



→ Webinar

Green for Whom: Housing Inequality in Greening Cities

5 May

10:00- 11:30 CEST

online



Co-funded by
the European Union



UK Research
and Innovation



State Secretariat for Education,
Research and Innovation SERI

Housekeeping Rules



Mute yourself when you are not speaking



Raise your hand to ask a question (or write in the chat)

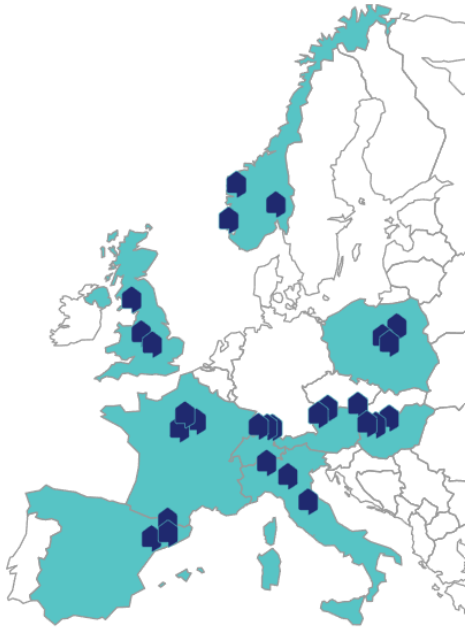


Keep your camera off if you don't want to be recorded

Who's in the room?



ReHousIn: REducing HOUsing INequalities



Main questions:

- How are housing inequalities evolving in the face of economic shifts, urbanisation, and the EU's green transition?
- What policy approaches can ensure affordability, inclusivity, and sustainability across different national and local contexts?

ReHousIn: REducing HOUsing INequalities

Analyses the (re)production of housing inequalities, including the impact of green interventions, across 9 countries in Europe.

Conducts 27 in-depth case studies in metropolitan regions, medium-sized cities, and rural areas to explore housing inequalities and local initiatives addressing them.

Engages policymakers, researchers, and stakeholders through workshops, webinars, and policy labs to co-create effective strategies.

Goals of the session

- To understand the **impacts of nature-based solutions on housing** markets, affordability, and neighborhood change;
- To identify the **drivers and mechanisms** of green gentrification and displacement
- To explore **strategies** that ensure environmental improvements benefit vulnerable and marginalized communities
- To examine **governance approaches and policy tools** that promote equitable access to green infrastructure



Agenda



10:00 **Welcome and introduction**

10:10 **Introduction to ReHousIn Comparative Results**

Dr. Andréanne Chu Breton-Carbonneau,
Universitat Autònoma de Barcelona

10:20 **What are the challenges and practices at the local level?** The case of Milano/Segantini

Prof. Massimo Bricocoli, Politecnico di Milano
Dr. Marco Peverini, Politecnico di Milano

10:40 **Open Space and Q&A**

11:20 **Wrap up and Closing**



REDUCING
HOUSING
INEQUALITIES

Green for Whom?

Nature-Based Solutions and
Housing Inequalities Across Europe

Comparative results from 9 countries

Andréanne Chu Breton-Carbonneau
Universitat Autònoma de Barcelona

5 May 2026



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NBS have moved from margins to mainstream



Hungary follows a distinct incremental path — no single NBS 'moment', project-based and EU-dependent

How NBS reach the ground shapes who benefits

Flagship & market-driven NBS

- Brownfield & waterfront masterplans
- Traffic-calming superblocks
- Green rings & corridors
- Developer-financed (planning gain)

*Tends toward high-value locations,
new housing, rising property values*

How NBS reach the ground shapes who benefits

Flagship & market-driven NBS

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Tends toward high-value locations, new housing, rising property values

Everyday & estate-scale NBS

- Schoolyard greening & pocket parks
- Estate courtyard retrofits
- Rain gardens & small SuDS
- Publicly funded, often EU-dependent

Can work well when linked to social housing regeneration (AT, FR, IT, ES, NO) and participation of residents— but often remain scattered and under-resourced

The mode of delivery and the combination with housing affordability safeguards determine not only where NBS are implemented, but whose needs they ultimately prioritise.

How NBS are paid for determines where they end up

EU-dependent

Hungary, Poland, Spain, parts of Italy

Large NBS via cohesion & recovery funds. Vulnerable to EU budget shifts. Italy's NRRP: €1.69B — largest single NBS allocation.

National climate funds

Austria, Norway, Switzerland

Grants for adaptation & greening complement municipal budgets. Often limited to pilot projects. Norway's Klimasats programme is a model.

Market & developer obligations

UK, Italy, parts of Austria & Spain

NBS as planning conditions. UK's biodiversity net gain targets £500M/yr private investment — but can be traded against affordable housing.

Universal structural weakness: maintenance funding is rarely secured in any country. Initial capital comes; long-term care doesn't.

The equity paradox

Two problems coexist across Europe — and no country has solved either.

Green gentrification

Flagship NBS function as branding tools — green labels, eco-district marketing — driving property values up and displacing lower-income residents.

Barcelona Environmental gentrification 'already evident'

UK Net gain 'structurally embedded' in growth-driven development model

Oslo, London Flagship NBS coincide with rising values

Under-provision of NBS

Disadvantaged areas lack quality NBS entirely — the problem is absence, not price effects.

Budapest Net loss of green areas 1990–2020 in many zones

Poland Micro-projects only; capacity gaps between cities

Small CH/AT Capacity constraints in smaller municipalities, not distributional injustice

Vienna: strong social housing provides structural safeguards — but weaker rent regulation in private rentals still creates gentrification risk in dense central areas.

Governance determines outcomes

Federal / high-autonomy

Austria, Switzerland

Context-sensitive NBS possible in leading cities (Vienna, Zurich) but fragmented and uneven across municipalities

Vienna acts as city + region: sophisticated NBS governance. Smaller towns lag behind.

Decentralised unitary

France, Italy, Spain, Norway, Poland, UK

Pioneer cities drive NBS (Barcelona, Milan, Oslo, Paris, London) but ambition and capacity vary sharply across territories

UK: 'responsibility dumping' onto underfunded local authorities.

Centralised / constrained

Hungary (+ parts of Poland, UK)

NBS depend on central programs or EU projects. Local governments lack fiscal and regulatory room for sustained strategies

Budapest: innovative Green Infrastructure Jury, but weak systemic financing.

Critical differentiator: binding laws (Spain's Law 33/2015, UK's Environment Act 2021) drive implementation; non-binding strategies produce uneven results.

The blind spot

No country systematically plans for or monitors who benefits from NBS.

What gets monitored

- Flood reduction volumes
- Biodiversity indicators
- Heat island mitigation
- Stormwater capture

What doesn't get monitored

- Who benefits by income or tenure
- Displacement and rent effects
- Access by migration status
- Procedural inclusion of residents

The NBS–housing nexus is largely unaddressed in planning and policy design across all nine countries.

The structural contradiction

NBS policy is designed for environmental performance but operates through systems that reproduce spatial inequality.

Funding logic

Investment concentrates where capacity and land values are highest

Governance gaps

Under resourced municipalities carry the heaviest implementation burden

Market coupling

NBS and affordable housing become competing claims on value

Climate and biodiversity gains must go hand in hand with improved everyday security for lower-income residents.

Promising but conditional NbS policy approaches

Binding legal mandates

Spain, UK

Make NbS enforceable in planning

Requires local capacity and enforcement

Routine planning tools

Norway, parts of Austria, Spain

Embed NbS in everyday project assessment and development decisions

Must include social as well as environmental criteria.

Developer obligations

UK, Italy, parts of Austria and Spain

Require private projects to fund or deliver NbS

Must not trade off against affordable housing

Area-based regeneration

Austria, France, Spain, Norway, UK

Connect NbS with social housing and public spaces renewal

Must keep affordability and tenure security in place

Social targeting & monitoring

Prioritise underserved areas and track who benefits

Must be built into the beginning of the project cycle

The most promising approaches make NbS easier to require and deliver and add tools to check who actually benefits



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Thank you!

Learn more:

www.ReHousIn.eu



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DIPARTIMENTO DI ARCHITETTURA
E STUDI URBANI
DEPARTMENT OF ARCHITECTURE
AND URBAN STUDIES

Nature-Based Solutions and Housing Inequalities: the Segantini–Baden Powell Park case (Milan)

Massimo Bricocoli, Marco Peverini with Anita Susani, Lorenzo Caresana, Constanze Wolfgring, DASTU Department of Architecture and Urban Studies, Politecnico di Milano

Tuesday May 5° 2026



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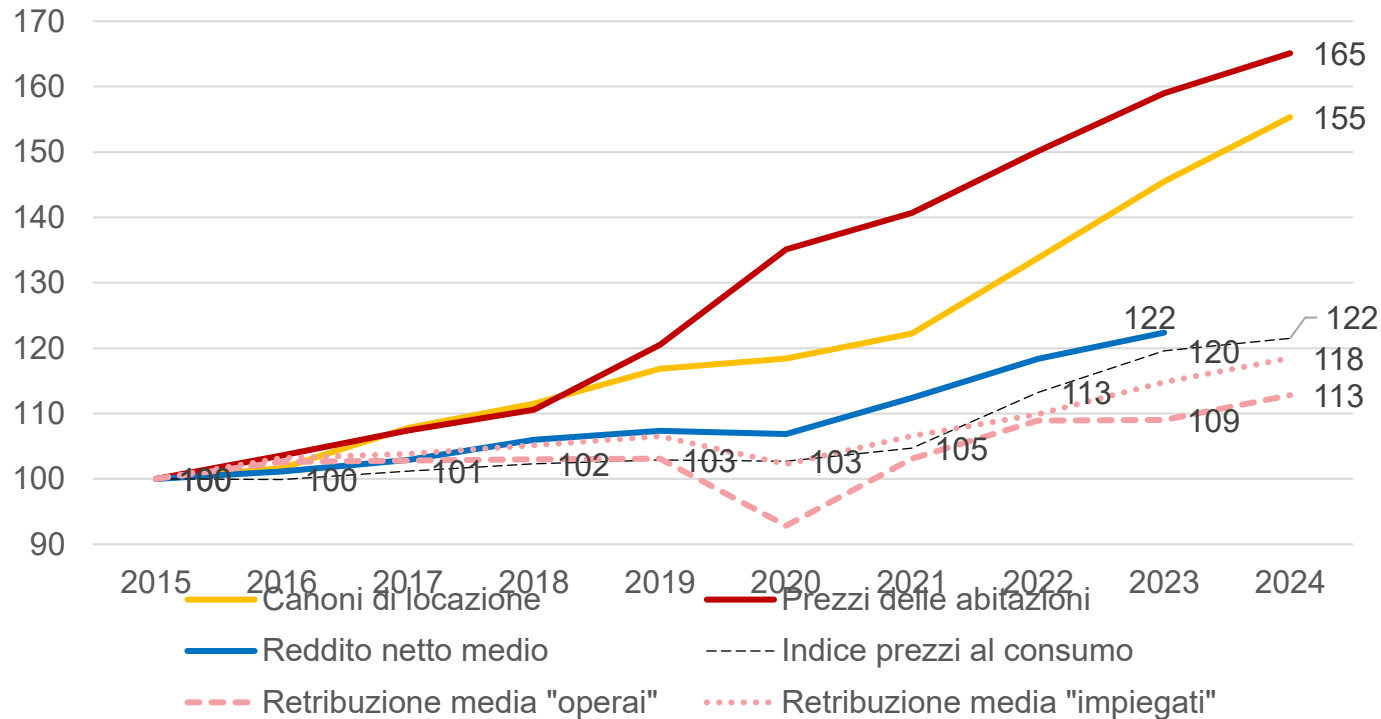


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The ReHousIn project is co-funded by the European Union. The UCL's work on this project is funded by UK Research and Innovation (UKRI) under the UK government's Horizon Europe funding guarantee. The ETH work on this project is funded by the Swiss State Secretariat for Education, Research and Innovation (SERI) under the Swiss government's Horizon Europe funding guarantee. Views and opinions expressed are those of the author(s) only and do not necessarily reflect those of the European Union, European Research Executive Agency (REA) and other granting authorities. Neither the European Union nor the granting authorities can be held responsible for them.

- **How do nature-based solutions affect housing markets and affordability?**
- **What mechanisms can prevent green gentrification and displacement?**
- **How can environmental improvements prioritize vulnerable communities?**
- **What governance tools ensure equitable access to green infrastructure?**

Housing costs and rents



Housing prices

Rents

Incomes

Salaries of blue and white collars

Download report:
www.oca.milano.it

Source: Osservatorio Casa Abordabile's elaboration based on variuos sources.

Case framing: Milano and Nature-Based Solutions

- On one hand, large-scale projects, such as the **Porta Nuova redevelopment (case 1)**, illustrate a paradigm of top-down, market-led densification, high-profile architectural and privately managed green infrastructure (BAM) → vague reference to sustainability which is often deemed as greenwashing.
- On the other hand, **Baden Powell and Segantini parks, in the Navigli neighborhood (case 2)** rooted in civic engagement, community-led resistance to speculative redevelopment and negotiated planning. Originally planned for high-density residential construction, the site was reclaimed through the activism of local associations, resulting in a system of two connected public parks and a significantly reduced building footprint.

Urban, social and housing context of the Navigli area

- The Navigli area features a **dense and socially stratified urban fabric**, combining historic **private housing** with large **public housing** estates (1920s) and more recent **cooperative developments**.
- The public housing complex along via Gola is a node of significant social vulnerability, marked by physical degradation, informal occupations and socio-economic hardship.
- At the same time, tourism, nightlife and growing residential attractiveness exert strong market pressures, driving up housing values and short-term rentals.
- In this context, the historical lack of public green spaces has affected quality of life, and several civic organisations have played an active role







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Segantini and Baden Powell Park: Key spatial and temporal data

- Baden Powell Park: approx- 35.000 m2 (Opened 2005)
- Segantini park: approx. 100.000 m2 (opened 2015)
- Integrated green system, approx 135.000 m2
- Incremental implementation spanning more than two decades
- Area historically characterized by a lack of public green spaces

Facts and figures: housing and governance data linked to the park system

- Large public housing estate (Via Gola) approx 700 dwellings
- Cooperative housing nearby (CCL) approx 170 dwellings (2021-2023)
- Associazione parco Segantini established in 2013
- Hybrid governance model: public ownership + civic co-management
- Strong and active local committees activated against speculation and for green open spaces

The Segantini–Baden Powell Park as an urban Nature-Based Solution

- The park emerged from the transformation of a **former industrial and pharma site** into a large public green space: “the outcome of a long sequence of precedents, interrupted projects, and civic mobilization, rather than the linear delivery of a unitary and broad plan”.
- The remediation and redevelopment of the large open spaces was not immediate, and that abandonment produced degradation for years. The condition of **neglect**, together with **uncertainty about ownership and redevelopment trajectories**, is depicted as one of the factors that enabled residents to frame the park as a matter of **collective entitlement**.
- Public governance and co-design: public ownership and the involvement of local associations guided both design and maintenance.

The Segantini – Baden Powell park in Navigli (Milan)



2003



2025

How do nature-based solutions affect housing markets and affordability?

- In the Segantini–Baden Powell case, **the impact of nature-based solutions on housing markets appears nuanced** rather than dramatic.
- The presence of a large public park has increased area attractiveness and, for sure, **the value of properties facing the green space**.
- **The long and incremental implementation, the absence of iconic real estate developments** directly integrated with the park, and **public management have moderated market impacts**.
- **HOWEVER:** most stakeholders identify the overall city trends, tourism, infrastructure and leisure-related transformations in the Navigli as the **primary drivers of gentrification, rather than the park itself**.



Mechanisms to prevent green gentrification and displacement

- The reduction of buildable volumes compared to original development plans preserved a large share of land as public green space, limiting private value capture.
- Public ownership and management prevented selective access and privatisation dynamics.
- Structured civic participation and incremental implementation slowed speculative transformations and favoured social appropriation over time.

Housing affordability and the role of cooperative housing

- A key feature of the Segantini–Baden Powell case is the presence of cooperative housing as a buffer against market pressures.
- Nearby cooperative developments delivered owner-occupied dwellings at below-market costs between 2021 and 2023.
- These interventions allowed households already living or working in the area to remain, counteracting displacement linked to environmental upgrading.
- The case shows that housing affordability in the presence of NBS largely depends on the availability of non-market housing instruments.





7.00-20.00
20.00-7.00

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How can environmental improvements prioritise vulnerable communities?

- Environmental improvements in the Segantini–Baden Powell system have largely benefited socially vulnerable groups.
- The park is freely accessible and used daily also by low-income households, children and elderly residents, including public housing tenants.
- Educational activities with local schools, often attended by children with migrant backgrounds, support inclusion and learning.
- Shared gardens and citizen-managed natural areas foster social ties, although participation from the most fragile public housing residents remains uneven.









Governance tools for equitable access to green infrastructure

- Governance is one of the most distinctive elements of the Segantini–Baden Powell case.
- A hybrid model combines public ownership with civic co-design and co-management.
- The Associazione Parco Segantini has played a central role in shaping priorities and managing specific areas through volunteer work and technical expertise.
- This model enhances flexibility and responsiveness to local needs, while raising questions of long-term sustainability and coordination with municipal services.

Policy lessons

- Nature-based solutions should be explicitly integrated with housing policies to avoid exclusionary outcomes.
- Land value capture mechanisms could redistribute the benefits generated by green infrastructure beyond the immediate area.
- Equity outcomes depend less on green infrastructure per se than on governance arrangements and housing systems.
- The quality of urban green spaces lies in their everyday use, accessibility and capacity for social appropriation over time.



Yet, such a pioneering NBS experience was developed in a context in which basic access to affordable housing is a severe and major social concern for many...



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Thank you for your attention!

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OPEN SPACE: Q&A



Next events

→ Webinar

**The Compact City:
Densification and
Housing
(In)Justice**

26 May
10:00 - 11:30 CEST
online

The poster features a red background with a pattern of white speech bubbles at the top. On the right side, there is a photograph of a modern building facade with a balcony.



26th of May, 2026, 10:00 –11:30 CET

The Compact City: Densification and Housing (In)Justice



NEW EUROPEAN BAUHAUS
Life. Spaces. Buildings.

PRE FIGURE

ReHous In

EqualHouse

INC

The New European Bauhaus and Housing Inequality

Towards fair, inclusive and climate-resilient housing in Europe

BRUSSELS + ONLINE,
JUNE 12, 09:30 TO 11:30

COME AND JOIN THE MAKERS OF CHANGE

These projects have received funding from the European Union

The poster features a green background with a large yellow speech bubble. A hand is shown holding a small red hat. The text is in various colors and fonts, including a QR code and logos for funding partners.

12th of June, 2026, 09:30 – 11:30 CET

The New European Bauhaus and Housing Inequality: towards fair, inclusive and climate-resilient housing in Europe



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Learn more:

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