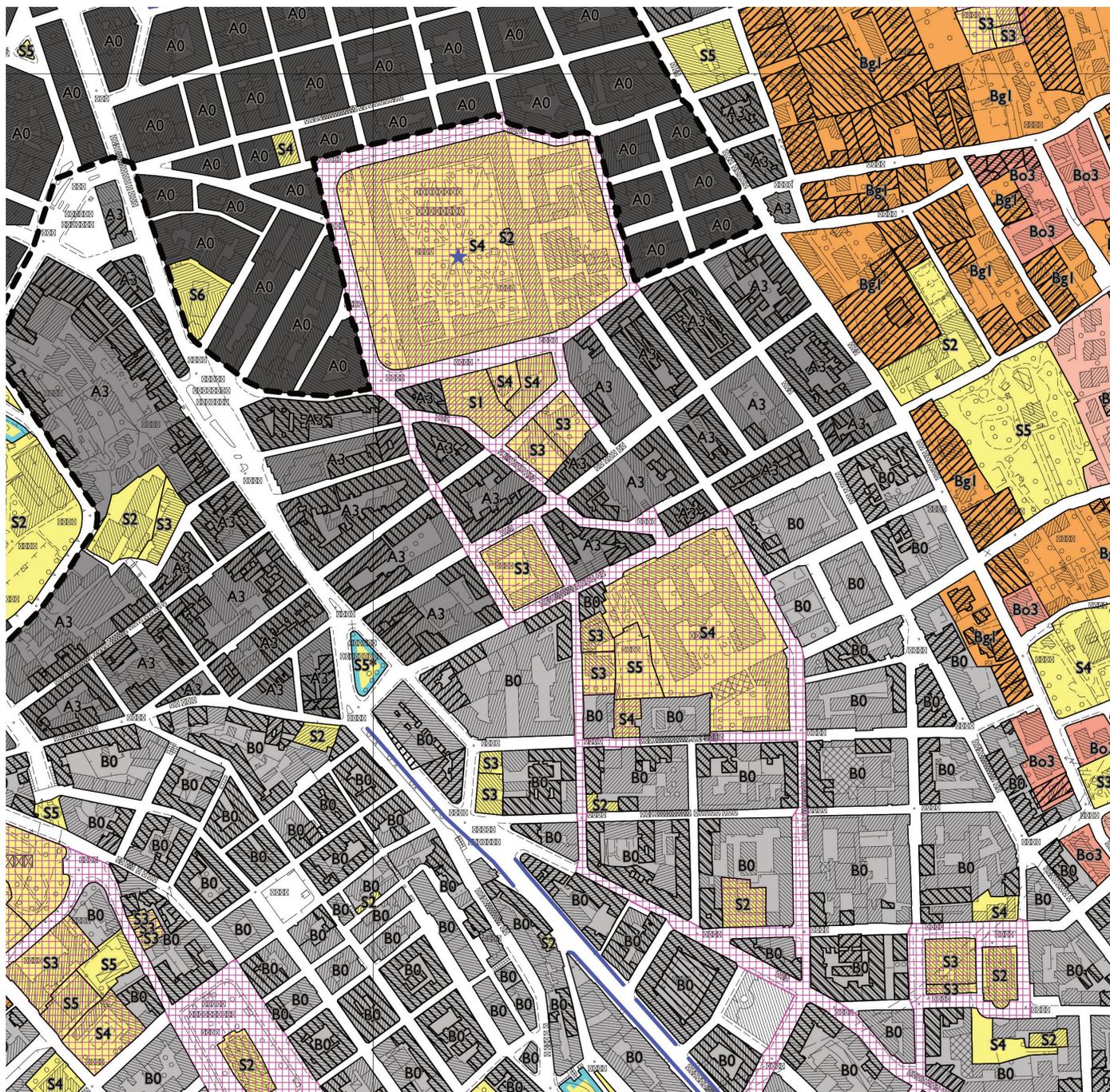
Project site in “Analisi storica degli insediamenti”  
(source “Relazione Generale PRGC del Comune di Trieste”).

#### **4. Project site: Barriera Vecchia**

##### ***Area in the General City Plan***

In the PRGC (Piano Regolatore Generale Comunale of the Municipality of Trieste), the area falls within Zone A3, as described in Article 16 of the “Norme tecniche di attuazione” (December 2023). The zone is defined as “some parts of the 17th-19th century expansions of the city, showing continuity with the older core, forming the historic city. These areas include villas and buildings of significant historical and architectural value, as well as villas and structures of historical and testimonial interest.” These are parts of the city that have preserved their original character and the relationship between buildings and streets, without undergoing significant transformations.

The area includes one of the urban regeneration zones, “2 - Neighborhood Centers,” called “Ospedale Maggiore - via Settefontane,” as identified by the PRGC (PO3 Project Sheets). “Neighborhood Centers” are urban areas characterized by a “significant presence of services and facilities (buildings and open spaces)” and “contain public or publicly used areas and facilities”.



### Sistema delle attrezzature e degli spazi collettivi

- |   |  |   |  |
|---|--|---|--|
|  | S1 - Attrezzature per la viabilità ed i trasporti                |  | S5 - Attrezzature per il verde, lo sport e gli spettacoli all'aperto |
|  | S2 - Attrezzature per il culto, la vita associativa e la cultura |  | S6 - Servizi tecnologici   |
|  | S3 - Attrezzature per l'istruzione                               |  | S6.R - Servizi tecnologici per la radiodiffusione                    |
|  | S4 - Attrezzature per l'assistenza e la sanità                   |  | S6.TV - Servizi tecnologici per la radiodiffusione televisiva        |
|   |  |  | Ambiti della riqualificazione II (centri di quartiere)               |

Project site  
 (source: TAV. 4 "PO2 - Zonizzazione del PRGC", Municipality of Trieste).

#### **4. Project site: Barriera Vecchia**

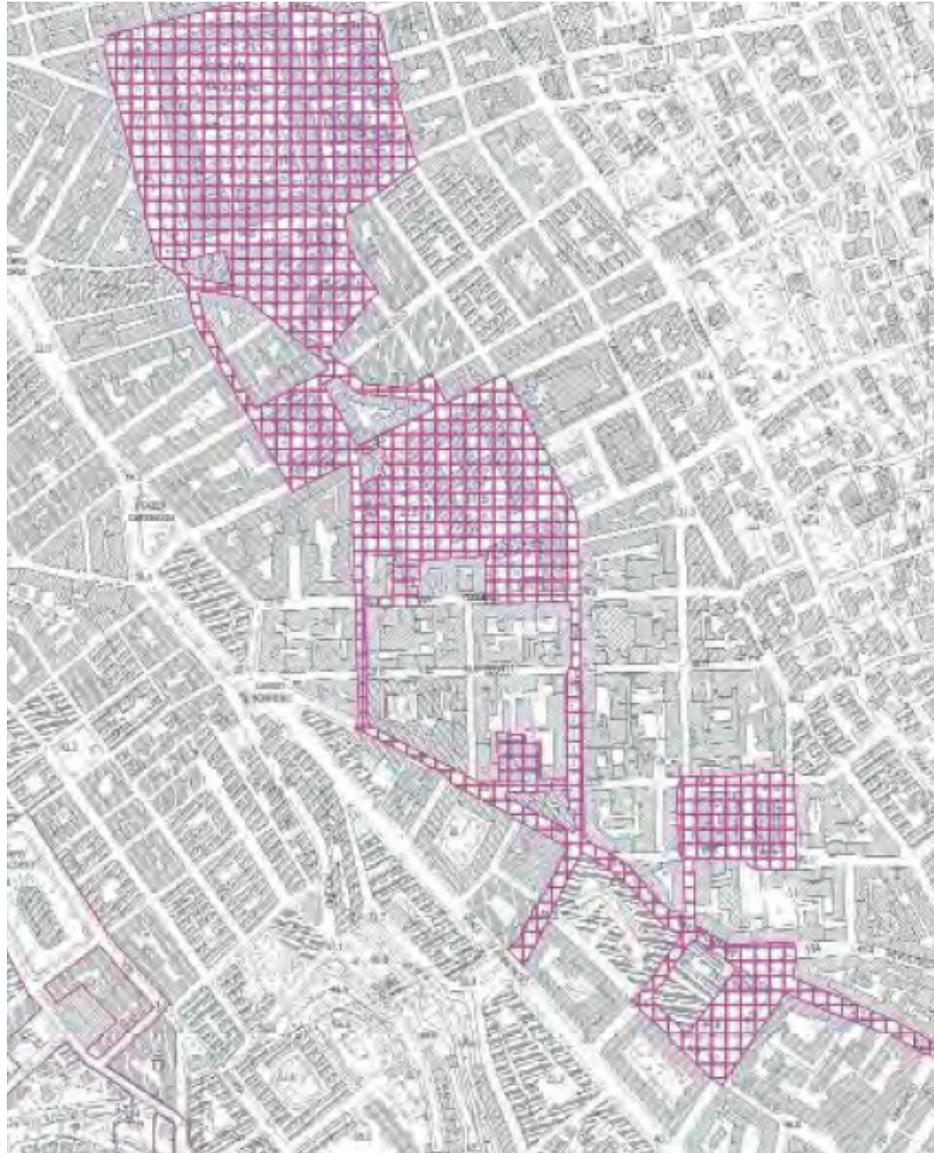
As outlined in the PRGC project documents, “Neighborhood Centers are located in different contexts (in terms of topography and location relative to other significant places in the city) and are characterized by different levels of complexity (some are very large and include multiple services, while others are more limited and consist almost exclusively of open spaces). The common objective is the renovation of public spaces and pathways, commercial streets, and equipment systems”.

In general, the interventions consist of connecting, enhancing, and consolidating existing centralities; providing spaces for the “social private sector” and activities of collective interest; and completing areas lacking or deficient in services with additional facilities.”

The zoning of the PRGC (Map 4 “PO2\_zonizzazione”) further identifies:

- Villas and buildings of historical and architectural significance under protection: “Specific protection is provided for buildings constructed in certain areas of the city, especially between the mid-1800s and the mid-1900s, which feature historical, artistic, or architectural elements that merit their preservation and enhancement” (Article 19, “Norme tecniche di attuazione” - December 2023)
- Villas and buildings of historical-testimonial interest: “These buildings hold particular historical, testimonial, and architectural significance and are treated the same as Zones A and B0” (Article 20, “Norme tecniche di attuazione” - December 2023).

Article 21 of the “Norme tecniche di attuazione” outlines specific regulations for villas and buildings of historical-architectural importance and for villas and buildings of historical-testimonial interest, which pertain to the design of elevators, staircases, maintenance interventions on facades, interventions on roofs, verandas, revolving doors, and other features, as well as balconies, parks, gardens, and courtyards.



Neighborhood Center “via Settefontane - Ospedale Maggiore”  
(source: PO3 - “Schede progetti del PRGC”, Municipality of Trieste).

#### **4. Project site: Barriera Vecchia**

##### ***Pilot buildings***

###### **Building A**

**Built-up area: approx. 220 m<sup>2</sup>**

**Floors: 6**

**Units: 11**

**Year of construction: 1906**

**Use: residential + commercial**

**State: partially vacant**

###### **Building B**

**Built-up area: approx. 653 m<sup>2</sup>**

**Floors: 5**

**Year of project approval: 1849**

**Use: residential + disused chapel**

**State: partially vacant**

###### **Building C**

**Area: approx. 480 m<sup>2</sup>**

**Floors: 5**

**Units: 10**

**Year of project: 1897**

**Use: residential**

**State: partially vacant**

###### **Building D**

**Built-up area: approx. 330 m<sup>2</sup>**

**Floors: 5**

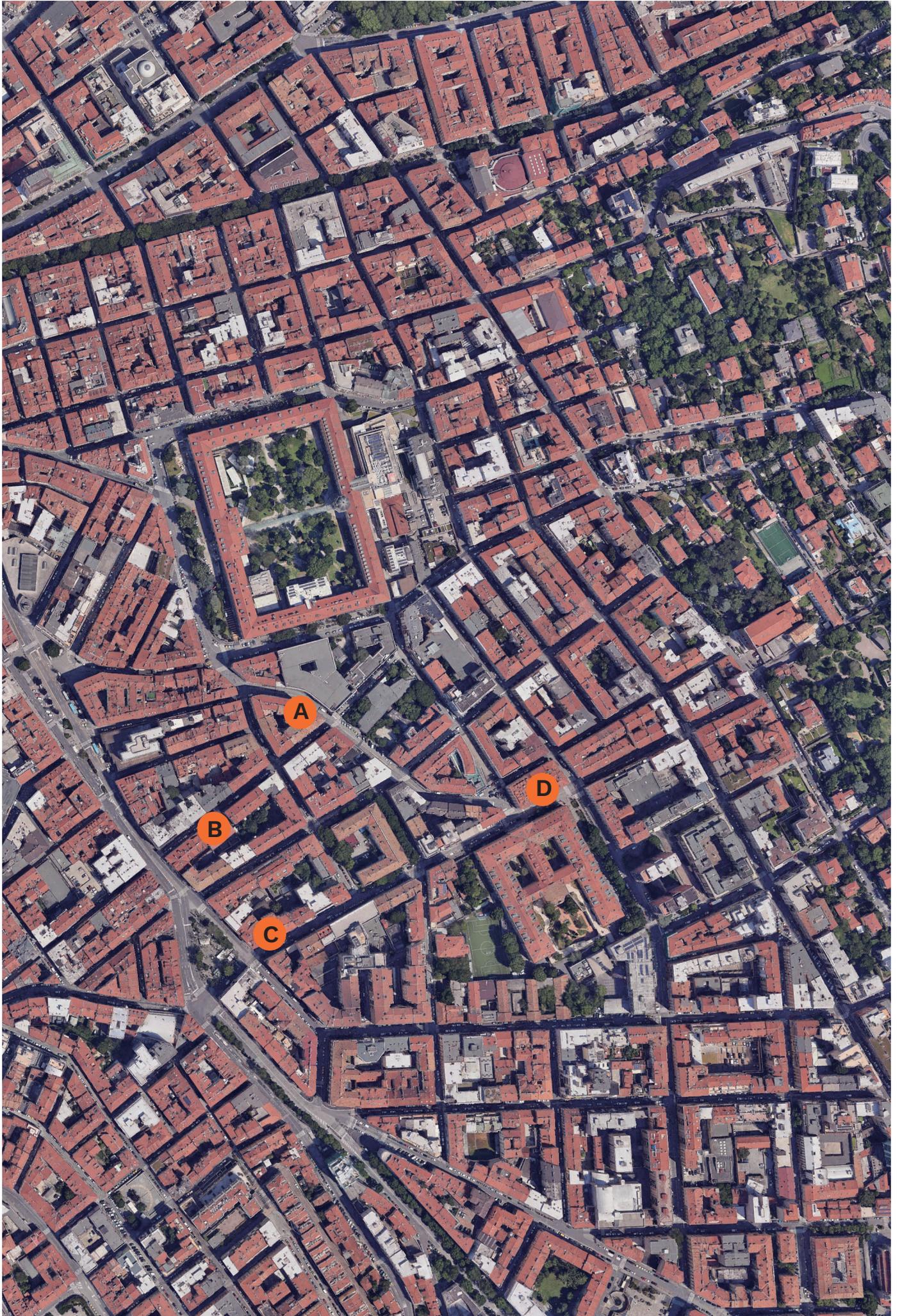
**Units: 8**

**Year of project approval: 1885**

**Use: residential + commercial**

**State: occupied**

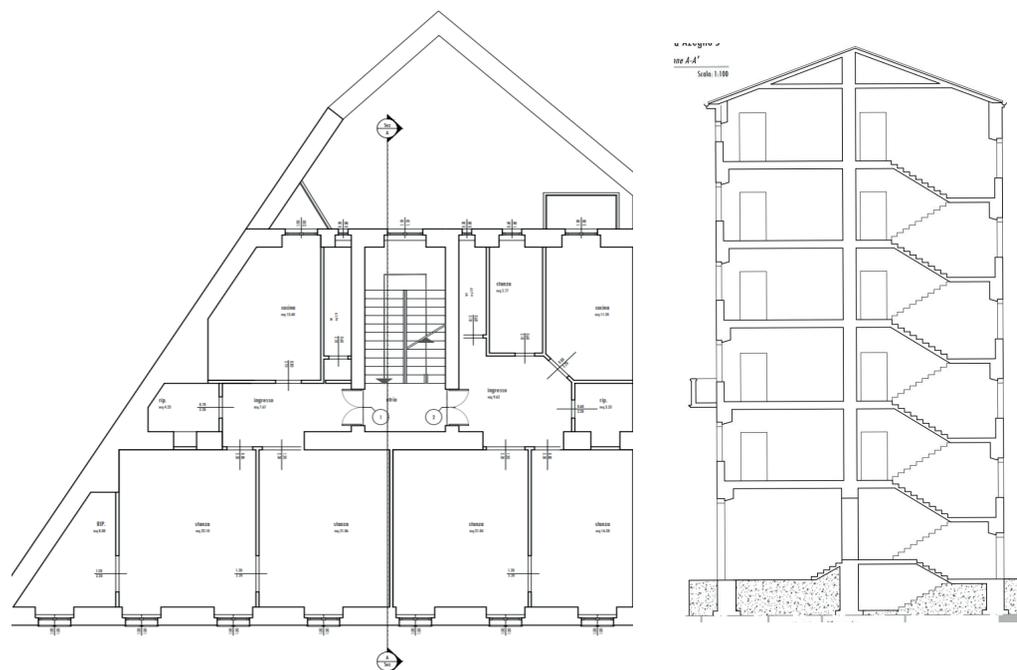




## Pilot building A

The first pilot building is located in Via D'Azeglio, a quiet street in the heart of the Barriera Vecchia area, between the “Maggiore” Hospital and ITIS, that is also the building’s property owner. The building is located in Zone A3 – Areas subject to building renovation – according to the current PRGC, and is outside the prescriptions of “Variant 77” and the “Color Plan”. The building is classified as “Villas and buildings of historical-testimonial interest”.

The building is part of a building block and has facades on both Via D'Azeglio and an internal courtyard. On the ground floor, there are three commercial units and a small apartment; from the first to the sixth floors, there are two apartments (approximately 90 square meters and 70-75 square meters usable). Currently, the entire building is vacant (except for one apartment) and has inadequate and outdated finishes and spaces. In particular, the apartments lack heating systems and there is no elevator.



Floor plan and cross section (source: ITIS).

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## Pilot building A

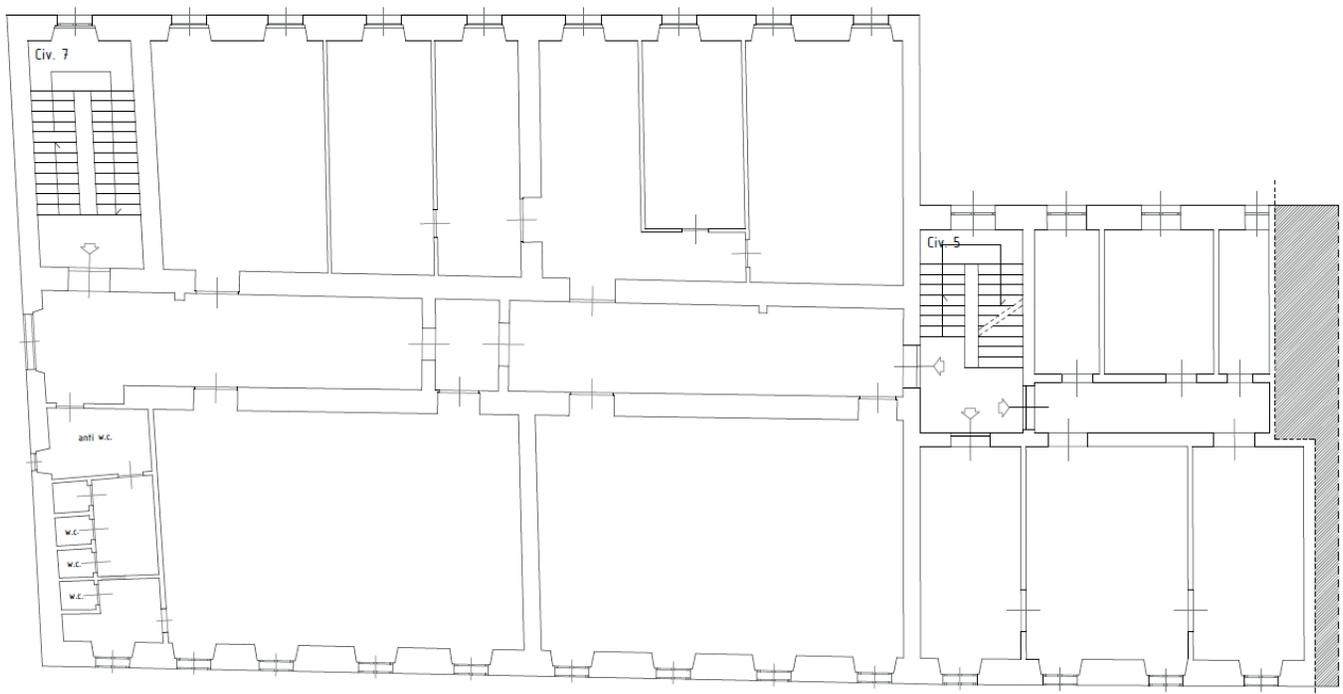


Facede on D'Azeglio Street. Interiors. Courtyard.

## Pilot building B

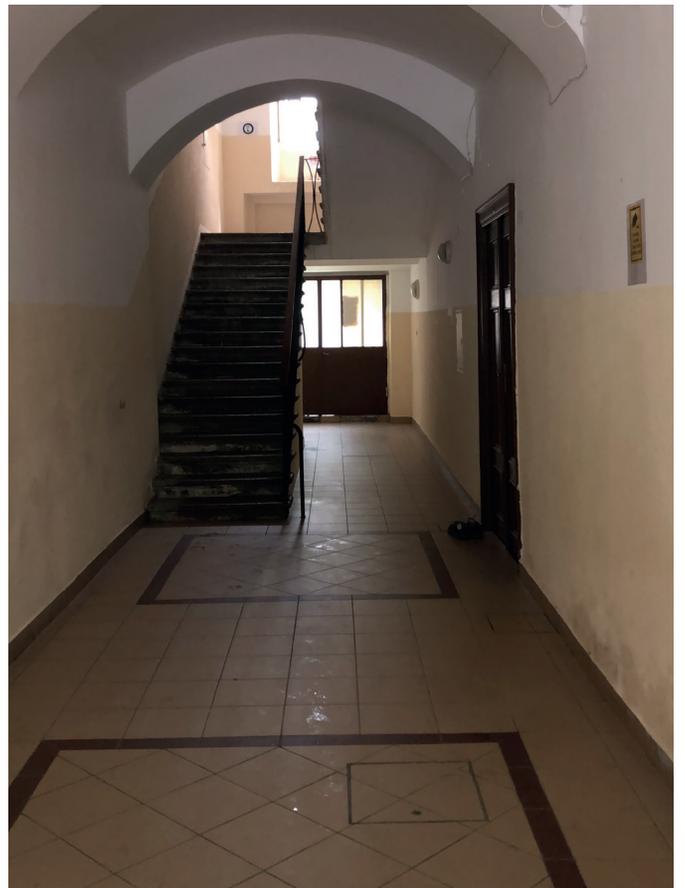
The second pilot building is located in Via Vasari. The building is partially vacant and many portions are in a state of significant degradation. It is located in Zone A3 – Areas of building renovation – according to the current PRGC. The building is classified as “historical and architectural value”. These type of buildings, although located in Zone A3, are equivalent to Zones A and B0 (PRGC).

The building is part of a building block and has a facade on Via Vasari and another on the internal courtyard. On the ground floor, there is a chapel, currently unused. Some parts of the building are inhabited and managed Trieste.



First floor (source: Caritas Trieste).

## Pilot building B

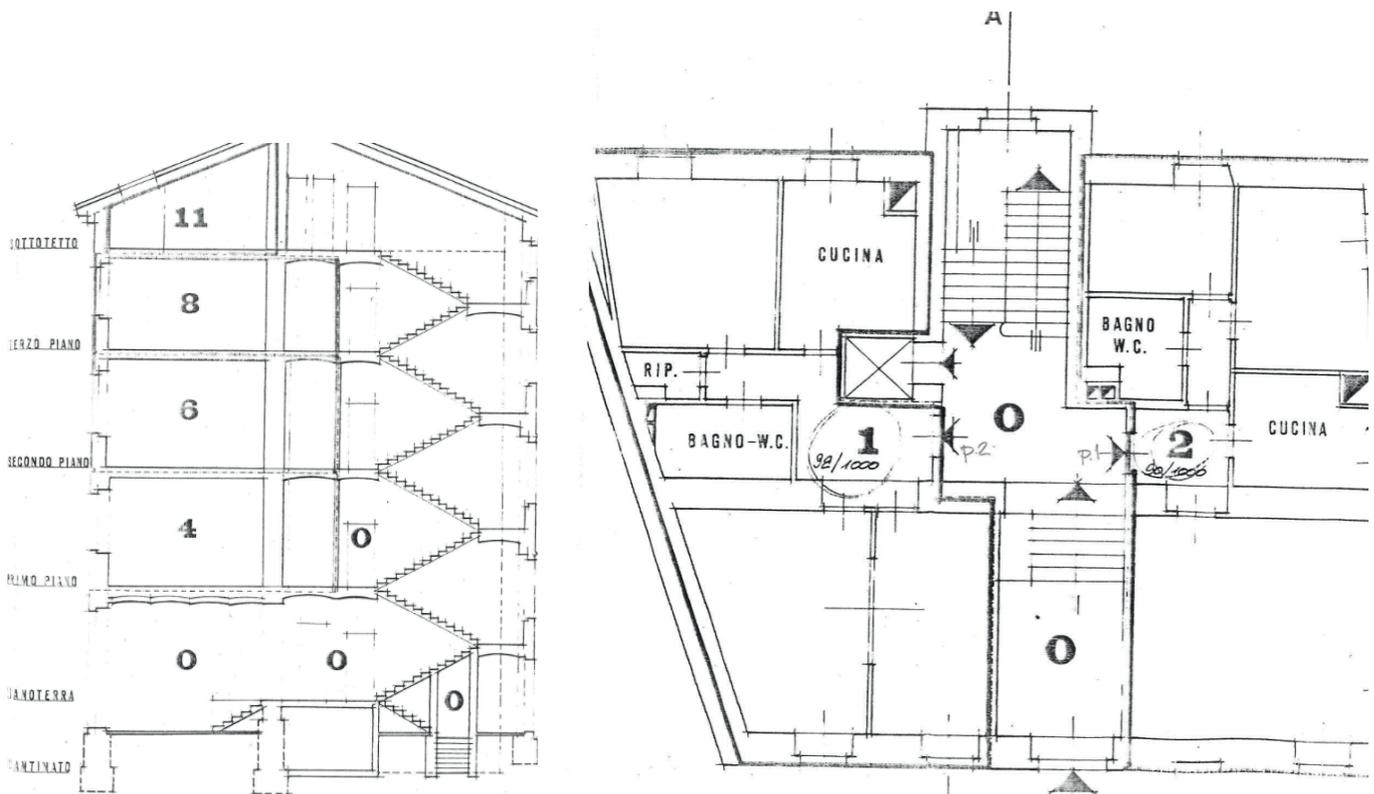


Facade on via Vasari. Chapel. Entrance.

## Pilot building C

The third pilot building is located in Via Pascoli. The building is located in Zone A3 – Areas subject to building renovation – according to the current PRGC. The building is classified as “Villas and buildings of historical-testimonial interest”.

The building is at the corner of a large city block and has a facade on Via Pascoli and another on the internal courtyard. The building is equipped with an elevator; however, a few steps must be overcome to access it. The property has three vacant apartments and five occupied apartments, which are owned by the Municipality of Trieste and managed by ATER. Two apartments are privately owned. The building is in good maintenance condition.



Floor plan and cross section (source: ATER Trieste).

## Pilot building C

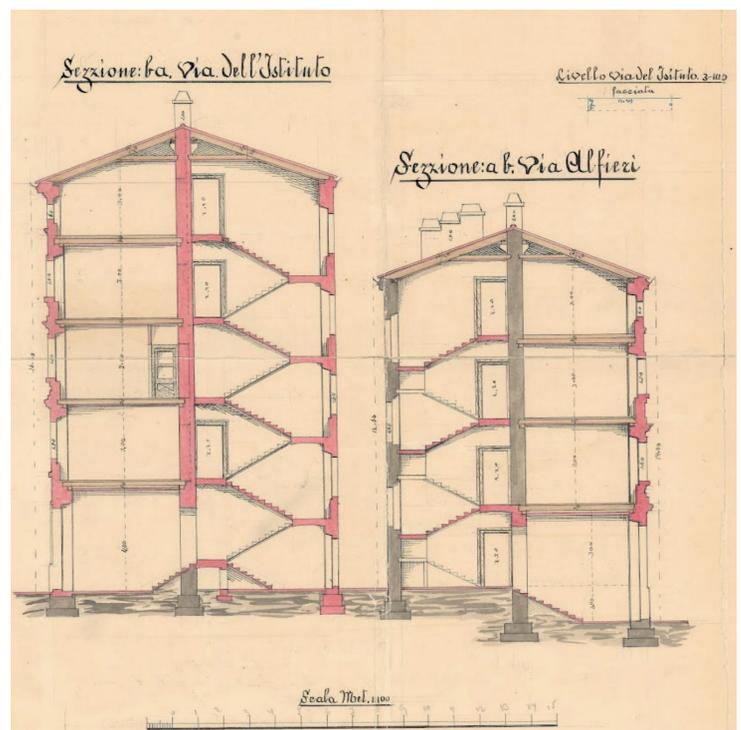
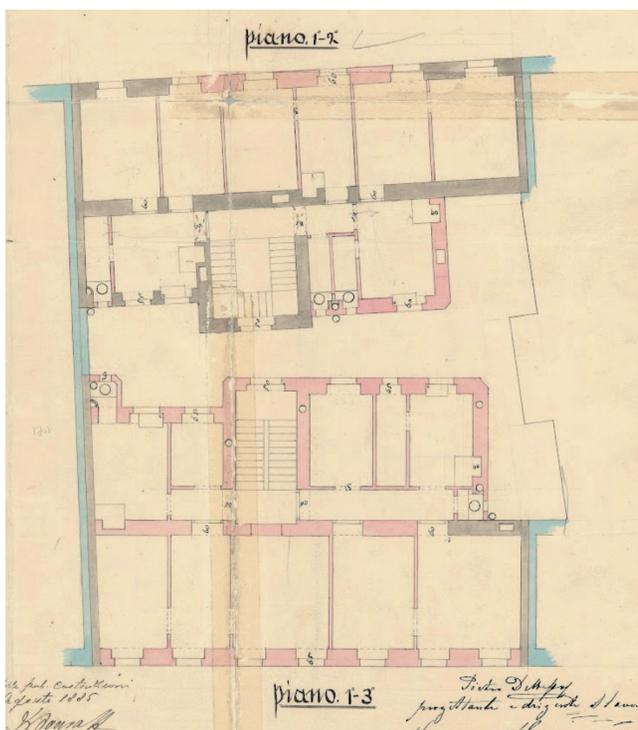


Facade on Pascoli Street. Facade on inner courtyard. Entrance. Interiors (living room).

## Pilot building D

The fourth pilot building is located at Via Pascoli, across from the ITIS complex. The building is in Zone A3 – Areas of building renovation – according to the current PRGC. The building is considered of “historical and architectural value”. These type of buildings, despite being in Zone A3, are treated as equivalent to Zones A and B0 in PRGC.

The building is part of a building block and has a facade and main entrance on Via Pascoli, formerly known as “Via dell’Istituto”. No photographic survey is available as access to the apartments is not possible (all of them are occupied). The property is managed by the Caccia-Burlo Foundation. On the ground floor, there are commercial units.



## Pilot building D



Facade on Pascoli Street. Entrance and commercial activities on the ground floor.

# 5. References

UAH! collects references, projects, readings, exhibitions in order to frame the broad background of the research topic. The resources are listed in the 'atlas' and 'references' sections on the website [uah.polimi.it](http://uah.polimi.it).

Below is a selection of additional and specific references on the context of Trieste, considered relevant for approaching the topic.

 Click on the title to access the pdf (if available)

## > LETTURE E RICERCHE

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emarchigiani@units.it  
valentina.novak@dia.units.it  
teresa.frausin@dia.units.it