

Values Spaces Migration. Appraisal scenarios for an intercultural society

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Abstract

Incessant migratory flows move towards nations or cities where they can find better living conditions, driven by economic inequalities, political and social instability, war conflicts and environmental emergencies, and generate real or perceived perturbations in the social and economic organization of territories. The changes in value, social, spatial and economic systems resulting from migration flows were debated during the SIEV conference “Values Spaces Migrations. Identity and Otherness in the Multicultural City”, which took place in October 2020. The study of these phenomena involves many social sciences to which the Italian community of Estimate and Valuation scholars can provide its original contribution. This article aims to outline a picture of the possible intersections between the discipline of estimation and other sciences such as Philosophy of Language, Ethno-psychology, Philosophy of Law, Geography, Urban Planning, Architectural Design, which can lead towards the construction of a common linguistic consensual domain and convergent lines of research to investigate the complexity of issues related to migration. Some intersections concern the recognition of the plurality of identities and the rights

of migrants, multicultural sustainability and equity, the role of language in the construction of relationships with the Other and with economic values (private use value, exchange value and social use value). Beginning with the role of language in multicultural society, a “geography of signification” can be traced that is closely interrelated to other geographies, those of politics, rights, labor, social conflict and property values. These are the spatial and social contexts in which some interesting economic-estimative research has been carried out, even if it is not yet a body of studies capable of representing in a systematic way the differences present in the Italian national territory (e.g. between northern and southern cities/regions). Therefore, the possibilities of initiating both collaborative research and contamination with other social sciences on the need for social inclusion and interculturality, as well as the renewal of the interpretative paradigm and of the operational tools of the estimative discipline to respond to the demand for estimates in the real estate field and for valuation models to support decision-making processes connected to migratory phenomena, remain to be fully explored.

1. INTRODUCTION

Economic inequalities, political and social instability, war conflicts and environmental emergencies fuel incessant migratory flows that move towards nations or cities where to find better living conditions. They also generate real or perceived perturbations on urban fabric as well as on local economic and monetary framework and on social values system. Migratory flows, as peculiarity of social systems, have contributed to build dynamism, wealth and competitiveness of European cities over the centuries and obviously take on different characteristics for motivations, age groups, income levels, level of education, places of origin and destination, movement scale, that ranges from the microterritorial (within a same city) to the global scale (between continents).

In recent years, however, migratory flows to Europe and Italy have changed nature and extent as a result of the political destabilization of some geographical areas (e.g. North Africa and Middle East). Furthermore, some distorted communications have amplified its resonance within the social fabric, made fragile due to a long economic crisis, exasperating the perception of the *identity/otherness* duality and fomenting contrasts between natives and migrants, the latter considered as the “different ones” to be rejected. While the new pandemic from Covid-19 temporarily resizes the extent of migrant arrivals and Europe is trying to lock up its borders (going so far as to delegate the function of embankment to third countries on the basis of questionable decisions), both processes of marginalization and practices of social inclusion of migrant groups are observed in European cities and territories.

The Italian group of appraisal and evaluation scholars may provide its own contribution to the study of changes in value, social, spatial and economic systems resulting from migration flows, which is original and distinctive compared to that of other social sciences (geography, sociology, economics, etc.) that analyze the same phenomena. At the SIEV conference “Values Spaces Migration. Identity and Otherness in the multicultural city”, which took place in October 2020, a discussion started on both the interpretative paradigm and operational tools of the appraisal and evaluation sciences. Possible synergies with other sciences such as Philosophy of Language, Ethno-psychology, Philosophy of Law, Geography, Urban Planning and Architectural Design, were suggested in order to build a common linguistic consensual domain and to define research lines converging towards the complexity inherent to the migration matter.

In this essay we want to outline some transversal issues to all social sciences concerning: the recognition of the plurality of identities and the rights of migrants; the role of language in the construction of relations with the Other, but also of relations with the *private use value*, the *exchange value* and the *social use value*, which are all

foundational elements of the social, economic and spatial systems of the city and the territory; sustainability and multicultural equity.

Starting from the role of language in multicultural society, a “geography of signification” can be traced which is closely interrelated to other geographies, that of policies, that of rights, of jobs and even that of social conflicts. These changing geographies define territorial and urban pluralities in which new maps of the monetary values of real estate emerge, condensing the diversified outcomes of the relationship between economic values and multiculturalism, according to localization preferences, willingness to pay, intensity and articulation of demand, and qualitative and quantitative differentiation of supply. Even the design of plural private and public spaces and the elaboration of new planning practices to recognize the rights of citizenship of migrants require the joint contribution of different disciplines, in order to cope with the temptations to armor and segregation fueled by populism that spread the fear of the Other.

In these urban and territorial contexts, the appraisal theory has to deal with multiculturalism, which implies the expression of new demands for analysis and evaluation of the processes of transformation of real estate markets activated by the presence of migrant communities, but also of evaluation models capable of supporting public decision-making processes that want to practice social inclusion and interculturality.

2. THE VALUE OF LANGUAGE IN THE MULTICULTURAL SOCIETY

Refugees, migrants, immigrants. Different words to express different meanings, but also the same word to express different meanings. People escaping from their own country, flows of people on the journey or settled groups are the corresponding meanings mainly associated with these “labels”, despite the fact that there is no permanence of the same meaning in different countries, especially when the label used corresponds to a legal value that implies or denies citizenship rights (Sajjad, 2018). The variety of terms is actually wider: economic immigrants, foreigners, asylum seekers, forced migrants, illegal migrants, clandestine, people on the journey, newcomers, etc. And moreover: integration, segregation, multiculturalism, interculturality.

Refugees and migrants are people on the move between continents and/or nations, however many of them reach Italy only as a first landing or an intermediate stop on their way to other European nations, in fact just a small percentage of them decide to live in our country. These two words, refuge and migrant, are distinct and opposite because evoke two different primary motivation for migration through a translation of meanings:

- escape from war events, persecutions for political, religious, racial reasons are all the meanings associated to refugee which stands for “involuntary migration”;

- whereas search for better job, study or life opportunities are the meanings attributed to migrant which stands for “intentional migration”.

Verbal language, however, is never a neutral tool that conveys messages, but is rather an active tool for the construction/dissolution of social relations and the constitution of identity and practices of social exclusion/inclusion (Di Piazza, 2020). Language, therefore, builds relationships, spaces and values by structuring the “reality” in which the subjects operate and the identity references of a community. Giving or taking the floor corresponds to giving or taking space, that is building relationships as well as social and economic values.

Social constructs often imply limits, segregations, difficulty in accessing public spaces and having relationships. The contact takes place in the language, where the Other is also a “full” as he is the bearer of another language and, therefore, requires unavoidably the acknowledgement of the plurality of identities. The use of the collective term “migrants”, for example, establishes both a difference and a distance in language but, above all, expresses an implicit uniformity because it does not allow for the recognition of diversity in terms of (personal, ethnic and national) plurality of identities (Monti, 2020). Geographically, the spread of Populism leads to the spatialization of fear. The exaltation of fear linked to a threat is often exorcised with physical separation, closures of borders and ports, the erection of walls (Picone, 2020), while cities must contend with the spread of gated communities for natives and ghetto neighborhoods for foreigners.

The Other is who stays (and must remain) out of the cultural and spatial boundaries.

2.1 The geography of signification

Given its conventional and social nature, the sign/signified relationship is never univocal but leads to an articulated geography of signification, the implications of which go beyond the boundaries of semiotics and condition political decisions and social behavior.

In Western Europe (Holland, France, Germany), the population is more likely to welcome refugees than migrants (De Conink, 2020; Wyszynski et al., 2020) because a moral obligation of solidarity and international protection is recognized towards those who are in danger of life (due to wars or persecution for ethnic, religious or political reasons). While it is denied to those motivated by economic reasons that is considered a deliberate decision, as those who are forced to migrate because of extreme poverty, famine or natural disasters do not fall into the “refugees” category.

Diametrically opposite results were obtained by a recent study, referring to a limited sample (Findor et al., 2021), according to which the Slovak population perceives a

greater social distance towards refugees than towards migrants and foreigners. Interestingly, this result is explained as a direct consequence of the politicization and delegitimization of the label “refugee” which, in the political narrative in Eastern European countries, is used to define someone who uses false pretexts to obtain the rights of reception, thus causing a contamination, if not a total emptying, of the original meaning.

On the other hand, the social effects of the media narrative can be overturned or mitigate by positive direct contacts between natives and migrants (or refugees) reducing the perception of threat (Schneider, 2007), strengthening the support to solidarity initiatives (Kotzur et al., 2018) and decreasing the opposition to immigration (Thomsen and Rafiqi, 2019).

These studies show that the type of media exposure, the words chosen and the associated meaning that are used in the interpersonal and collective narrative, determine how people translate their perception of the migrants into social interactions as well as into economic decisions inherent local real estate market.

Semantic differentiation contains factual and value implications. It is factual that each group of people has needs that are in part different with respect to the services they need and the type and duration of their stay in a host country. The judgment expressed by the native population is of value insofar as it depends on the way terms and meanings are used in the narration of the migratory phenomena. The linguistic signification, that is used to communicate about these groups, has direct consequences in the process of their acceptance as economic player operating in the market and/or as social actors to be included in participatory decision-making processes for the management and transformation of the city.

The great variability in space and time of both linguistic signification and media and political narration shows, however, that the perception of the Other is not a fixed and immutable datum but can evolve towards social acceptance and inclusion as well as towards the radicalization of rejection. The outcome, therefore, is not predetermined but rather is open, descending from a combination of direct and personal experiences, indirect experiences and collective and media narratives. Building an alternative narrative and creating opportunities for intercultural exchange –to replace ignorance about the Other with direct experience, prejudices with value judgments– means intervening jointly on the social system as well as on the physical, economic and monetary, and, finally, on real estate dynamics of the city and territories.

2.2 Politics and rights in social conflicts

The immigration policies of European countries are based on approaches that assume the social organization of cities and territories through different models, planning

tools, actions and projects. The urban organization may be of the different following types:

- *assimilative*, which pushes inclusion to the point of cancellation of identities (France);
- *multicultural*, in which coexistence does not imply the osmosis of different groups (Great Britain and Holland);
- *temporary*, which does not encourage migrants to take root in the nation (Germany);
- *implicit*, that welcomes without directly orienting social transformations (Spain and Italy) (Clemente and Esposito De Vita, 2008 b).

Although some rights are universal according to the United Nation from 1948, others are multiple and indeterminate, and in fact the coexistence in the same place of different for nationality, ethnicity, religion and culture communities makes clear that it is necessary to deal with pluralism and multiculturalism rights. When conflicts arise within the social system, a resolution can be obtained by adopting an argumentation or concertation approach (Schiavello, 2020). If a comparison is based on argumentation, only one thesis prevails over the others thanks to its argument strength because it is the “right” one. A comparison through negotiation, on the other hand, is aimed at finding an acceptable accommodation, which partially satisfies all the parties involved, in order to build the best possible solution. This last approach makes possible to favor a meeting between initially distant perspectives to consolidate a “shared public reason” as a basis of coexistence of a composite community. Negotiation in the settlement of social conflicts is, in fact, the same sphere in which multiple criteria evaluation models operate when they support public decision-making processes that regard urban, territorial and environmental transformations.

Some very heated conflicts, for example, periodically emerge as a result of political-administrative decisions on the management of first reception facilities for flows of “irregular” refugees and migrants. These facilities immediately change the territorial balance because of the massive provision of certain essential services (housing, meals, health, psychological and legal assistance), the type of facility (large centers/small centers scattered throughout the territory) and their location (large cities/small villages, urban/extra-urban areas). To avoid the emergence of reactions of refusal (*not in my backyard*) due to a perceived, rather than real, decrease in the level of security and the fear of negative impacts on economic activities (e.g. tourism) and property values, these decisions need to be accompanied by involvement of local communities according to the approach of consultation, as well as by a not distorted political and media communication.

The (political) decisions on the management of the first reception facilities flows of refugees and “irregular migrants” immediately modify the territorial balance as the essential services (e.g. housing, meals, health care,

psychological support, legal assistance) have to be provided and may range in terms of typology (large/small scattered throughout the territory centres) and location (large cities/small villages, urban/extra-urban areas). These decisions should be joined to an undistorted media communication and to the involvement of the local communities in order to avoid the rise of rejection reactions (*not in my backyard*) due to a perceived, rather than real, decrease in the level of safety or quality of health conditions, as well as the fear of negative impacts on economic sectors (e.g. tourism) and real estate prices.

Social competition can also concern the citizenship rights of migrants and refugees who decide to live in Italy and become part of the immigrant communities. Contemporary cities are characterized by an archipelago of minority and plural groups (differing by age, income, culture, religion, ethnicity, etc.) who manifest specific needs and claim the right to exercise citizenship, to the access to facilities and to use urban public spaces (Fig. 1). The issue of the migrants’ rights as citizens is not included in the urban planning regulations, that refer to a supposedly “neutral” legal context, equal for all, but which, in the name of equality, does not recognize diversity and, therefore, cancels it out. Moreover, urban planning can lead to unintentional discrimination (e.g. gentrification associated with urban regeneration projects), so it is essential to work on innovative proposals for best practices that recognize migrants’ rights to citizenship, which are denied or ignored at the institutional level (Lo Piccolo, 2020).

Another emblematic case of social competition at the urban scale concerns the right to public or social housing, which is set by law to legal immigrants who meet certain requirements. Then, the responsibility for the emergence of social conflicts depends not only on the absolute and relative number of migrants, but above all on public administrations that should provide housing for all those who are entitled to it, by increasing the stock of public and social housing, or by providing public subsidies to



Figure 1 - Parade for the Chinese New Year festivity in Prato (Source: Augusto Biagini, Pratosfera, <https://www.pratosfera.com/2021/01/24/>).

make housing affordable (Napoli, 2017; Napoli et al., 2019). At the operational level, the decision-making process of assigning temporary housing to refugees can be supported by multi-criteria models that should be based on both the characteristics of buildings and the needs of migrants due to their legal status (refugee or asylum seeker) or the right to family reunification (Costa et al., 2019).

The use of public spaces as a meeting place, for cultural performances or religious celebrations (Fig. 2), causes transitory or permanent transformations of the urban landscape and can trigger in natives the fear of loss of identity values. The acceptance of multiculturalism becomes then the first (not taken for granted) step towards the construction of an intercultural city founded on a new system of identity and, at the same time, social, spatial and monetary values.



Figure 2 - Celebratory day of Ramadan in Palermo (Source: Ansa Sicilia 2020).

3. ECONOMIC VALUES AND MULTICULTURALITY

Economic values are continually evolving as an expression of the cultural values of each individual and their belonging to a community. The behaviors within the market, therefore, can no longer be attributable exclusively to the *homo oeconomicus* rationality, because it would be partial, incomplete and inadequate, but they must be focused on the unity/complexity of the human being who acts taking into account what is useful, right, legal, beautiful, good, true (Rizzo, 1999).

The system of values that coexists and interacts in the market, considered as a socio-economic organization, consists of:

Private use value. Satisfaction of an individual need. Recognition of utility for oneself. Basis of exchange value.

Exchange value (that may be *natural* or *speculative*). Economic signification. Translation into abstract value, or into money that is the universal equivalent of exchanges. Value for the relationship with the Others in the market.

Social use value. Fulfillment of a collective need. Recognition of utility for an intragenerational “us” or for

a “projected into the future” intergenerational “them”.

The individual and social value system, the perception of the Other, and the acceptance/rejection of the presence of migrants influence the behavior of individuals in the real estate market, especially with regard to the use value and the exchange value which, associated with a location choice, and it is linked to supply and demand, market segmentation, willingness to pay and accept, and prices. In the urban real estate market, appreciation of the extrinsic positional characteristic (Carlo Forte, 1968) contributes significantly to the formation of the price and monetary shape of the city. This characteristic is complex and synthesizes numerous elements related to:

- organization of the city, in terms of accessibility to infrastructures, equipment and services; quality of the urban spaces, etc.;
- perception of urban space, with reference to the historical, symbolic and representative values;
- social system structure, which represents the groups of residents, the identity values and the geography of migrant communities.

The migrant communities living in a neighborhood activate different and often opposing dynamics in the real estate markets. They express a demand for access to the services that are offered to citizens (education, health care, welfare programs, etc.) and an incremental demand for different modalities of housing (e.g. cohabitation, lease, purchase, etc.) each of them depending on many factors such as income level, family composition, working conditions, cultural models. Furthermore, a part of the migrants undertakes entrepreneurial activities and constitutes a component of the demand for commercial, artisanal or industrial properties (as in the case of the textile sector that is located near Prato).

In general terms, the migrants’ demand for real estate, that is addressed to certain market segments, may interact with the natives’ demand in extremely variable urban contexts and market conditions: there may be competition between migrants and natives can started due to an excess of demand over supply (e.g. on the same typology of properties at a medium-low price); there may be a lack of competition due to an excess of supply over demand (e.g. in certain decayed urban areas), or as a result of the displacement of migrants to other market segments (e.g., properties with different dimensional and/or qualitative characteristics or located in other neighborhoods). Under rigid or inelastic supply hypothesis, an increase in demand generates a rise in sale or rental prices, but if the immigrant communities are considered as opposed to the natives, that can induce a lower appreciation of the location (and a consequently decrease in prices).

On the other hand, a community of migrants living in an urban area constitutes a nucleus of attraction not only for those who belong to the same ethnic group or nationality, but also for other migrant communities, fueling a new

demand rise. Agglomeration on a social basis also produces its own economies of scale and feeds synergies between economic activities oriented to the foreigner communities (trade in ethnic products, catering, financial services, craft activities, etc.) that can lead to ethnic enclaves, or can also be used by native residents and constitute the new factors of a localization quality based on multiculturalism. Further reflection should, however, be dedicated to build a social path towards interculturality feasible (Clemente and Esposito De Vita, 2008 b).

3.1 Migration and territorial plurality

A recent study on the relationship between migration, demography and labor argues that the two peculiar aspects of migrant settlement in Italy are the territorial dispersion and the rarity of ethnic ghettos (Colombo and Dalla Zuanna, 2019). According to the authors, these peculiarities depend on the fact that migrants are distributed in the territory following the job demand (Fig. 3), as not only large factories in metropolitan areas, but also the widespread fabric of small and medium-sized enterprises, construction company and farms need workers (Fig. 4), as well as Italian families who demand maid and family (children and the elderly) care services. An additional factor that opposes the spread of racial residential segregation, one is the high share of Italian households that own the house they live in and are unwilling to move as a result of the arrival of migrants (Colombo and Dalla Zuanna, 2019), although this does not exclude the existence of racial or ethnic discriminatory behavior, especially in the rental market (Baldini and Federici, 2011), that is similar to what has long occurred in many cities and nations around the world (Heylen and Van de Broeck, 2015; Ross and Turner, 2005).

A study on the distribution of migrant in Italy, in terms of Local Labor Systems (SLL) (i.e. areas of self-containment of commuter flows), is placed on a similar line of research, which applied the cluster analysis to the ISTAT data of the population census. The mosaic of job systems, according to which the migrant communities are distributed throughout the national territory in relation to the segments of job offer, was outlined in maps. Among the main clusters, some cases of interesting productive specialization related to nationality emerge, such as, Indians from Punjab as breeders in the Cremona area, or Tunisians employed mainly in fishing activities or farms in the Trapani area (Albani et al., 2017).

Migrants, moreover, are the bearers of a composite heritage of knowledge, skills and competences, but they are penalized by employment and income asymmetries (low average salary, high rates of irregular work) that prevent a full enhancement of human capital in territorial development processes (Trovato, 2020). In anti-fragility strategies for inland areas subject to depopulation, where territorial and real estate capital is underutilized or unused, the presence of migrants creates new balances



Figure 3 - Borgo Mezzanone slum (Foggia) (Source: Rocco Rolandelli, <https://www.osservatoriodiritti.it/2019/11/04/>).



Figure 4 - Agricultural workers (Source: <https://www.ilfattoquotidiano.it/2020/08/27/>).

in the demographic balance between emigration/immigration, even if this neo-population can be perceived as an element that puts the identity of local communities at risk. As proposed by Oppio (2020), making use of a flexible and differentiated approach on a territorial basis is the preferable way to manage migrant flows and to govern such social and territorial complexity.

3.2 Migration and urban plurality

In urban contexts, the combination of the previously described economic, demographic and cultural factors provides a partially mitigation of some effects of the gentrification process, that is rather frequent in the historic centres, such as the decline of the social *mixité* and the expulsion of migrants from some urban areas (Bonafede and Napoli, 2015). From an economic point of view, therefore, systematic studies of the real estate market are particularly useful because they allow us to know and monitor the diachronic and synchronic trends of changes in property prices attributable to interactions between native and migrant communities, differentiated by nationality or ethnicity, geographic location, urban area, market segment, etc.

In this field, there is a long tradition of analysis of the relationships between housing prices and racial or ethnic segregation, which unfortunately still affects black and Hispanic communities, in the United States or elsewhere (King and Mieszkowski, 1973; Knowlers Mayers, 2004; Moye, 2013; Bayer et al, 2017), but also of international studies on the reactions of urban housing markets to migrant flows (though not necessarily refugees) (Vargas Silva and Fernandez Reino, 2019; Harrison et al, 2005).

Under the hypothesis of a negative correlation between housing price and migrants living in an urban area (Colombo and Dalla Zuanna 2019), such depreciation of the real estate investment could be defined as the “value of affection” (Giuffrida et al., 2021) that native people are willing to pay to keep their roots in a neighborhood, in a local community and in their “home”, and to follow their own strong identity motivations and sense of belonging to a place.

Several studies about migration flows and housing markets in Italy in relation to multiple urban contexts have highlighted that each case is never perfectly reproducible elsewhere. The localization of migrants in a large city and, in particular, in the historic centre, subject to depopulation and in which there are areas of decay, is a case that occurs frequently in the Italian and European cities (Micelli and Pellegrini, 2018), and has been studied to describe the demand for housing on the basis of migrants’ nationality and family composition in the city of Genoa (Rosasco et al., 2021), or to investigate the market segment of commercial properties in the city of Palermo (Napoli and Bonafede, 2020). Other analyzes have dealt with the concentration of migrants in suburbs in the province of Caserta and in Cosenza, where low income native groups live (Forte et al., 2018; Salvo et al., 2020). A study of the real estate market on a national scale was conducted by processing the ISTAT data to assess the incidence of immigrants on housing prices, through the center/periphery gradient in 112 provincial capitals (Antonucci and Marella, 2017). The assessment of urban vibrancy (*urban vibrancy*) through spatial autoregressive models can also be revised to include multiculturalism among the variables and to document market pricing (Barreca et al., 2020; Curto et al., 2020).

Some real estate reports have documented the characteristics of the aggregate demand of immigrants who actively participate in the market, when they have a regular full-time job and a decent salary and can access a loan for the purchase of housing. In 2007, the financial resources of migrants were mainly concentrated in Northern Italy where there was 70.7% of purchases (while just 6.1% was in the Southern Italy) of properties located in outskirts or in small municipalities near the capital cities. Furthermore, a different distribution of migrant communities was found among market segments by housing size: North Africans, for example, demanded small-to-medium sized homes, while Indians,

Bengalis and Sinhalese preferred medium-large homes (over 100 sq.m.) due to their habit of cohabitation by two or three families (Scenari immobiliari, 2007). This differentiation refers to the need to rethink the organization of living spaces according to the specific needs of migrant communities (Sciascia, 2020).

Nine years later (in 2016), the incidence of real estate purchases by immigrants on aggregate national scale still cannot be considered high, partly because the income levels have remained well below the national average. However, there has been a tendency towards increasing housing affordability, especially in Northern Italy, where 77.7% of non-EU immigrants who own real estate (especially Chinese and Albanian) lived. Furthermore, the number of immigrants who signed a lease agreement, on the other hand, reaches a significant incidence of 12.1% of national agreements. The geography of immigrants who own property or sign lease agreement seems to indicate a greater willingness to keep roots in Northern Italy, where there are better opportunity to find good jobs conditions of greater economic stability, while Southern Italy seems to be predominantly a crossing place for migrants (Monteduro, 2020; Agenzia delle Entrate, 2019).

Despite the great variety of variety of the research objective and the instruments of analysis and evaluation at urban and territorial scale, it emerges overall that the results of the mentioned studies are characterized by:

- *atypicality*, as they cannot be generalized because depend heavily on the specific interaction of each social, economic and cultural system of natives with specific groups of migrants;
- *spatial rootedness*, because they are strictly circumscribed to a specific place (urban area, city, territory, nation);
- *temporal uniqueness*, which limits their validity to a specific and punctual time, also in view of the extreme dynamism of these social phenomena.

3.3 Sustainability and multicultural fairness

The construction of an intercultural society, in which migrants can find not only the physical space of hospitality, but also the space of listening, recognition and social interaction, is closely linked to the major issues of sustainability, fairness, human rights, environmental and social justice.

The 17 Sustainable Development Goals (SDG) adopted by the United Nations identify all the dimensions of sustainability and recognize the importance of achieving inclusive, safe, resilient, and sustainable cities and communities (SDG11), as well as more disciplined, safe, regular and responsible migration through migration policies according to the sub-goal SDG10.7 which concerns the reduction of inter- and intra-national inequalities. Although there is no explicit link,

the two goals are obviously interdependent as migrant communities will become citizens and inhabit cities.

According to the principles of environmental justice and social justice, everyone has the right to live in a healthy environment and should have access to basic resources (clean air, clean water, etc.), equal opportunities and the same level of well-being. These goals are unlikely to be realized for migrants, not only in countries of origin, but also in countries of destination if migration policies do not actively support inclusion and some discriminatory behavior may still happen today.

The methodologies available for the assessment of sustainability in urban, territorial and environmental transformation processes are numerous and can be classified into different groups (Mondini, 2019), that almost all may allow the inclusion of interculturality and encourage the interaction and participation of all actors to represent the plurality of needs and demands of migrants (Mondini, 2020).

Furthermore, the adoption of a resilience perspective (Lombardi, 2020), which has already been applied to the analysis of the evolution of environmental and economic systems, can also be effectively extended to the study of plural and intercultural social systems.

The goal of an inclusive and resilient city, in particular, could be achieved by implementing dynamic models that evaluate the inclusiveness level of a city (Bottero et al., 2020) which are operational tool to be declined in reference to the plurality of communities of foreigners and that can support the definition of migration policies. So, actions and projects that improve the quality of life of the inhabitants must recognize an appropriate prominence to the social impact and the judgment expressed by the plurality of involved (including migrants) actors, while mediating with the other dimensions of the multicriteria evaluation models focusing on social components (Bottero and Datola, 2020).

4. CONCLUSIONS

The coexistence of plurality of migrant communities in the contemporary city and the construction of the intercultural society feed a continuous tension towards the transformation of the system of social and economic values and the spatial and functional organization of the territories. Moreover, the “geography of signification”, in which the first form of relationship with the Other is built, is closely interrelated to other geographies (of policies, rights, jobs, social conflicts) and is at the origin of the system of economic values (*private use value*, *exchange value* and *social use value*) that all flow into the urban real estate markets. In these contexts, some interesting economic-estimative research has been carried out, even if, as Micelli argues in his article in this same issue of the journal (Micelli, 2021), there is a need to continue to study systematically how social factors, especially multicultural ones, influence the real estate market in Italy where, moreover, there are deep economic gaps (e.g., between northern and southern cities/regions) to which the geographies of foreign communities differentiated, by country of origin and/or ethnicity, are overlapped.

Therefore, the possibilities of starting researches in collaboration and contamination with other social sciences on social inclusion and interculturality, as well as on the renewal of the interpretative paradigm and operational tools to appraisal real estate properties connected to migratory phenomena, remain to be fully explored. Other evaluation challenge emerges from the need to emphasize migration and interculturality within the broad themes of sustainable development and environmental and social justice, and, therefore, concerns the role of the evaluation models in the public decision-making process for the building of resilient, sustainable and inclusive cities and communities.

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