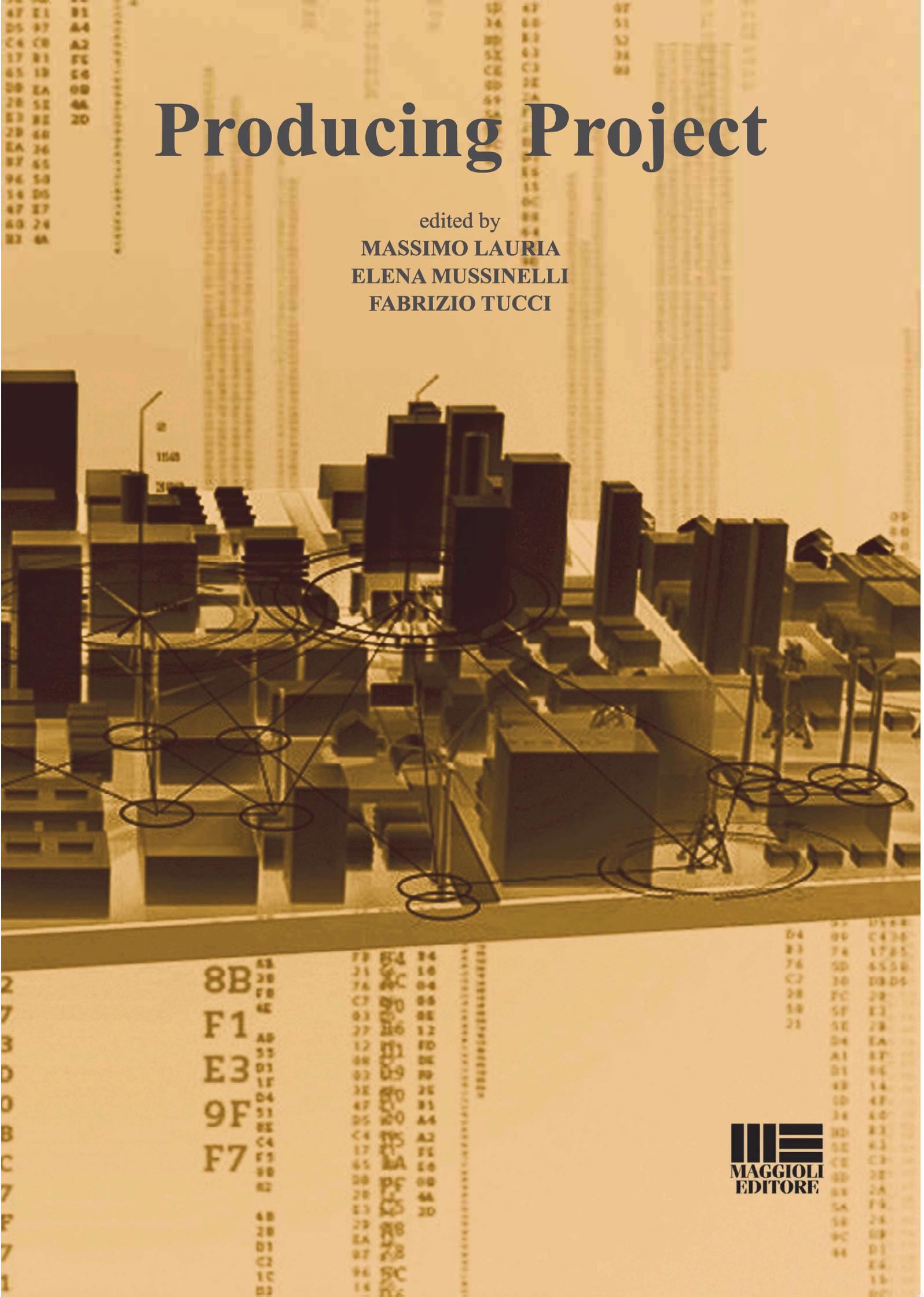
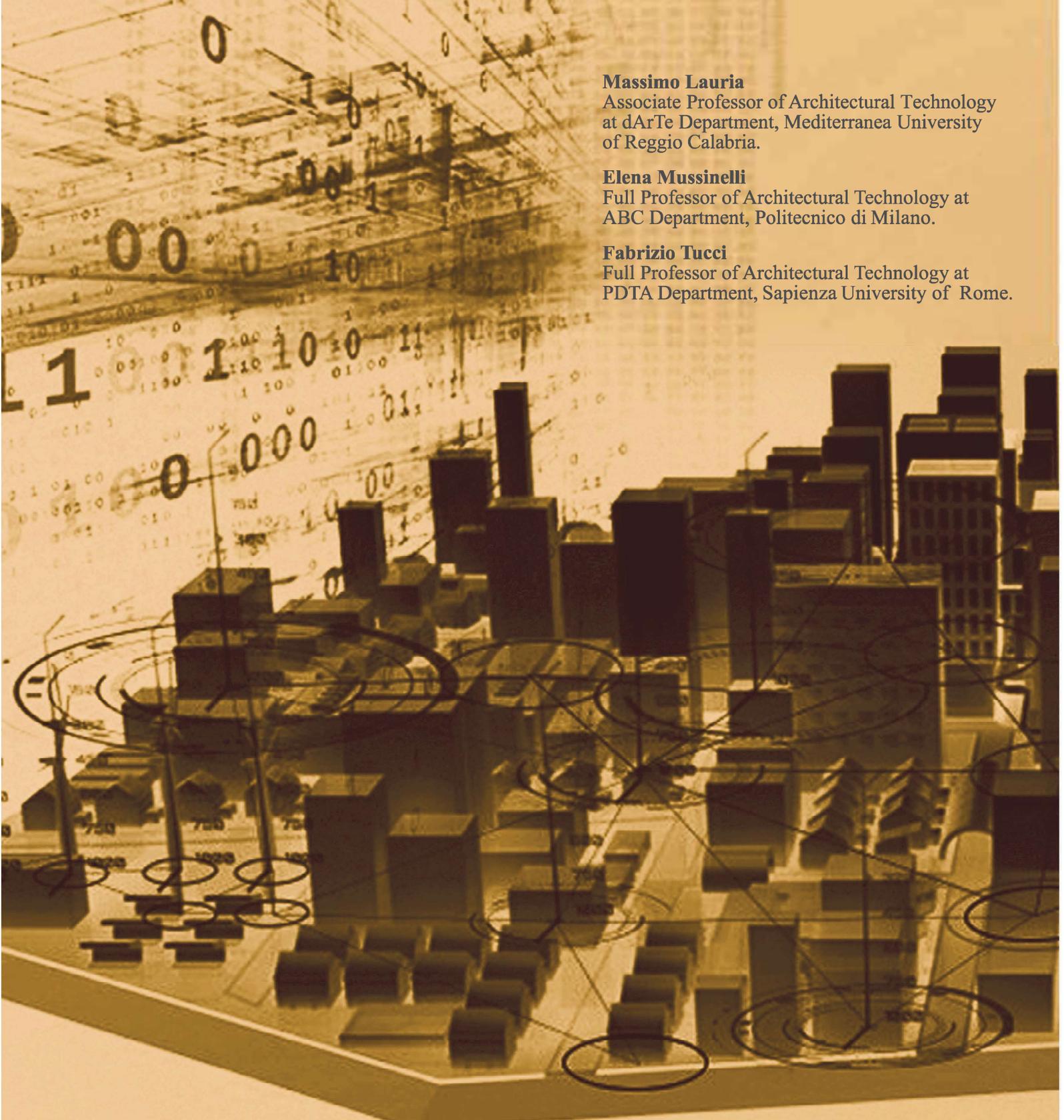


Producing Project

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The transformations created about the design activity by the several challenges started by the economic crisis, climate change and environmental emergencies, together with the impact of the Web and ICT on social and productive systems, highlight many critical issues, but also significant prospects for updating concerning places, forms, contents and operating methods of “making architecture”, at all levels and scales.

In this context, the cultural tradition and disciplinary identity of Architectural Technology provide visions and effective operating practices characterized by new ways of managing and controlling the process with the definition of roles, skills and contents related to the production chains of the circular economy/green and to real and virtual performance simulations.

The volume collects the results of the remarks and research and experimentation work of members of SITdA - Italian Society of Architectural Technology, outlining scenarios of change useful for orienting the future of research concerning the raising of the quality of the project and of the construction.

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Elena Mussinelli
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1.5 THE IMPACT OF SOCIAL DEMAND ON THE PROJECT: THE INCLUSIVE LIVING FOR VULNERABLE PEOPLE

Genny Cia, Marzia Morena*, Ilaria Oberti*, Angela Silvia Pavesi**

Abstract

The Law 112/2016, “Dopo di Noi”, includes measures to allow parents to deal with the future of their disabled children. To support the implementation of the legislation, Senator Annamaria Parente, rapporteur of the law, with Foundation for the Innovation of the Third Sector (Fits!) promoted the creation of Officina Dopo di Noi Committee, in order to raise awareness of legal instruments, including housing. In the Law, the housing theme is central both as instrument for the implementation of independent life projects, by social housing, and for human and social experience, that are represented by living. In this project, in order to identify the best housing solutions for the different inhabitants’ needs, it was necessary to restart thinking about living.

Keywords: Disability, Life project, Social housing, Collaborative living, Social manager

Overview/Foreword

A detailed picture of the disability phenomenon is provided by ISTAT through a survey on health conditions, which showed that individuals with disabilities are about 3.2 million, of which 2 million and 500 thousand are elderly¹. In 55.5% of the cases people are severely disabled, of whom around 30% are under 65. As regards assistance and aid received, about half do not receive aid from public services, do not use paid services, nor can they count on the help of non-cohabiting family members. The burden of assistance is borne entirely by cohabiting family members.

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¹ ISTAT (2017), Note on the Law “Dopo di Noi”. Much of this information were presented to the Social Affairs (2014) Committee of the Chamber of Deputies and Labor, Social Security (2016) Commission of the Senate as a support for the discussion of draft laws on the subject.

Focusing on the approximately 52,000 people who live alone, always with less than sixty-five years, 23% use public assistance (health care and socio-health care) and 15.5% pay for home care. This is the context in which the Law n. 112 of 25th June 2016 is inserted, containing «Disposizioni in materia di assistenza in favore delle persone con disabilità grave prive del sostegno familiare» known as “Dopo di Noi”. The law aims to promote well-being, full social inclusion, emancipation from the family and the autonomy of people with severe disabilities, without family support, and offers resources and incentives to encourage support paths for residents in houses or group of apartments able to reproduce the housing and relational conditions of the family home. It also aims to implement innovative residential interventions for people with severe disabilities without parental support (Faiella, 2016). The law provides for public and private tools: borne by the institutions, a Fund which offers the severely disabled without family support, the resources for interventions aimed at avoiding institutionalisation; to families, tax incentives to plan a life path and allocate resources to disabled people, including through trust instruments, restrictions of destination and philanthropic funds. In reference to housing autonomy, the Fund has the purpose to activate and to strengthen the programmes to increase awareness and develop skills for managing daily life activities and achieving the highest possible level of autonomy. It is necessary to underline that the data currently available, deriving from both administrative sources and statistics, do not allow to identify with precision the audience of beneficiaries of Law, not only in quantitative terms, but above all in qualitative terms: disability, also that, even when serious, is presented as aggregate data. It is essential to distinguish the different forms of disability in order to delineate the areas of application of the law, for experimenting life projects for “Durante e Dopo di Noi” through appropriate interventions supporting living services, pushing research towards collaborative models that can adequately satisfy even the most vulnerable users. During the legislative process, it has been hypothesised that most serious disabilities affecting the 65 year-old population is determined by aging and/or senility-related diseases and that parents over sixty-five have greater difficulty in supporting the care and assistance activities. These hypotheses have led to the inclusion in the audience of the potential beneficiaries only the serious disabled people under the age of sixty-five who live alone and live with elderly parents, considering a total of about 127,000 individuals. Subsequently, an estimate was made based on the hypothesis that the life expectancy of people with disabilities is the same for the rest of the population, with the same gender and age. Therefore, it is estimated that in the five years 2016-2021, about 12,600 individuals will lose the possibility of being assisted within their own family unit. The Fund for assistance to people with severe disabilities without family support, whose budget for the two-year period 2016-2018 is over 180 million, is aimed at creating and strengthening an adequate “Dopo di Noi” service infrastructure for these people.

“Dopo di Noi”: collaborative living as an opportunity for inclusion and social housing as an instrument

In the “Dopo di Noi” Law, the house theme is central both for implementation of social housing projects: open, inclusive and widespread in the territory, and for the human and social experience of living. The sense and the feeling of belonging to community became objectives to be achieved through living and places like home and the neighbourhood; they are incentives to experience collective belonging. The needs of a specific user must be able to become collective, just as it is important that the process for the construction of the living space provide for the inclusion of the individual project in the overall size of the city (Martinotti, 1993). These social dynamics reopen the discussion about the meaning of living and housing policies. Therefore, a new semantics of living and social housing emerges and introduces among its prerogatives the generation of social value (Housing Europe, 2003). The unprecedented demand for housing is composed of a variety of needs and types of residents that requires not only differentiated responses, but also an integrative and inclusive social context (Zaccaria et al., 2018). In this historical period, housing policies shall relate to social policies in order not to generate exclusion and the intensification of economic and social poverty (Morena, 2014).

In Italy, the current response to housing demand is the evolution of a centralist welfare model. It was generated by a regulatory framework, started in 2008, and triggered a profound change in the social housing sector, using private economic resources in order to provide a “service of general interest”.

The definition of social housing construction (in Italy, it is defined as *Edilizia Residenziale Sociale - ERS*) began to take shape, by amending the Anglo-Saxon rules and meaning. The Italian social housing underlines a paradigm shift from the past and emphasises two main aspects: what is the purpose of social housing? who is the service of general interest addressed to? Social housing includes all interventions realised by the joint between public and private subjects and satisfies the social right to housing of individuals and house-holds that are not able to access the free market. It is a new path that integrates the quantitative (requirements) and qualitative (needs) approach, with an emphasis on the forms of cooperation between public, private and third sector, according to the project financing model. In this context, Italy is experimenting the Integrated Fund System, a form of Private Public Partnership (profit, non-profit and third sector organisation). By adopting project financing logic, it triggers a process of privatisation (off-balance sheet investments of the public sector), financialisation (ethical real estate funds) and socialisation (design and technical-social management) of the interventions in the residential sector (Lakatos, 2018). A new culture originated, representing an important experimentation of inclusive housing (simple/light, assisted, co-housing, housing community) for disabled people, because of the Design for All approach, which proclaims the human right of all to be included (Oberti, 2017).

There is a need to rethink the housing typology, which must no longer be governed by the search for a productive uniformity identifying social equality, but oriented towards a plurality of design and management approaches that respond to needs formulated by users with articulated and different characteristics, summarising the concept of social inclusion.

The repercussions on the design process are identifiable in the transition from a design method focused on the residential product to participatory design processes focused on support services for the customisation of building and context (Niemeijer et al., 2010).

This principle defines the profile of the community and generates the premise of maximum flexibility and adaptability of housing solutions, especially in the presence of vulnerable users.

By overcoming the antithesis of mass production and mass customisation, the process of sustainable development and management of housing stock becomes “suited” to social impact. The new processes underway highlight the transformations that affect three particular classes of stakeholders and relationships that are established between them with respect to the macro areas that define the quality of living: the methods of use and ownership (property), the support services (facility) and the dimension of sociality and social inclusion (community).

The first interlocutor, probably the most relevant in strategic terms, is represented by financial actors, such as social housing funds, which through a mix of public and private resources have accumulated a “patient” capital to make sustainable housing projects to respond to a double need.

On the one hand, the inclusion of vulnerable people, as they are part of the increasingly large “grey area” that is neither part of the market supply nor of public housing, on the other, social cohesion is an integral part of the housing project both in structural terms (e.g. by providing common spaces and the adaptability of houses to the changing needs of their inhabitants) and in the management of the social component by enriching the offer of services and the methods of use.

From this point of view, the low profit and/or impact approach and the medium/long term orientation of the financial lever represent the conditions of sustainability so that the value chain of social housing is able to incorporate on a stable and continuous basis objectives of inclusion and social cohesion (Zaccaria et al., 2018). From here, an in-depth analysis emerges, related to both the need to build production strategies that have as their fundamental basis the maximum cooperation between the various figures involved in the process, and to the importance to be attributed to the maintenance phase of the residential assets on the part of users. Not least, the issue of identifying the levels of customisation that can be implemented, from the apparently simpler ones that make the home more “intelligent” thanks to the introduction of equipment and systems capable of performing partially or completely autonomous functions, to those that have impacts on the construction process, to adapt and integrate construction elements, components, if not systems (Di Sivo, Angelucci, 2012).

In order to better direct and coordinate customisation interventions, the “technical-social advisory” activity in the start-up phase of both the community and the construction process, and the “social management” activity in the phase of accompaniment to living and long-term management, both of the community of inhabitants and of the built environment (requiring therefore figures with specific skills), assume a role of absolute importance.

“Dopo di Noi”: already started residential experiences

In the design of new forms of housing for Lifetime and “Dopo di Noi”, the configuration of housing did not only come from technical or health factors, but also from assessments on living space quality. Among the factors that support living in conditions of fragility, the context can have a strong impact on the success of the project (Liat et al., 2018).

For people with disabilities, in fact, it is not enough to have a house, but a context to promote autonomy and emancipation is needed, such as the provision of services, the liveliness of the neighbourhood, the presence of inclusive territorial contexts (Owen et al., 2006).

The OASI project, generated by the collaboration between the company USL Distretto di Bologna, the Public Company for Personal Services (ASP City of Bologna) and the Municipality of Bologna, offers housing opportunities that enhance the autonomy of people with disabilities, guaranteeing equal opportunities, dignity and confidentiality.

The ASP City of Bologna has made available an entire building, consisting of seven apartments and common areas that can be managed in a way shared by the inhabitants. The cohousing project makes use of the educational support of AIAS (Italian Association of Spastic Assistance).

AIAS has mainly the task of putting together the resources and needs of the different people involved in the path, activating customised solutions and promoting virtuous paths, in a housing experience based on the optimisation of welfare resources as well as environmental and energy. The project was launched in 2016 with an inter-institutional agreement, then took shape with the search for people with disabilities who could be able/wanted to live in the same building in a form of co-housing.

Some of these people work, and therefore have an income, others have an accompanying/retirement allowance. “Oasi” is a new experience capable of going beyond mere logic of welfare and institutionalisation, integrating the urban environment and the frailest people: through the support of services, the associations of the third sector, and mainly of the community.

Another example of collaborative living is represented by the social housing intervention “Cenni di Cambiamento” in Milan, which gives children with disabilities the opportunity to create independent life paths.

The project is known and represents the first social housing project in Italy (Ferri, Pacucci, 2015): inaugurated in 2013, it is highly innovative from many points of view, including the technological one².

Inserted in a monofunctional urban context and with a limited presence of aggregating poles, the complex consists of 123 rooms of different sizes, in energy class A, and a series of collective welfare services and recreational and cultural spaces, with the aim to create the optimal conditions for the formation of a network of good neighbourly solidarity relations. The architectural project, strongly oriented by the community project, is based on an idea of mixed development and on the consideration that a typological variety of housing may correspond to a social variety. The value of the public space as a ground on which to build relationships is the basis of the intervention: a green space, a symbol of sustainability intended not only as an objective to be pursued, but also a cultural value to be shared and an element of aggregation and development of services to live. The continuity between the private dimension of the accommodation and the public dimension of the open spaces is well expressed in the terraces and loggias, elements of plastic characterisation of the volume, but above all the expression of a relationship between inside and outside, between the life of the individual and that of the community. The recipients of the intervention are new families, both singles leaving the family of origin, and young disabled people, placed in a highly inclusive context.

Another multi-stakeholder project born to meet the needs of autonomous life is “Palestra autonomie” in Reggio Emilia, created with the collaboration between Mountain Union of Municipalities of Reggio Apennines, the associated educational social service of Reggio Apennines - disabled area adults, Coopselios, the Foundation “Durante e Dopo di Noi”, ENAIP (Ente Nazionale ACLI per l’Istruzione Professionale), the social cooperative Il Ginepro and Kilowatt (incubator and facilitator). These subjects have started a year-long participation path aimed at promoting the self-sufficiency of adults with disabilities and their inclusion in public life³. After a first phase of individualised knowledge and planning, conducted by a multidisciplinary team, a plan of interventions was formulated where all the actors were involved in a common path towards the autonomy of the recipients of the project. The building process in this case goes beyond the social project and is managed by a subject present throughout the activation process of formal and informal collaboration networks throughout the territory. Through the development of shared working practices and methodologies, we want to overcome the concept of assisted living, for a light living supported by mutual exchanges with the community of reference.

² It is, by size, the largest residential project built in Europe with a system of load-bearing wooden structures made of cross-laminated panels.

³ The project started thanks to the support of the Regional fund for non-self-sufficiency of Emilia-Romagna Region and the contribution of the Ministry of Labour and Social Security through the Fund for non-self-sufficiency.

The multi-stakeholder network represents an expansion of the construction process chain and communicates with the designers in a dynamic and non-predefined way. A benchmark model in terms of both scalability and inclusion for people with severe motor disabilities is “Orbassano 2” in Turin, promoted by the Cooperative Giuseppe Di Vittorio with the “Group to help and support the housing problems of people with serious disabilities”. It is financed by a public-private partnership: Fondo Abitare Sostenibile Piemonte; Investire Sgr; CDP Investimenti Sgr e Compagnia di San Paolo (VV.AA., 2018). The project includes 96 accommodations, 74 of which are permanently leased and 22 for sale and includes 10% of the apartments specially designed for users with motor disability problems. Compared to the functional and social mix, there is a further specialisation of users, with a double challenge: that of the total use of space and the sustainability of a tailor made project. In the project team, the financial subjects, the designers, and the cooperative of inhabitants as the social manager have collaborated in an integrated manner, since the advisory and metaproject phase. The result is well represented by the functional-spatial project: the complex includes areas for re-educational activities and technological “islands” for micro-laboratories of art and music; disabled accommodations include rooms for support staff. The complex takes on the dimension of the inclusion of disabled people at the neighbourhood scale, in a place conceived totally without barriers, obstacles and separations. The project foresees collective places of relationship and common activities such as terraces equipped with urban gardens, a multipurpose space with co-working area, a video room, and a gym for physiotherapy rehabilitation. This intervention, like “Cenni di Cambiamento” in Milan, makes use of the figure of the social manager: the same cooperative of inhabitants Giuseppe Di Vittorio, promoter of the intervention, carries out the building and facility management activities for the maintenance of the built heritage and community management activities, organising neighbourhood collaborations, small jobs of social utility such as the care of gardens and vegetable patches, the provision of after-school services or purchasing groups for small commissions. These projects are useful for outlining some typical aspects of new forms of collaborative living, where the design approach changes significantly: in fact, we move from a top down design, typical of a welfare orientation, to a shared design. The idea of the “home forever” is also changed, with its project defined and characterised by fixed links with the surrounding area, in favour of a design “in the making”, subject to constant changes from a spatial point of view and morphological so as to adapt to the changing needs of users. Attention to flexibility requires the prefiguration of the technical methods both in the implementation phase and in the subsequent operating phase, so that management and maintenance are easily implemented and economically sustainable. These interventions also experimented with technological solutions with a high content of innovation, in a residential market still dominated by traditional and often inadequate building models, materials, technologies, systems and type-morphological organisation.

“Dopo di Noi”: future developments on the convergence between supply and demand for collaborative living

With the entry into force of Law 112/2016, the “Dopo di Noi” Committee was set up, promoted by Senator Annamaria Parente, rapporteur of the law, with Banca Prossima Foundation for Innovation of Third Sector (Fits!). Its aim is to disseminate the contents of the law, in collaboration with institutions and family associations, and to monitor and support its implementation.

The Committee consists of an Advisory Board, a Management Committee and the Commissions Law, Finance and Real Estate, Taxation, Person and Health and Housing, in which professionals and experts, teachers, researchers and social workers commit themselves pro bono for the realisation of this initiative. The goals are to monitor the implementation of law 112/2016 and the derived decrees of the Regions; to play a proactive role towards legislative and administrative bodies, at national and community level; to support the cooperation between institutions, professionals, bodies and subjects (also financial) operating in this area (support administrators, mutual societies and insurance companies, trust companies, community foundations and philanthropic intermediation); to promote the knowledge and dissemination of the regulatory instruments for the protection of disabled person, to deepen the economic sustainability of the initiatives, studying the most effective combination of financial sources (donations, crowdfunding, national and regional European funds, credit, bond issues) (Pavesi et al., 2018).

The aim of spreading knowledge about the law, working on the dissemination of good practices and developing sustainable models, requires a strengthening of collaboration with universities and scientific research⁴, particularly for the service’s configuration and the production of the project.

In this framework, the Committee is active in promoting multi-stakeholder networks for the feasibility of collaborative social housing projects throughout the country. In this context, the Officina Dopo di Noi Committee is developing an observatory for social housing projects with a share of housing intended for the life project for “Durante e Dopo di Noi”. Starting from the observation and classification of the projects, a guide document is being prepared for preliminary design, to direct the construction process in the most appropriate way with respect to end users. Among the monitored projects, “Orbassano 2” in Turin will be a model for the development of a scalable methodology on the national territory, to be extended, with the appropriate criteria, to different types of mental disability.

⁴ Angela Silvia Pavesi, founding member of the Committee and vice-president of the Advisory Board, has favoured the stipulation of a Framework Agreement between the Committee and Politecnico di Milano to promote research and scientific innovation in support of disability. The authors of the paper participate in various ways in the Officina Dopo di Noi Committee; Genny Cia is the Committee’s research manager and coordinates the Finance and Real Estate Commission.

Conclusion

In the law 112/2016, the housing theme is central for the implementation of independent life projects: the housing sector represents an industry that has rapidly evolved in supply capacity in terms of construction technologies, in the field of inclusive facilitation and, finally, the dimension of the supply of welfare services. Social housing introduces significant changes in the approach to the demand for housing because its definition contains an extension to the sphere of services and collaboration, opening to the needs of specific users and offering itself as a dynamic welfare system. The demand for housing is expressed by subjects organised in public-private partnership (including third sector organisations) which ab origine influence social housing forms.

Typically, these subjects take a non-profit or limited profit legal form and are based on solid participatory bases for their functioning, in the sense that the inhabitants are adequately represented within them and, if possible, they are also involved in the creation and management of services.

The social management of the interventions is based on the combination of housing administration, social accompaniment of the community and involvement of residents in the community life organisation, in the care of spaces and in the creation of collaborative processes of mutual help among inhabitants (Del Gatto et al., 2012).

In order to adhere to housing projects with an explicit social dimension, such as that of disability, it is necessary to acquire skills and knowledge. These are necessary to manage different aspects concurrently, such as people needs and wellbeing aspirations and the supply of contributions (economic and financial but also donations) that, to be sustainable, must be structured over significant time horizons. In this sense, the general criterion of effectiveness is to consider both the effects on the direct beneficiaries and the whole plurality of involved actors, not only in terms of the final evaluation of the intervention, but as a guiding

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