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## Inhabiting, be citizens, that is cum-cives, or customers?

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## **Inhabiting, be citizens, that is cum-cives, or customers?**

Ordinary Session

Session theme G\_O. Realty and housing markets

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### **Abstract**

*The exponential increase in life expectancy, the big push to the individualization of society together with the break the synchrony between time and space (Ernesti, 1995) given by the new technological opportunities (Aragona, 1993), the transition from industrial city to the postmodern town and then the redevelopment of the existing without new urbanizing soil, the immigration that means, at the same time, questions but also great opportunity, requires a radical rethinking, both theoretical and operative, for those involved in territorial and urban issues: a crisis, κρίσις, going back to its original etymological sense of turning, i.e. opportunity of paradigm shift. Crisis that is structured in a very different way in relation to the dimensions of the cases because the scale offers / prevents many different possibilities. How is it possible to face what is actually "felt" by the social subjects and what the experts suggest? There are neither unique nor definitive answers, moreover the multiple demographic and socio-economic phenomena in course cannot be addressed on the basis of historical data that can predict the trend because all this has never occurred in the past. Recall some examples of local both private and public practices, it is useful to figure out if there is hope of finding a space and utility of living together, thus for being cum-cives (Cacciari 1991), citizens, i.e. hope for the human agglomeration which we continue to call town. We need to find a way to deal with the proliferation and specificity of individual instances and ensure at the same time, levels of quality of life that even institutions such as the ISTAT try to identify with tools such as the Indicator called BES i.e. "Fair and Equitable Wellbeing". It is ironic to note that with the improving living conditions, his lengthening, with resolving of the basic requirements of life, and with the forming of "lumps of consumption" (so called by CENSIS in 1991), the idea of Societas is dissolving itself into a myriad of individuals. Disappearing this also the city disappears as place of living and it remains only as area of economy, rendering useless urban and regional planning. The paper treats all this starting from the base presupposition, the house, which is the foundation of the city itself. The integrated approach is the underlying philosophy and operative methodology. Essential role is given to politics, the art of managing the polis, both at local that national level: the Thatcher has theorized and "applied" the principle that the society does not exist ... there are only individuals and the economy has become the queen of the social and spatial transformations, more and more unfair and devastating. To avoid a future of such type, the report ends with alternative hypotheses and suggestions.*

## 1. City and territory in social change

Instability this is the word that sums up the social conditions with which have to compare those who deal with territory and city. In 1993 in *The Virtual City*, whose full title was "Urban transformations and new information technologies", it was written of opportunities and risks, charm and seduction, of the technological innovation. It should be stressed that in our country, confronting with others in the EU, there is a higher rate of owners of mobile phones, iPod, etc.<sup>1</sup>, of private cars and houses in property while we have the lowest birth rate of the entire globe. The latter figure - certainly also linked to the lack of policies to support the family, social services, child care, etc., despite proclamations and events - along with those said above make a picture of Italy characterized by a particularly strong egocentrism. This is confirmed not only by the lifestyle choices and little social behaviours<sup>2</sup> but also in consideration of the public space, often seen as residual respect the private space<sup>3</sup>. While life expectancy at birth is among the highest in the world<sup>4</sup> and since the beginning of the twentieth century it has doubled, even though often with different survival in the pairs.

The organization of space, its functional logic, the home and the services, denounce this gap between the "individualization" of society and forms, urban planning and architecture designed for a different model of society. This was thought by the "modulor" of Le Corbusier, and with the idea of family of two adults and two children. Excluding the third and fourth age. So, even not taking into account errors or incompleteness of realization of plans and projects designed on the principles of modernity written in the Charter of Athens, we must take note of these new phenomena and construct theories and start experiments to seek answers to new questions that are different from the classic demand for housing, health care, education, transport

Perhaps, as Belfiore (2013) hypothesizes, already in its birth the modern Urbanism focuses on the needs, then become rights, of the individuals neglecting the public city. By contextualizing historically the issues, it has to be highlighted that, anyway, it was right that these rights were extended to the masses, the basis of the modern city. Paradoxically, it can be seen that the more these have become as real rights, the more the sense of community has diminished.

Meanwhile, many large houses have become unsuited to the needs of those who are now old and alone. There are few replacement strategies. Anyway there is the dilemma between giving a more comfortable dwelling or leave relationships, places, with which they are aged. An approach that has truly at the heart the human being would suggest finding alternative residences nearby, perhaps in the same condominium. This would

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<sup>1</sup> Moreover from a very young age.

<sup>2</sup> Ranging from the lack of attention to the collection of waste to widespread illegal building often indifferent to the local hydrogeological risks, etc.

<sup>3</sup> Testimony is the Judgment of 1980 that in facts deletes the conceptual novelty of the transformation of the building permit in the granting of rights introduced by L.10/77, restoring the supremacy of the private on the public. Even if there are various pronouncements of the priority of the Local Authority interest on individual ones, as P. Urbani recalled (2015) at the meeting, *Government of the territory. The necessary reforms. What will change*, promoted by Accademia Urbana (Urban Academy) together with INU (National Institute of Town Planning), the Dip. PDTA of Sapienza University and the Order of the APPC of Rome and Province, and all this makes jurisprudence.

<sup>4</sup> Thanks to the Mediterranean diet but also to the health care system that the World Health Organization ranks as the third best among the existing ones. Outcome of the work of structured services in the territory in decades, certainly with geographical differences that penalizes the South... but since a few years it is under "rationalizing"... i.e. cuts and the damages will appear in the near future.

imply a capacity of technical and financial management by the closest Institution, the municipality or the district

There are spontaneous experiments but also others structured with the local governments as a partner. As the case of Turin Town where there is the experience “Condominio solidale” (Solidal Condominium) (Fig.1) of hosting as permanent residents 18 elderly (included in the lists for the allocation of municipal housing), along with 8 families (mainly mothers with children) whose residence is fixed in 18 months; other 4 apartments are designed to “foster families”, who help during their stay in the condo the temporary guests (Stella 2012). Also Modena with “Condo solidarity” is following a similar path: 20 of the 26 apartments are intended for individuals or couples of elderly and disabled adults, of slight or medium-slight level and meeting the requirements, which present problems related the loneliness and the fragility of kin networks or practical difficulties related to the management of the home and the handling of external activities. (Comune Modena 2014).



Figure 1. Solidal Condominium in Torino  
(source: <http://www.condominiosolidale.org/2013/>)

Interesting are the experiences of “active doorman” that offer, rediscovering the doorman of building, to couples (with children or not, often immigrants) to perform more services for the needs of everyday life. Also the cases of coexistence between seniors and college students have to be mentioned: a way to try to answer both to the latter’s demand of house - given the chronic shortage of university housing - and to fulfil the needs of the first ones, and last but not least, to avoid loneliness in which they are often located.

Regarding the services and the management of the daily, it is necessary to re-build a link between the needs of the individual with the territory. The Regulator Social Plans had already that element<sup>5</sup>: so it is useful reactivate and apply these instruments. This means rethinking the social-health structure not due to the pseudo rationalization of the costs - that hides sector cuts - but an improvement in the effectiveness<sup>6</sup> of the system.

It is impossible to bring together the needs of the population, both present and above all of the near future characterized by a high average age as said before, with what is taking place. There is not an “idea of the city” in one that allows the proliferation of shopping centres. These expel from the market, with mechanisms of “dumping”, the small,

<sup>5</sup> For further information please refer to Aragona (2003) *Piano Urbanistico e Piano Regolatore Sociale* (Town Planning Plan and Regulator Social Plan).

<sup>6</sup> Then returning to this term - whose purpose is to achieve the goal - in this case the well-being of citizens, the priority on efficiency that measures the ratio between costs and benefits.

popular, neighbourhood shops in the surrounding areas. So they deconstruct the territory, the city, and remove the elements that innervate its tissue and make it alive. There is a right criticism against the dormitory suburbs but there is not opposition to the tragic impoverishment in services and functions of the existing city. It is imposing a lifestyle that is essentially based on consumption and the growth of it. So it is hard to build local identity in the modern suburbs. Counterproof of what above said is the Theatre at Tor Bella Monaca or the realized services to Corviale (both areas of Rome), actions that have improved the quality life perception of the citizens of these districts<sup>7</sup>. There is no urbanism explanation that has motivated because they are not still valid the theories on the neighbourhood shops, if the aim is to improve urban living conditions of the inhabitants. Topics related to the Plans of Commerce whose goal was to ensure a presence of services that would guarantee widespread urban quality in the city. Theme that has become the object of considerable interest from various Institutional subjects which until the recent past have devoted their studies essentially on quantitative aspects. So the ISTAT with the BES (*Fair and Equitable Wellbeing*)<sup>8</sup> since 2013 is trying to bring out reading mode and evaluation of the “urban quality”. It is very strange that while the Cultural Heritage is assumed as a public service<sup>9</sup> instead every attention has been removed to the relationship between the presence of activities essential for everyday life and the territory. Moreover, the aforementioned so-called rationalization, the cuts to the health system, are made with reference to so-called “catchment areas” ...which then, inevitably, still exist!

It should further be added that everywhere and always is spoken of sustainable mobility, on the contrary, such commercial poles are the opposite since for their sale purposes require the use of the private vehicle and this imposes surfaces for parking lots, roads etc.

The real reason of the malls is just the economic one. They represent investment of high immediate profitability for the private operator<sup>10</sup> that combines their realization with residences for a medium-high market; constitute revenue for municipalities short of resources after the changes that occurred in the relationship with the state in terms of financing<sup>11</sup>; benefit to consumers who may have lower prices. So microeconomics as only actor in the spatial transformations. But if the additional costs due to the negative externalities are introduced they create most of these conveniences disappear.

Tamini (2013) underlines that shopping malls, however, already are declaring their failure, many are abandoned and require their disposal, so after destroying agricultural landscapes it is necessary curb their construction. For this reason Veneto Region, characterized by widespread overbuilding and presence of shopping centres among the highest in Italy, issued in 2013 the Regional regulation “Addresses for the development of the trading system (Article 4 of Law 28 December 2012, n. 50)” for the government

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<sup>7</sup> Often “badly treated” by the media which exalt every negative event that takes place in these areas. In a recent series of interviews at Tor Bella Monaca for the Biennial of Public Space 2015, a sense of identity and of belonging to the territory emerged on the part of most of the respondents (<http://www.biennalespaziopubblico.it/blog/events/event/la-strada-infrastruttura-verde-e-paesaggi-identitari/>)

<sup>8</sup> Consisting of 134 indicators divided into 10 domains of inquiry to investigate - initially only in the first 15 Italian cities - the level of satisfaction, so performance, related to services, cultural heritage, landscape and the environment.

<sup>9</sup> Idea launched (2015) by the Minister of Heritage, Franceschini, also to deal with the protests of the staff employed across various historical sites as Pompeii.

<sup>10</sup> When they are not, as often happens always remember the Anti-Mafia prosecutor Gratteri, way of money laundering

<sup>11</sup> Thus they are encouraged “to sell” more land for increasing the scarce resources available. This mechanism, however, is showing not only of being ineffective - often the owed infrastructures are not made or the urbanistic burdens, even when collected, are insufficient for the new needs - but also because of the goal “0 consumption” of new soil.

of the commercial suburban settlements relating to the offering of large retail outlets and for contain the consumption of land.

And instead the many peripheries offer magnificent opportunities from the environmental and landscape perspective for combining nature and built because they are almost always territories margin between city and countryside. But all this must be seen with the eye of the “public space” otherwise the result is the mere “urbanization of the countryside” (Emanuel 1991): for that there are positive signs.

Through public tender in November 2014 Roma Capitale awarded agricultural abandoned areas<sup>12</sup>. On the Redicicoli Property, in Tor de 'Cenci and at Borghetto San Carlo, three new farms will be created. They have the land for 15 years, a significant ecological inspiration characterizes the assignment: the "zero distance" between sales and products, to be educational farms, provide opportunities for social gardens, the presence of an agri-restaurant. All of this reinforced by the request to act as summer camps for children and create an “adventure park”. Last but not least, ensure the reintegration of disadvantaged persons (Fig.2). Note that Rome, the largest city in Western Europe with its 129,000 ha<sup>13</sup>, is also among the ones most agricultural and green. So this territorial experimentation can be particularly instructive and emblematic, even if it should never be forgotten that each context has its specific features that should, must guide the choices.

In these arguments careful looking for new ways of life where is retrieving or seeking an alliance with nature<sup>14</sup> must be remembered the recent (2015) approval of the “Regulations for urban gardens and shared gardens” by Roma Capitale.



Figure 2. Cooperative Co.rag.gio: the headquarters to mark the victory in the public notice

(source: <http://www.coop-coraggio.it/blog/category/terre-pubbliche/borghetto-s-carlo-2>)

## 2. The work that transforms the space

Mobility, this is the feature that has become essential in the globalization of markets. Mobility of goods, but which is also labour mobility, become at the same time the good and the instrument. The criterion of the single market formed in the US significantly since the end of the war between the North and the South has become the reference model first for the European countries then of Nations as Brazil, Russia, India, China

<sup>12</sup> In the public call “Assigning public lands and rural properties into disuse to young people under 40 years” one of the winners is the agricultural cooperative named Co.r.ag.gio, Courage, emblematic for a challenge of life alternative to the often anonymous in the big city ([http://www.comune.roma.it/wps/portal/pcr?contentId=NEW748950&jp\\_pagecode=newsview.wp&ahew=contentId:jp\\_pagecode](http://www.comune.roma.it/wps/portal/pcr?contentId=NEW748950&jp_pagecode=newsview.wp&ahew=contentId:jp_pagecode)).

<sup>13</sup> It has to be remembered that just putting together the eight major Italian cities it is possible to equal its extension.

<sup>14</sup> Already in 1995 Scandurra speaks about this in *L'Ambiente dell'uomo* (The environment of man).



(BRIC ). In this latter nation it is striking that millions of people have fled or been forced to leave rural villages where still was guaranteed health care and basic education. Regardless of the employment figures<sup>15</sup>, towns are growing enormously up to tens of millions of inhabitants.

The economies of scale are the basis of these phenomena together with those of agglomeration, and this leads to the reaffirmation of Christaller's urban hierarchy theory. Of which, however, the various limits in terms of environmental and social sustainability are emerging also in the same mentioned countries after have seen the negative consequences on the territory in the industrialized Nations.

While in a part of the globe there is the formation of gigantic cities at the same time in other areas of the earth existing urban centres are seeing the disappearance of one of the two fundamental cornerstones that has originated their formation, i.e. stable and fixed job. They certainly have the cultural component that remains as the basis of their existence but the entire urban layout has changed in terms of mobility and services. The model house - work that was the theory of reference in the planning/design of the city becomes meaningless. However in Italy the infrastructure have almost always “chased” residences and businesses, whether they were legal or illegal.

But the consequences of this situation means having to think differently accessibility and transport both large-scale and local. It means having to think otherwise also the reference models of Health and Education. All systems now said depart from the concept of “catchment area” mentioned earlier. If this is unstable every service related to it becomes less efficient and loses effectiveness.

Regard to these last evidences, all that offers a great opportunity due to the reuse of the existing. The example of the High Line in New York is the best-known case (Fig.3). This elevated historic decommissioned rail line in the heart of Manhattan has become a magnificent green corridor of the city centre. The proposal consists in an original idea of urban landscape based on the concept of shared public space, participated, which promotes the idea of identity and calls for new lifestyles and of living urban space. Even though at the same time there is the risk for the distortion of the New York landscape due to the construction of super skyscrapers, “skinny” as noted in a recent (2015) editorial of *Exibart*.



Figure 3. High Line become a Green Way  
(source: <http://www.riqualificazioneurbana.com>)

<sup>15</sup> Situation well illustrated by Wu J.R. (2009) in the article *A great migration into the unknown*, on *The Economist*. Note that for years China divulges very low data about unemployment - oscillating around 4% of the workforce - but Visetti wrote as early as 2009 it, instead, seems to be around 20% with devastating consequences both social and territorial.

The green transformation ideas before said have been filming in Rome and in the project for the transformation of a section of the Ring Road East and in the participated process of construction of the “The Charter of values” (Aragona 2014).

The Urban Transformation Department of Rome Capital played a participatory process which ended in 2015 with the Town Planning Conference to discuss the future of the city and the opportunities that urban regeneration offers to build a new model of city and of shared urban landscape. It was preceded by town planning Conferences for each Municipal District based on design widespread activity. This lasted some months and were made on the contribution of individual citizens, associations and committees.

The work has been divided into four general topics: 1. Environmental and cultural heritage; 2. Mobility, connectivity, networks; 3. Services, public spaces, meeting, urbanity; 4. decommissioned spaces/buildings and their regeneration. The activity had as its goal the construction of a “Charter of Values” of the Municipality, in which emerged the territorial quality to be enhanced, the public goals that must be pursued and the priorities for implementation. The participants also could present synthetic design cards possibly accompanied by explanatory drawings and floor plans. So it has emerged, for example, in the III Municipality, some interesting proposals for the participated landscape which covered both the entire Municipality that part of it. Attention is paid to a proposal for the overall landscape structure of the aforementioned Municipality and for one its road infrastructure, “Il Viadotto dei Presidenti” (Presidents’ Viaduct), with strong territorial impact (Fig.4).



Figure 4. The Presidents’ Viaduct and the participation process (source: S. Aragona)

This area offered a further opportunity because it is a testing area of tutur, European project aimed at the Temporary Reuse of abandoned or decommissioned lands and properties. So there was a first outing with the use of the space in corrispondence of the descent of one of the stations of the never realized tram link of the Presidents’ Viaduct in the north-west of the Municipality. Together with several local groups - about the use and maintenance, building of bicycles, cooperatives on renewable energy, a design group that refers to such initiatives by R. Piano, etc. - on 11 October 2014, it has opened a place where the inhabitants of the Municipality may have additional space for social



activities, games, market. It 'was also presented at the Biennale Public Space 2015 for disseminating these experiences of reappropriation of the city. Among bikes made with tubes innocent recycled, renewable energy producers, the closing of material cycles, children, music, etc. there is the looking for a Different World and a landscape helpful: that is, with benefits for the citizens thanks to the regeneration of green infrastructure with cultural reference the transformation of the High Line in a Green Way at New York, which is a great ecosystem service and a good example of urban resilience

### 3. Planning/Designing into the movement

The new planning instruments, including the Structural Plan<sup>16</sup>, have great difficulty in coping with this reality unstable. The feeling is to build on unstable ground and crumbly. But there is not alternative if you do not want to leave the economy dominate: i.e. the domain of the individual interest to detriment necessarily of many.

In this respect, town planning and modern architecture have sense, are useful socially, if they participate in the proposition of a collective life. They have a political task - remember that this term comes from the polis and it is the art of his management - and an ethical one, as stated (2014) Settis in his *Lectio Magistalis The Ethics of the architect and the landscape restoration* for the conferral of honorary degree in Architecture at *Mediterranean University of Reggio Calabria*.

It is necessary to act on two parallel planes one more general and the other operative, case by case. Regarding the first aspect the contribution must be broad on the part of the planners. Relative to the second, experiments and tests have to be made.

Taking into account an aspect that characterizes the Italian situation: the high percentage of home owners and the very low number of houses for rent also considering the “submerged” quota. The theme is in fact left to the free market - having preferred repeal the law on “fair fee” instead of verifying its application - even if the municipalities are trying to manage these issues. But there are many difficulties and inequities related to the increasingly limited financial availability of local authorities, geographically unequal because the financial autonomy favours the richest territories and the veracity of the real economic condition makes difficult the management of the economic benefits. While the housing patrimony is very extensive but often empty.

The decision of the Government Renzi on the abrogation of what for many years was called IMU on the first house makes the situation even more complicated because doubts arise on the coverage of revenue, that if it diminished, many urban services become in risk. On this, as on other key issues related to the city, to housing, to the defence of the landscape as a cultural asset, in Italy Town Planners, architects, etc. are taking part only timidly, instead in Germany Mastrobuoni writes on *La Stampa* (2015) <<*The law which came into force on May 1 2014 has an unpronounceable name “Zweckentfremdungsverbot”. And it is very clear: no one can rent apartments to tourists without a permit of the district. The penalties range from a thousand to 50 thousand euro. A declaration of war for the Airbnb and to a certain type of tourism. But also to those who have bought and continues to buy apartments in Berlin only to re-letting for short periods, in a short speculators. In the name of protecting of the “Kiez”, this term is untranslatable but more or less it means neighbourhood*>>.

The structuring of the urban settlements, that is of inhabiting, it has been designed according to the relationship, synchronization, between “private time” and “public time” as Ernesti wrote in 1995. Services and production infrastructures were the structural elements of the town Clementi precises in 1983 in the book on “Public Services”.

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<sup>16</sup> When they are actually adherents in content to esters ones which constitute the reference model.

Production and services have changed but the forms, the narrative material, the place remains. And also here there is a great opportunity to rethink the use, protect individuals, to avoid processes of “gentrification” and together build new collective identities.

Those that have been formed with the struggles for the house of the early ‘70s were born on a large necessity of a marginalized class and disenfranchised. In 1985 it was necessary the first law of “building amnesty” dedicated to remedy the huge presence of settlements housing squatters, only in Rome about 800.000 inhabitants, a third of the population of that time.<sup>17</sup> This is despite the Ina House Plan, the GESCAL, the 1.167 1962 and then 457/78 all aimed at giving a national policy for housing and all that it implied (Fig.5). So Clementi and Perego start to talk about self-construction in 1983<sup>18</sup> especially in the suburbs. For which Departments arise finalized to face living conditions of the urban peripheries, i.e. of living of the population that is becoming increasingly large<sup>19</sup>.



Roma 1974 San Basilio

TOMO D'AMICO

Figure 5. Struggle for housing in San Basilio, a periphery in Roma, 1974  
(source: D'Amico T., 1974)

<sup>17</sup> <<Exemplary the case of Magliana in Rome. A long struggle lasting more than six years able to transform a marmalade of houses abusively made (below the level of the Tiber) in a settlement pattern and social property...the “occupiers” now become “citizens” are able to get by the Local Administration, which until then it had forced them to live in shacks or “hamlets” (borghetti), even schools and health services. All this thought by them, organized by them. It happens everywhere, not only in Rome. In Milan, where the Faculty of Architecture welcomes families evicted from Via Tibaldi, police persecutes those who occupy the architecture “signed” of Gallarate pulled up as the new place of the territorialisation of the new bourgeoisie. The state that triggers the cops is the same that participates in the implementation of only 3% of public housing while exploding the construction of houses to be allocated to the free market. The houses built and kept vacant or those whose canon weighs heavily on wages, are occupied and together it is decided the rent to be paid. But entire neighbourhoods, is the case of Rome, practice and defend direct connections to the networks of services, or self reduce the cost of utility bills. A conflict that comes out from those houses and exploding in the cities, allowing all the taking of speech. They speak of a inhabiting that is prior to the building activity, they lead the assault on the city sky. For this they were repressed>>. Fabio Grimaldi remembers at the encounter “Battles in the city” 9 May 2015. Event organized in the “Festival of History”, interventions of Franco Purini, Fabio Grimaldi, Vincent Miliucci, Pablo Echaurren, with permanent positions Association Lotta Continua and Circle Bosio <https://festivaldistoria.wordpress.com/2015/04/28/battaglie-nella-citt%C3%A0-festival-di-storia-%E2%9C%A6-gli-anni-70/>

<sup>18</sup> See *La Metropoli spontanea* (The Spontaneous Metropolis).

<sup>19</sup> It is no coincidence that in the administrative election on 1975, for the first time after the war, there was the great political revolution by the victory of the forces of the left in almost all major Italian cities.

Then, in the second middle of the same decade everything began to change. Deindustrialization, besides to what mentioned before, the push to individualism, the lengthening of life expectancy, immigration and the technological innovations that enhance the opportunities of each one and weaken the idea of *Societas* constructed in about three hundred years. So all that up to here said requires to re-invent as get together. And if the work is mobile how can the house be stable? In the relationship between type of Civilization/Society the Areas and Nodes - two of the “Territorial Invariants” of Raffenstein (1985) - are losing weight in respect to the Networks - the third “invariant” - physical or intangible, i.e. flows. But a flow is dynamic while the house is associated with an idea of permanence.

It requires a “Smart Globalization” (Rodrik 2011) in which also participate who is responsible for the territory and its inhabitants. The layering of experiences, feelings, social relations are transforming the periphery - mostly born with affordable housing and popular and/or agreement and/or facilitated - in places, parts of the city with their own identity. For this, eg., at the famous “long snake” of Corviale in Rome - where are housed more than 6,500 people - the Tenants Committee asked the restoration for residential purposes of the fourth and fifth floor instead of the demolition of the building hypothesized in 2010 by the Regional Assessor for the House Buontempo (Editorial RT 2010). The real concrete *phenomenon*, what the people are expecting, is much more “banal” but useful. In interviews recently made with the residents of Tor Bella Monaca, Rome's outskirts, their demands were simple: the green management, street cleaning ... Together with a pride to live in that district and not to be described by the press and television just as degraded areas uninhabitable of the big capital.

Again it should be emphasized that the “house question” is mainly in large cities. And each has its own specificity: Le Vele of Napoli and Tor Bella Monaca in Rome are very different, town planning needs to understand them and to suggest ways to deal with the specific issues of the context. Without assimilate these situations to those of small and medium towns, that is the majority of Italian cities, where the matter goes associated with reuse, redevelopment of existing assets to avoid other consumption of soil and is aimed to confirm habits and traditional life ways.

In this sense, immigration can be a great resource. In addition to the usual recourse to carers or workers it can help the conservation and revival of urban centres. Thanks to the intuition to transform immigrants into an opportunity to re-inhabit the cities: Riace (RC), which had halved its 3000 inhabitants, is now reborn: and has become the “Village of the hospitality. To the Italian emigrants scattered around the world was asked to use the abandoned houses of Riace Superiore. “*There was immediately a spontaneous adhesion and were reopened houses remained closed for 40-50 years, of emigrants who were in Australia, Argentina and Canada*” says the Mayor Domenico Lucano (Aragona 2014), of the founders of Future City and Mayor of Riace from 2004 to date: a name inspired by “The City of the Sun” of Tommaso Campanella, both for its proximity to the birthplace of the philosopher, both for the utopian reality, at the time, that he wanted to create. An open city, a community that looked at the world and that it was ready to welcome anyone in need. With Giancarlo Bregantini (now archbishop of Campobasso) that together with lay people tried to build the social redemption of a community and calling on the faithful not to cry on themselves.

With the regional law of Calabria drafted in the same period - unanimously approved - on the reception and integration of refugees, role model to follow for all Italy and reference to a national law thanks to the results achieved and the recognition received in

2009 by the spokesman of the UN High Commissioner for Refugees, UNHCR, Laura Boldrini. *"We have always believed in this policy, which aims to transform the presence of immigrants and refugees - said Loiero - into an opportunity for the territory, that of economic growth and the recovery of abandoned historic centres"* (President 2010) put into practice also in two other municipalities of the Locride, Stigliano and Caulonia. So it emerges the other important characteristic of new inhabiting, or rather of new residents who are not of Italian origin, or it would be more accurate to say non-EU or of some EU countries. Who is writing assumes that there is not diversity of nationalities in being people. This is an issue that will become more and more relevant.<sup>20</sup>

### Notes of closing

Since we are in front to phenomena never happened in the past, and so there are not statistical trends, as said, first of all we must immerse ourselves in each context in question. And try to provide answers of the "idea of city" and community that there, "now", and of the future scenario that we propose together with the inhabitants.

Priority must be given to the peripheries of big cities. Those where households are still more or less related to the canonical model, albeit modified and in transformation. As mentioned, it often requires only simple, diffused, actions, mostly related to management and maintenance. For this it is required a listening as close as possible to the people to understand the priorities and verify the feasibility: it is useful to act at a neighbourhood scale, enhancing the relationship between local institution - in Rome defined Municipalities, Districts in other cities - and the inhabitants for consolidate their being citizens.

The choices must propose the integration of urban and rural areas because the fringes are vast: especially in large cities there is the opportunity/demand for experiments of "rural urbanization"<sup>21</sup>. Also finding a link between production and purchase as the Associated Groups of the Solidal Consumption. By the same reason, it has to hypothesize policies between the support to the elderly and the young students or workers needing accommodations as before mentioned. This requires careful organization with social services policies with advantages on the home and the personal income. The conventional financial system could/should give support to everything but instead is often entrusted only to alternative structures like the "Ethical Bank" as it is for the experience interethnic Calabrian mentioned above.

The paradox is that with improved living conditions, a longer life, the resolution of the basic requests for existence, it is forming what the Censis in 1991 has called "lumps of consumption": the risk is that the *Societas* disappears and dissolves itself in a myriad of individuals. Disappearing this also the city is not longer a place of ideals but only of practice. The shown examples express the hope, the need, and ways to find a social sense for it: that is, of living in this agglomeration that we continue to call *urbe* and the utility of its planning.

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<sup>20</sup> The Statistical Dossier 2013 (Study and Research Centre Idos with Unar) underlines that thanks to a little over 5 million legal immigrants, the State gets ca. 1.5 billion Euros, Polchi remembers, by the difference between revenue and costs.

<sup>21</sup> A "reuse" in a positive way of the term proposed in 1990 by Emanuel before quoted.

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