

Comments on *Foreclosed*

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Comments on *Foreclosed*

Edited by Leah Meisterlin

Preface by Reinhold Martin

This publication is a record of what was said about
Foreclosed: Rehousing the American Dream, an
architecture exhibition at the Museum of Modern Art
in New York, from April 2011 through August 2012.

The Temple Hoyne Buell Center for the Study of
American Architecture
Columbia University Graduate School of Architecture,
Planning, and Preservation

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The Temple Hoyne Buell Center for the Study of American Architecture was founded in 1982. Its mission is to advance the study of American architecture, urbanism, and landscape. Located within the Graduate School of Architecture, Planning, and Preservation at Columbia University, it sponsors programs and research projects focusing on issues of both scholarly and general interest. The Buell Center initiative on public housing was launched in 2008. This publication represents one aspect of that ongoing project.

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How We Talk about ... Reinhold Martin

How do we talk about architecture? Housing? Cities? Culture? Politics? As the evidence collected here testifies, *Foreclosed: Rehousing the American Dream*, an exhibition that ran at the Museum of Modern Art (MoMA) in New York from 15 February–13 August 2012, and was co-organized by MoMA architecture curator Barry Bergdoll and myself, offered an occasion for many people to talk about many things. Or, I should say, to write about many things, since that is what is collected here: bits and pieces of text written by a wide variety of individuals about and around the exhibition and its premise.

These comments testify to how we talk about, write about, and otherwise debate culture and politics, aesthetics and economics, design and policy. They also demonstrate, tacitly, what we do not allow ourselves to discuss, what we conveniently ignore, forget, or otherwise remove from the table. The comments were compiled by the Temple Hoyne Buell Center for the Study of American Architecture at Columbia University, a research institution that had provided a “script,” *The Buell Hypothesis*, to be interpreted by the five architect-led teams who designed new housing for five different American suburbs for the exhibition at MoMA. Details on the script, the design teams, the process, the public workshops, and the exhibition are available in the catalogue, *Foreclosed: Rehousing the American Dream* (Museum of Modern Art, 2012). The material collected here differs from that in the catalogue, insofar as here we record

what others—not the curators, not the participants, but members of different publics—had to say about the show and the issues it addressed.

We initially compiled this material, which runs from printed articles to blogs to reader comments to tweets, as a record by which to gauge our efforts. The goal of *The Buell Hypothesis* and of the exhibition was, from our point of view, to “change the conversation” about housing and suburbanization in the United States in the context of the ongoing financial crisis. More specifically, it was to put the question of public or social housing on the table in a new way, with the help of concrete architectural proposals.

As a result, we had before us a controversial and widely reviewed exhibition that we had co-organized and therefore knew intimately. Through the course of the exhibition’s run, links and references to critical reactions came in on what often seemed a daily basis. During the same period, we organized a number of follow-up events and discussions, together with MoMA and separately, as did others. So we also had before us a unique dataset of public reactions to a cultural event that touched on some of the most sensitive issues of the day. Chronologically, one might observe in these reactions a rough, uneven swing from uncritical enthusiasm to (sometimes) righteous skepticism to—gradually—deeper reflection, though I must admit that I remain personally unsatisfied about the limited extent of the latter, presumptuous as that may be.

Mirroring the contours of official discourse in the United States, the exhibition was celebrated in *The Nation* and attacked on the Fox Business Network. Nevertheless, our ultimate purpose here is not to measure public reaction, pro or con, and thereby accede to the metrics that dominate cultural and political discourse alike. Rather, it is to hold up a magnifying glass to the public sphere itself. It is to inquire into what can and cannot be discussed in public, in a variety of arenas and by a variety of stakeholders, around a subject that carries undeniable urgency and yet, is usually framed in an extraordinarily narrow and instrumental manner. If the material interests you, I therefore urge you also to note the silences, institutional and otherwise, that show boldly through the debate. And to ask: What is being assumed here? By whom? And for what historical reasons?

Other than organizing the material according to thematic categories, we have refrained from interpreting the data. Instead, we offer it to you to reflect and perhaps comment upon further. In the exhibition catalogue I noted that the overall project was conceived under the distant sign of Enlightenment, which the philosopher Immanuel Kant described long ago as “mankind’s exit from its self-incurred immaturity.” Based on the evidence here and on much else, my own provisional conclusion is that the conversation around housing in the United States, especially in the suburbs—“ground zero” of the financial crisis—is not, for the most part, enlightened. On the contrary, it is arguably quite “immature.” Changing it requires changing the common sense around which public debates are structured. But perhaps as you peruse these assembled comments,

shouts and murmurs from interested parties big and small, you might join me in discerning glimmers of hope, traces of profound thought and of profound commitment that force their way onto the page or onto the screen. It is to these traces that this document is dedicated, with gratitude to all who have helped make them visible along the way.

For the Record Leah Meisterlin

With this collection of material, the Buell Center has compiled an archive, a snapshot of discussion and debate on topics close to home for most Americans. As Reinhold Martin notes, this compilation is largely rooted in the Center's need to investigate the results of its attempt to "change the conversation" about housing. As such, we who have compiled and edited the contents have come to understand this project of culling and categorizing as one of data collection. To downplay our own biases, we have aimed to minimize editorial voice. After all, given our involvement in the exhibition that sparked this conversation, as well as the nature of the discussion itself, it is difficult—if not impossible—to argue that these issues are not close to home for us as well.

Fundamentally, the project seemed simple: The Buell Center sought to compile and present the conversation surrounding the *Foreclosed* exhibition and the workshops that led to it. We culled essays, reviews, interviews, and weblog posts as well as tweets, photographs, videos, and comments from the viewing and reading public. The content ranged from multipage art-world reviews of the exhibition to broader essays and broadcasts on the American economy that mentioned the show. We collected everything we could locate that was published or circulated between the announcement of the project in April 2011 through the week following the show's closing in mid-August 2012.

Very early on, two questions emerged with implications for our attempt to avoid editorializing. The first was quite simple as we took stock of the sheer volume of material: What to include? Or rather, if necessary, what to exclude? The second question was considerably less straightforward as we pored through thousands of comments in response to hundreds of articles and began to see just how many conversations were taking place: How can we even begin to catalogue, organize, and ultimately make sense of and learn from “how we talk about” a given issue when that seemingly singular issue comprises most facets of American life?

The Buell Center’s approach to these two questions has shaped this collected dataset. Thus, some description of our decisions—the dataset’s “metadata”—is in order.

The comments and conversations are presented here in strict chronology. They constitute far more than a representative sample, but also far less than an exhaustive collection. Because the “official” perspectives of the exhibition (including those of the Museum of Modern Art, the Buell Center, the curators, and the architect-led teams) are compiled in the exhibition catalogue and on the Museum’s website, we have largely opted to highlight the reviews, responses, and reactions to the show and the conversations that took place beyond these “official” venues. As a result, many of the blog posts published on the Museum’s website during the workshop phase have been omitted, as have most of the Museum’s tweets. Likewise, many published mentions of the exhibition containing only

reprinted language from MoMA press releases have not been included.

However, the goal of focusing on the wider conversation is balanced by the need to properly frame that conversation relative to the exhibition. Thus, particularly in the early portions of the timeline, a small handful of descriptive articles and framing blog posts has been included to supply that context. Additionally, essays featured on the MoMA/PS1 blog after the conclusion of the workshop phase appear within this collection, since they include reflections by collaborators and team members and thereby bring individual voices into the discussion. In the spirit of full disclosure, it should also be said that Martin and I have each entered the public discussion at different points. Our respective essays are therefore included here: Martin's appears within an essay-format roundtable discussion, and mine as lessons from the project based on early reactions to the show.

Further, a considerable amount of material included in this archive has been quoted or cited as well as reprinted, reposted, and retweeted. In these instances, care has been taken to indicate which articles have traveled to the far reaches of the Internet without necessarily including each appearance made by a given text. For example, where new reader comments are posted to reprinted text, those comments are presented with the original article, as are direct comments made via Twitter.

The follow-up task of organizing and excerpting the material took its cue from classification techniques used in

quantitative research methods. We looked at the compiled dataset in search of its inherent “natural breaks.” Rather than asserting an arbitrary classification system or one that would be too heavily embedded with our own assumptions, we combed through the material, taking note of the topics of discussion, aiming to let the dataset speak for and classify itself. Through the process, related topics were grouped together, as were divergent opinions on similar issues. In the end, we assembled thirty-three distinct topics of conversation woven through the discourse. These topics are applied as tags for each excerpt, comment, or tweet in this volume and summarized in its index.

The conversation topics are purposefully nonpartisan. In other words, excerpts or comments with the same tag may contain arguments and opinions either for or against a specific issue. Some topics are purely binary: Comments that veer into political name-calling, for example, generally fall into the category “Liberal versus Conservative.” Others are rather broad, made up of several perspectives centered around a common theme. For example, the label “Homeownership” is applied to a range of comments discussing the comparative values of homeownership and renting, the financial mechanisms involved in and structural barriers to owning a home, opinions on the mortgage industry or the alternative ownership models presented in the exhibition, and so on. A few topics are the result of conversational dynamics enabled by the online forum itself. For example, “Internet Banter” is used to indicate instances where commenters engage in a back-and-forth—sometimes maintaining the topic of conversation,

sometimes simply complimenting an article's author for a well-written piece, and sometimes devolving into heated insult-laden exchanges.

What we have hoped to compile—for our own reflection and research and for any interested reader—is an archive that allows us to trace the many circuitous threads of a conversation and begin to untangle how we talk about these very contentious, personal, and public issues. These threads constitute an almost topological web or network of public discourse, with some topics converging repeatedly and others being discussed together only within certain contexts. One hope is that this archive may serve as a suitable dataset for investigating these patterns (*e.g.*, in what contexts does housing affordability get linked to transportation infrastructure and access to jobs?). Toward this end the project's online incarnation features robust sort and search functions to aid a reader in navigating the paths of discussion.

To reiterate: The Buell Center has decidedly refrained from drawing conclusions from any preliminary analysis of the data. There are, of course, many reasons for this, but one in particular is worthy of note: recognition of the act of deliberation. How we talk about our culture and its many related dimensions, values, and their implications is inextricably bound to the production of that culture. This compilation includes several conversations that, upon cursory glance, resemble deliberative processes. We offer this collection with some hope that its contents may be further deliberated, discussed, and debated while the conversation continues.

Pre-Foreclosed

April 2011

The New York Times

Arts Beat

The Culture at Large

By ROBIN POGREBIN April 25, 2011, 11:33 AM Comment

MoMA Design Program to Promote Rethinking of Housing in Light of Foreclosure Crisis

Five teams of architects will rethink housing in American cities and suburbs in light of the foreclosure crisis in a 14-month program to be announced on Monday by the Museum of Modern Art and MoMA PS1.

The Workshop

"New paradigms of architecture, and regional and transportation planning could well be the silver lining in the crisis of home ownership," Mr. Bergdoll said in a statement.

Homeownership, Infrastructure, Scale



Press and Links, The Workshop

Robin Pogrebin, "MoMA Design Program to Promote Rethinking of Housing in Light of Foreclosure Crisis," *Arts Beat* (blog), *New York Times*, April 25, 2011, <http://artsbeat.blogs.nytimes.com/2011/04/25/moma-design-program-to-promote-rethinking-of-housing-in-light-of-foreclosure-crisis/> (accessed June 23, 2012).

RE-CREATE THE DREAM



Foreclosure Crisis Sparks Project on 'Rehousing the American Dream'

The nation's ongoing foreclosure crisis has ushered in a new era of lending, volumes of new regulations, even a new federal agency ... and now, a new way of looking at architecture and the suburban culture.

A New Conversation

"New paradigms of architecture, and regional and transportation planning, could well be the silver lining in the crisis of homeownership," said Bergdoll. "This has hit especially hard in suburbs. It is here, rather than in the next ring of potential sprawl, where architects, landscape designers, artists, ecologists, and elected officials need to rethink reshaping urban America for the coming decades."

A New Conversation, Challenge of Suburbia



Micki O'Toole

May 3, 2011 at 8:52 pm

Cities and Suburbs

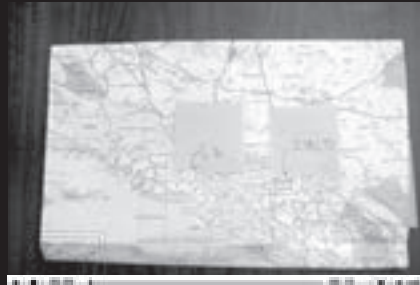
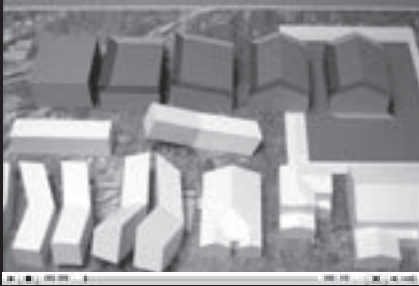
This is fascinating Kevin. I heard a few months ago about re-engineering communities to be some what self-contained where people would not be living in "out-lying areas" as they would be in designed communities. However that idea is born out of something entirely different I don't want ot post here. Anyway, I wonder why they chose Rialto as a focus area? Will be fascinating to see the results of this.

Carrie Bay, "Foreclosure Crisis Sparks Project on 'Rehousing the American Dream,'" *Re-Create the Dream* (blog), April 26, 2011, <http://recreatethedream.com/2011/04/28/foreclosure-crisis-sparks-project-on-rehousing-the-american-dream/> (accessed June 19, 2012).

May 2011

USA Projects
BY ANDREW ZAGO

The Suburbs are OK



\$9,245

Donated of \$9,000 Goal.



No Time Remaining

This project is funded!

Donate as little as \$1, or
get exclusive perks for
your support...

We've been invited by the Museum of Modern Art and PS1 in New York to undertake a summer-long workshop to re-imagine the American suburb

We've been invited by the Museum of Modern Art and ICA in New York to undertake a summer-long workshop to re-imagine the American suburb and the American dream of home ownership in the shadow of the home foreclosure crisis. It is an **incredibly important** opportunity for us to have a venue at such a prestigious institution, and we hope it will be an opportunity to help shape the national conversation on what *home* means today. This workshop will lead to an exhibition of our work, together with that of four other teams, at MoMA in New York next January.

We think the suburbs are OK. They have problems and need to change but we don't want to do away with them, we just want to make them better.

Challenge of Suburbia, Retrofit or Redesign

Internet Banter



May 24, 2011
Kira Maria Shewfelt
 Community Member

Los Angeles, CA

This is a great project! As a native Angelino I'm proud to have you representing us at the MoMA!



May 29, 2011
Gabriel
 Artist

Tomance, CA

Sounds like a worthy project, and local. I like it. Mr. Zago, if the MoMA blog you're going to maintain has an RSS feed, you can load it into your profile and post the news to USA.org automatically.

Internet Banter, Scale

Andrew Zago, "The Suburbs Are OK," *USA Projects*, May 2011, http://www.usaprojects.org/project/the_suburbs_are_ok (accessed June 20, 2012). Andrew Zago, "The Suburbs Are OK," *Zago Architecture Video*, 3:49. May 2011, <http://bit.ly/shWp50/>.

Katie D (@katie_d) Follow
 MoMA- Foreclosed "will enlist five interdisciplinary teams of architects to envision a rethinking of housing," <http://bit.ly/hgTlUQs>
 8:07 PM - 2 May 11 via TweetieMac - Embed this Tweet

Inst for Urban Design (@i4d) Follow
 Board Prez Michael Sorkin will participate in the symposium #Foreclosed: Re-housing the #AmericanDream at MoMA this Sat.: <http://ht.ly/4N5GN>
 12:40 PM - 4 May 11 via TweetieMac - Embed this Tweet

L: Press and Links, The Workshop
 R: Press and Links

The New York Times
 The Opinion Pages
Opinionator
 by ALLISON ARIEFF
 May 6, 2011, 5:00 PM 45 Comments

Suburbia: What a Concept

Art and Architecture

Saturday, the Museum of Modern Art in New York is presenting a symposium to kick off "Foreclosed: Rehousing the American Dream," an exhibit planned for 2012 that's based on the museum's enlisting "five interdisciplinary teams of architects to envision a rethinking of housing and related infrastructures that could catalyze urban transformation, particularly in the country's suburbs." Let's hope they'll proceed with the understanding that while life may imitate art, it's not necessarily meant to be displayed as such.

Allison Arieff, "Suburbia: What a Concept," *Opinionator* (blog), *New York Times*, May 6, 2011, <http://opinionator.blogs.nytimes.com/2011/05/06/suburbia-what-a-concept/> (accessed June 20, 2012).



VAI Van Alen Institute
 @van_alen
 If you can't make it to Streetfest tomorrow, check in on the Foreclosed symposium at MoMA PS1 <http://ow.ly/4OVup>
 Reply Retweet Favorite
 1:42 PM - 4 May 11 via Tweetie - Embed this Tweet

Jonathan Lerner
 @JonathanLerner
 Can art help fix our gridlocked suburban dysfunction? MOMA takes on sprawl w/"Foreclosed: Rehousing the American Dream" <http://bit.ly/kzLr7b>
 Reply Retweet Favorite
 8:02 AM - 4 May 11 via TweetDeck - Embed this Tweet

L: Press and Links
 R: Art and Architecture, Press and Links

METROPOLISMAG.COM
 P O V BLOG
 v Point of View
 By Troy Conrad Thornham
 Tuesday, May 24, 2011 11:52 am

Architect in the Middle

Early this May, MoMA launched the second iteration of its *Issues in Contemporary Architecture* series, *Foreclosed*. Directed by Barry Bergdoll, Philip Johnson Chief Curator of Architecture and Design, the project is an on-going experiment that expands the role of the museum, and the curator, beyond the collection and display of ideas and artifacts. This new approach is more pro-active, it curates the very production of architecture and design.

Role of the Museum



The formula for the project, then, is fairly standard: an analytical phase informs the development of research questions that are then put to interdisciplinary teams, led by architects, to decode into design strategies. Their strategies will later be scrubbed by Bergdoll and his curatorial team for public consumption. The structure is thus highly normative; by taking each element to its extreme, it becomes radical. Not just research, but dense research; not just architects but highly qualified architects leading teams of highly qualified professionals; not just a public audience but the very public audience of MoMA.

The Workshop

followed by presentations from each of the five teams. Architect Harry Cobb, of Pei Cobb Freed and Partners, briefly introduced a discussion with the architects. In asking, in his words, an "innocent question", Cobb gave form to the latent idea in the room, "putting the architect back in the center". This simple idea formalized and infected the discussion over the remainder of the afternoon. The idea immediately took purchase with the architects in the room, who spend much of their professional and academic lives arguing for a place at the table, let alone the poll position. Recognizing its infectiousness, Martin reminded the audience in his subsequent address, that there is "no such thing as an innocent question from Harry Cobb." I can only speculate on Martin's remarks, but a promising point of entry is that Cobb's challenge begs a further question: the center of what?

Academic Hubris, Professional Practice

invited to "test some snarky fling". Snark flew indeed. Bookended by moderator Martin and

invited to "get some sparks flying". Sparks flew indeed. Bookended by moderators Martin and Bergdoll, the respective role of the historian-curator and the curator-historian in *Foreclosed* was rendered in high relief by their roles in the hot debate. Bergdoll, the curator, cut off the back-and-forth between Dunham-Jones and Sorkin by decoding and imputing clarity in the form of a question that anyone could understand: market-driven or not?



Martin, the historian, illustrated his role by reframing the vitriol of team leader Andrew Zago with historical precision. Zago vehemently attacked Dunham-Jones and New Urbanism for not having produced a single piece of "significant" architecture, asking when they would give up in failure. Martin illustrated the false polarization of Zago's argument – which pitted avant-garde or "significant" architecture against the kitsch that often results from New Urbanist ideology – redirecting the attack to Yale faculty member Leon Krier and making explicit the historical embroilment of the "significant" Ivy Leagues with suburban detritus.

Academic Hubris,
Reference and
Comparison

1. Nice to see architects throwing down for their cause.

Comment by [Christophe](#) – May 24, 2011, @ 6:13 pm

Professional Practice

2. Interesting Article.

Comment by [Natasha Goldman](#) – May 24, 2011, @ 8:28 pm

Internet Banter

3. We've been trying to put ourselves in the center of the debate for how many years now? Ever seen "He's Just Not That Into You"? Get over it, girl.

Comment by [James](#) – May 25, 2011, @ 9:37 am

Academic Hubris,
Professional Practice

4. Great article, passion is obvious on both sides of the argument.

"Zago vehemently attacked Dunham-Jones and New Urbanism for not having produced a single piece of "significant" architecture, asking when they would give up in failure." Probably as heated as a forum of this type could be.

Comment by [Chia](#) – May 25, 2011, @ 3:29 pm

A New Conversation

5. "Zago vehemently attacked Dunham-Jones and New Urbanism for not having produced a single piece of 'significant' architecture, asking when they would give up in failure."

Andrew Zago has achieved a new level of ignorance regarding the New Urbanism. I searched the net for a picture of him and was surprised to find that he does not look quite as slack-jawed stupid as he sounds, even though appearance is apparently how he judges substance.

Now (LORD grant me patience!), "significant" architecture is not really how New Urbanists keep score. We do so in many other ways: how many cars not bought; how many vehicle miles reduced; how much transit supported; how much carbon not spewed into the atmosphere; how many children and old folk walk to their daily needs; how much infrastructure cost saved; how much less expended on the delivery of municipal services; how many HOPE VI houses cherished by their residents; how much real estate value created; how many total acres under design (either as New Urbanist communities or through form-based codes); how many downtowns revitalized; how much choice available regionally to those whom suburbia does not serve well; and so on.

But Architect Zago keeps score by other means – like securing the good opinion of about a half-dozen critics in Los Angeles and New York. Indeed, he operates in a world so marginal that I need to be reminded of its existence, monthly, by *Metropolis*.

That his statement was thoroughly engaged by Director^ô Martin, rather than being ignored as the antics of a simpleton, shows what kind of emissions pass for discourse in

Academic Hubris,
Affordable Housing,
Infrastructure,
Internet Banter,
The Market,
Reference and
Comparison,
Sustainability

ignored as the best of a snapshot, shows what kind of consensus pass for discourse in academia these days.

Pre:Foreclosed; May 2011

But let's have a look at it from Architect Zago's point of view. It turns out that even by the tight little standards of his world, and within just one little project (Seaside), there might be as much "significant" architecture as Architect Zago himself might hope to achieve in a lifetime. Seaside has Steve Holl's first large building. Machado/Silvetti's first large building. The first buildings (at least three each, and darn good, too) of Deborah Berke, Alex Gorlin, and Walter Chatham. The only building of Roger Ferri. The first building of Leon Krier. The only American house by Aldo Rossi. A wonderfully melancholic house by Sam Mockbee. Clever and charming pavilions by Michael McDonough, Stuart Cohen and Jersey Devil. A national AIA award-winning and gorgeous church by Scott Merrill. And those are only some of the modernism by the "names," not all the best buildings.

Architect Zago is doubly ignorant: first of what New Urbanism intends to achieve on its own terms, and then of what it has achieved even on his terms.

Am I to understand that he teaches somewhere?

Comment by Andrés Duany — May 26, 2011, @ 2:49 pm



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MoMA kicks off Foreclosed, bringing the architect, curator, and historian together. "Architect in the Middle" <http://bit.ly/kCEJcY>

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@AIAFloridaSW Follow

RT @metropolismag: MoMA kicks off Foreclosed, bringing the #architect, curator, and historian together. <http://bit.ly/kCEJcY> #architecture

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L: Role of the Museum, Press and Links
R: Role of the Museum, Press and Links



Troy Conrad Therrien
@tconradtherrien Follow

Check out my first of many blog posts for Metropolis Magazine on the new #MoMA / Buell Center project #Foreclosed <http://bit.ly/kCEJcY>

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2 

4:32 PM - 24 May 11 via Tweetie - [Embed this Tweet](#)



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@MetropolisMag reviews the kick-off of MoMA's Foreclosed, calling Board Prez Michael Sorkin's opener an "eloquent rant": <http://ht.ly/53HSo>

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L: Press and Links
R: Press and Links

Troy Conrad Therrien, "Architect in the Middle," *Point of View* (blog), *MetropolisMag.com*, May 24, 2011, <http://www.metropolismag.com/pov/20110524/architect-in-the-middle> (accessed June 20, 2012). Image Credit: Brett W. Messenger. © 2011 The Museum of Modern Art; Brett W. Messenger. © 2011 The Museum of Modern Art.

June 2011

INSIDE/OUT

A MoMA/MoMA PS1 BLOG

JUNE 9, 2011 | Posted by Barry Bergdoll

Foreclosed: Rehousing the American Dream



In an effort to begin a conversation on the foreclosure crisis, architecture, and suburbanism, we have just launched *Foreclosed: Rehousing the American Dream*, the second workshop and exhibition in the series issues in *Contemporary Architecture*. Like last year's *Rising Currents*, *Foreclosed* uses the model of a workshop with public open houses at MoMA PS1, followed by an exhibition at MoMA, with five interdisciplinary teams each working on designated sites.

A New Conversation, The Workshop

However, unlike *Rising Currents*, *Foreclosed* addresses an issue at a national, as opposed to local, scale

Scale



The Issue

The foreclosure crisis has led to a major loss of confidence in the suburban dream. The idea of single-family houses on private lots reachable only by car has been broken, and this new reality has hit especially hard in suburbs. It is here, rather than in the next ring of potential sprawl, where architects, landscape designers, artists, ecologists, and elected officials need to rethink reshaping urban America for the coming decades.

American Dream, Challenge of Suburbia

JULY 25, 2011, 7:02 PM

please keep me informed!

Posted by Susan Steindler

Internet Banter

AUGUST 15, 2011, 12:25 PM

I am 58-year-old education professional. I also write for the local paper. This morning I decided to create a blog to chronicle my foreclosure experience because it is a very interesting story, and I am a story-teller. Would my posts fit with what is going on here?

Posted by Denise Roux

Internet Banter, A New Conversation

SEPTEMBER 1, 2011, 6:00 P.M.

I have been photographing in and around foreclosed houses across the country for over two years, starting in April 2009, in a project I call "Foreclosed Dreams." You can see the work and read more about that at:

http://www.davidhwells.com/docu/ForeclosedDreams/index.html_self

Posted by david@davidhwells.com

Press and Links, Reference and Comparison

DECEMBER 29, 2011, 1:40 P.M.

yes i was wondering how i go about not losing my house it has been in my wifes family for over a hundred years my wife was layed off the mortgage company wouldnt talk to us @@ause she was layed off and now we are so far behind we cant get caught up so now we are losing our home is there help out there for me

Affordable Housing, Jobs

to far behind we can't get caught up in how we are losing our home is there help out there for the

Posted by matthew allen

Comments on Foreclosed

Museum of Modern Art @MuseumModernArt

Barry Bergdoll, MoMA's Chief Curator of Architecture and Design, introduces "Foreclosed: Rehousing the American Dream." <http://bit.ly/lzEPSn>

Retweeted by jessica lee

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Culturerik @Culturerik

MoMA: Barry Bergdoll, introduces "Foreclosed," the new project in the Issues in Contemporary Architecture series. <http://bit.ly/lzEPSn>

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L: Press and Links
R: Press and Links

Art Gallery Untitled @GalleryUntitled

Foreclosed: Rehousing the American Dream: You can't drive very far in most American cities before you see the ef... <http://bit.ly/iUXxvU>

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1:28 PM - 8 Jun 11 via twitterface - Embed this Tweet

Syl Teszeri @sylvester

MoMA 4ur Mind from NY>> Foreclosed: Rehousing the American Dream [tiny.ly/bNxC](http://bit.ly/bNxC)

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1:27 PM - 8 Jun 11 via web - Embed this Tweet

L: Press and Links
R: Press and Links

MoMA Learning @MoMALearning

MoMA | Foreclosed: Rehousing the American Dream <http://fb.me/ZmChso88>

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Lisa Hoang @Lisa_Hoang

Urban planners - go to this on 6/18 at PS1 RT @MoMALearning: MoMA | Foreclosed: Rehousing the American Dream <http://bit.ly/mMvChX>

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Inst for Urbn Design @IID

#BytheCity/For the City juror and MoMA #architecture curator Barry Bergdoll writes about the museum's Foreclosed project: <http://ht.ly/5etlj>

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Syl Teszeri @sylvester

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Jeff @jshannon

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Rita Seikali @RitaSeikali

Food for thought; Foreclosed: Rehousing the American Dream @ MoMA/PS1 <http://ping.fm/nlzb9> via <http://ping.fm/B68Kz>

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Sonia Melani @Sonia_Melani

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FA Failed Architecture @FailedArchitecture

Architects rethinking housing in American cities and suburbs in light of the foreclosure crisis at MoMA/PS1... fb.me/i1DTkYxet

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L: Press and Links
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Anna Marchand @annamarchand

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James Briscoe @jamesbriscoe

4 Jun
@jamesbriscoe75 fingers crossed you don't get the freak snow storms we had!

Alex Prince @alexprince75

@EC1N nope! This was on though, really excellent, might interest you moma.org/explore/inside...

L: Press and Links
R: The Exhibition, Internet Banter, Press and Links



Alex Prince
@alexprince78

Of all the art & sculpture at @MOMA this was the standout- really interesting ideas
moma.org/explore/inside...

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The Exhibition, Press and Links

Barry Bergdoll, "Foreclosed: Rehousing the American Dream," *Inside/Out* (blog), MoMA, June 9, 2011, http://www.moma.org/explore/inside_out/2011/06/09/foreclosed-rehousing-the-american-dream (accessed June 24, 2012). Image Credit: Brett W. Messenger. © 2011 The Museum of Modern Art; Brett W. Messenger. © 2011 The Museum of Modern Art.



Surface Magazine
@SurfMagMag

@studiogang, MOS, @Workac--what a group! RT @MoMAPS1: Meet the five interdisciplinary teams at MoMA PS1's "Foreclosed." bit.ly/iJH3im

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MoMA PS1
@MoMAPS1

Meet the teams of "Foreclosed" at @MoMAPS1. Learn about the project & interact with the architects on Sat, 6/18 4-6:30pm.<http://t.co/wIZTrNh>

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Culturenik
@Culturenik

MoMA: "Foreclosed: Rehousing the American Dream"; Learn about project, view progress + interact with architects: bit.ly/mwBauL.

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BUN BLOUIN ARTINFO
@BUNBLOUIN

Saturday is the first public viewing of architect-in-residence studios @MoMAPS1 for the MoMA Foreclosed project.
moma.org/visit/calendar

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Press and Links, The Workshop

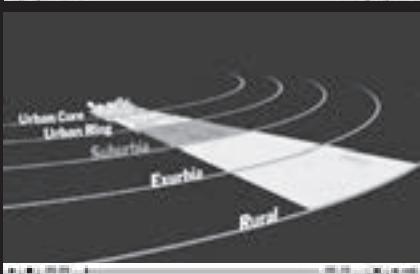
INSIDE/OUT
A MoMA/MoMA PS1 BLOG
JUNE 17, 2011 Posted by Barry Bergdoll

Foreclosed: Visit the Teams for Open Studios

We invite you to join us tomorrow, Saturday, June 18, at MoMA PS1 for *Open Studios*, where you can meet the five interdisciplinary teams working on solutions to the foreclosure crisis in the U.S., hear about their projects, and see work in progress.

The Workshop





Barry Bergdoll, "Foreclosed: Visit the Teams for Open Studios," *Inside/Out* (blog), MoMA, June 17, 2011, http://www.moma.org/explore/inside_out/2011/06/17/foreclosed-visit-the-teams-for-open-studios/ (accessed June 27, 2012).

INSIDE/OUT
A MoMA/MoMA PS1 BLOG
JUNE 23, 2011 Posted by Reinhold Martin

Foreclosed: Rewriting the Script



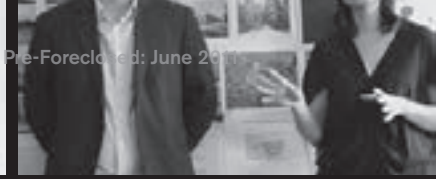
Maybe you've read about what's been happening lately in classical Athens. Or maybe you've heard about legislators in our own, neoclassical capital attempting to negotiate a new federal budget that would be, as *The New York Times* put it, "credible enough to assure investors worldwide that Washington is getting serious about taking care of its financial health." Whether it's the IMF enforcing austerity in Greece, or markets pressuring Congress to cut Medicare, society's script is being rewritten with draconian new rules.

Government and Policy, The Market

Foreclosed is situated in the midst of this drama, which is also playing out around the "American Dream" of suburban home ownership. It asks, gently but firmly: What are the rules by which housing ought to be designed, produced, and made available in the United States? To whom? By whom? To what end? What ought to be the role of governments in these processes? Of markets? Of architecture? Of urbanism?

American Dream, Government and Policy, Homeownership, The Market, Responsibility





Pre-Foreclosed: June 2011

Because what partly makes the draconian new rules stick is everyday discourse, conversations public and private that no longer wince at the suggestion that "financial health" is built on the perverse pleasure of watching someone lose their home or their health care. The fact that this brutal feeling is just that—a feeling—suggests that the art of architecture might be a good place to start, to learn to think and feel differently about the movie now playing in a theater near you.

A New Conversation



JUNE 23, 2011, 4:22 PM

Unfortunately, it was a house of cards that could not be sustained because the country wasn't paying close enough attention. We were building up debt with no R&D for our future. We got involved in expensive wars, and put off stem cell research and genetic engineering. We just sell the world fast food and entertainment now. I actually saw the crash coming, and managed to take advantage of the greed and chaos to find myself as the dust settles in very comfortable digs. I was 15 feet away from John Paulson at a gala last summer and was tempted to speak to him and mention that he and I were the only 2 that I know of that came out ahead from the whole mess. I decided to wait....

Posted by Michael Galileo

The Market, Sustainability

Thomas Love (@tloves) Follow

This is Very interesting...presentations are available for viewing online. Check it out. <http://fb.me/t7X8B51wh>

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Doug Hodgson (@dohodgson) Follow

*@MuseumModernArt: 5 teams rethinking the rules to design and produce housing in the US. bit.ly/kARHd9 My kinda fun #architecture

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5 teams rethinking the rules by which housing ought to be designed, produced, and made available <http://bit.ly/kARHd9> (via @MuseumModernArt)

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MT @brainpicker: 5 teams rethinking rules for housing design, production, availability <http://bit.ly/kARHd9> (via @MuseumModernArt)

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RT @brainpicker: 5 teams rethinking rules re how housing have 2 b designed produced made available <http://bit.ly/kARHd9> (via @MuseumModernArt)

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besseteaux (@besseteaux) Follow

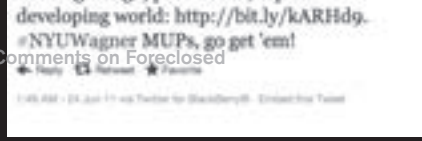
MoMA | Foreclosed: Rewriting the Script: <http://bit.ly/jqbZnP> via @addthis

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Rogan Kersh (@rogankersh) Follow

Cool @MOMA competition on affordable-housing design/production, esp in developing world: <http://bit.ly/kARHd9>.

L: Press and Links R: Affordable Housing, Press and Links, The Workshop



L: Press and Links,
The Workshop
R: Internet Banter,
Press and Links

Reinhold Martin, "Foreclosed: Rewriting the Script," *Inside/Out* (blog), *MoMA*, June 23, 2011, http://www.moma.org/explore/inside_out/2011/06/23/foreclosed-rewriting-the-script (accessed June 25, 2012). Image Credit: Don Pollard. © 2011 The Museum of Modern Art; Don Pollard. © 2011 The Museum of Modern Art; Don Pollard. © 2011 The Museum of Modern Art; Don Pollard. © 2011 The Museum of Modern Art.

July 2011

UrbanOmnibus

by Caitlin Blanchfield
July 5th, 2011

Foreclosed: Between Crisis, Possibility and Revision

About four years ago, a latent pattern of unethical, self-interested and surreptitious decision-making reared its head to wreak havoc in the American housing market. Americans were living on a dream buoyed by false hope: we thought we could have it all. But as millions defaulted on mortgages with unmanageable interest rates, made on credit they couldn't afford to pay off, the country was exposed to the networks of mistrust and corruption that came to define the zeitgeist of today's financial system.

Affordable Housing,
American Dream,
The Market,
Responsibility

In an effort to harness the ideas of the creative community to provoke change, the Whitney Independent Study Program and the Museum of Modern Art (MoMA) have embarked on curatorial projects that deconstruct "foreclosure" in markedly different ways. Essentially, both ask for a new, creative perspective on how to fill the vacant, unused and struggling spaces produced by the financial crisis.

A New Conversation,
Role of the Museum



FORECLOSED: BETWEEN CRISIS AND POSSIBILITY

In *Foreclosed: Between Crisis and Possibility*, a group exhibition and series of public programs curated by Whitney Independent Study Program (ISP) Curatorial Fellows Jennifer Burnis, Sofia Olascoaga, Sadia Shirazi and Gaia Tedone, "between" is the operative word. Well, that and "foreclosed." Using foreclosure mainly as a point of departure, the show and discussions posit multiple approaches to looking at and utilizing the forgotten spaces that embody the aftershocks of a declining economy and ask how artists, architects and planners grapple with a culture of crisis.

Reference and
Comparison,
Scale

"City as Stage," a conversation between GSAPP Professor Emeritus and planner Peter Marcuse, urban planner/architect/artist Damon Rich, Director and Chief Curator of the Sheila C. Johnson Design Center Radhika Subramaniam and artist Tania Bruguera, moderated by Sadia Shirazi, was held at The Kitchen on June 11th. The afternoon began with a screening of *Beau Geste* by Yto Barrada. In *Beau Geste*, Barrada patches a malignant hole in a palm tree in a vacant lot in Tangier, trying to thwart a developer who gouged it in hopes of killing the tree, thus allowing him to build up the lot. This guerilla-style urban intervention set the tone for the ensuing discussion on several levels: the scale was small, the action direct, and its consequence indeterminate.





Pre-Foreclosed: July 2011

The crucial question facing the arts community, the panel seemed to agree, is: what actions can artists or arts organizations take to resist the consequences of foreclosure and fight the momentum of their underlying causes by empowering marginalized populations and interrogating systems of power? "It is easier to see the consequences than the causes of foreclosure," Marcuse observed.

Professional Practice



Where the Whitney ISP/Kitchen exhibition and discussion aimed to be open-ended, so as to allow for interdisciplinary connections at all scales, MoMA grounded itself in real sites where architecture as a specific discipline can alter an environment and thus change the course of an economic downward spiral. The exhibition, as the title suggests, will interrogate and, one hopes, reframe the "American Dream" that has shaped our flawed housing policies and design preferences. It remains to be seen if the plans imagined by assembled firms will go farther than MoMA's walls, but the show has the potential to popularize innovative and economically sustainable design themes.

Art and Architecture, A New Conversation, Role of the Museum

However, as the exhibition moves forward and the emerging conversation surrounding foreclosure continues among cultural institutions, the creative minds at work must be cognizant of their objectives: to truly aid those who are losing their homes and to build a new platform on which Americans, and citizens internationally, can construct housing paradigms and approaches to ownership, investment and property.

Homeownership, A New Conversation

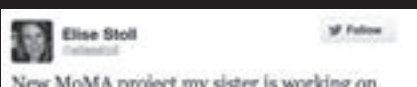


Press and Links

Caitlin Blanchfield, "Foreclosed: Between Crisis, Possibility and Revision," *Forum* (blog), *Urban Omnibus*, July 5, 2011, <http://urbanomnibus.net/2011/07/foreclosed-between-crisis-possibility-and-revision/> (accessed June 21, 2012). Image Credit: Maria Rapicavoli; Courtesy of Galerie Sfeir-Semler, Hamburg and Beirut, and Galerie Polaris, Paris; Don Pollard via The Museum of Modern Art *Inside/Out* (blog); Don Pollard via The Museum of Modern Art *Inside/Out* (blog).



L: Press and Links, The Workshop
R: Press and Links



L: Press and Links

New MoMA project my sister is working on. Looks at architectural options for US cities in recent foreclosure crisis. bit.ly/oGoVSp

Comments on Foreclosed

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Are Museums America's Last Hope for Civil Discourse?

With so many windows seemingly slamming shut, is it possible that art museums might be the last hope for civil discourse in America? As Robin Cembalest recently wrote in *ARTnews*, "experts from outside the art world are converging to collaborate on projects that extend far beyond the galleries—and beyond conventional definitions of art." Call it common sense or outlandish mission creep, museums as "think tanks" is fast becoming a reality, and perhaps a necessity.

Role of the Museum

If, as Samuel Johnson famously said, "Patriotism is the last refuge of a scoundrel," are the fine arts the last refuge of a humanist liberal? Whereas art museums once confined themselves to collecting and presenting for the edification and education of the masses, some institutions now see that education extending beyond the typical boundaries of art. "If the 20th century was primarily about collecting, I believe the 21st is about programming," MoMA director Glenn Lowry says in Cembalest's piece. "Our goal is not so much to be the change agent, but rather, to create the kind of conversation that might lead at some future date to change by addressing critically important problems that engage specialists within the field as well as a more general public." A recent program at the MoMA titled "*Foreclosed: Behousing the American Dream*" seems out of place in a modern art museum, but in response to the U.S. foreclosure crisis of the past few years, *Les Femmes d'Alger* just doesn't seem that relevant, at least directly. Lowry, and others hosting similar forums, claim not to be "change agents," but the very act of promoting the "conversation" in a civil manner is a refreshing change.

A New Conversation, Reference and Comparison, Role of the Museum

James Russell

Role of the Museum

There is another angle to this... Here in the UK, museums in competition for public funding are having to increase "footfall", and the most obvious way to do that is to make exhibits more relevant to people's lives. Museums are having to reach out into wider society. A new museum, M-Shed, in my hometown of Bristol, is dedicated to sharing with people their own history and the history of their families, workplaces and neighbourhoods. Politics, particularly in relation to trans-Atlantic slavery and modern activism is an integral part of the museum.

Bahj Chancy

Community Participation, Role of the Museum

Having worked in museums for a large part of my life I do agree that they serve as an excellent platform to engage people's minds in new and relevant social ideas. However, I would not say that they are the only outlet, or that they are even the best. Museum environments can often be colder and more sterile than some of their community counterparts, not entirely fostering room for discou@so much as a contemplation. It seems to me that it is in America's community centers, art spaces and concert halls that people feel more comfortable to come together in

Neal Stinler

My scholarly practice is devoted to speaking about the important roles that museums play in fostering democracy and civic engagement.

At the 2010 Museum Computer Network conference, I presented, "Fostering A Democratic Museum Culture" (<http://mcn2010.pbworks.com/w/...>). This lecture defines museums as community centers that inspire citizens work for peace and human rights. Follow this link for the Prid presentation (<http://www.prid.com/...>)

My Ignite Smithsonian lecture, "Renewing American Democracy Through Museums & Digital Culture," (<http://www.usm.si.edu/recorded...>) continued to address these themes in dialogue with museum and library leaders who are committed to public service in our digital culture (<http://smithsonian.si.edu/webstrategy...>)

Museums, libraries and archives are at the very core of a free society. Digital technology, when used democratically, enables cultural institutions to serve the public as they assemble, share, and interpret experiences across time and space.

Reference and Comparison, Role of the Museum

Bob Duggan

Thanks, Neal, for the links to your presentations. Clearly you're riding the crest of what seems to be a new wave of civic and civil involvement of museums in America. I'm a little behind on this trend and am now feeling a bit deluged, but excited, by the prospect.

And thanks, too, Bahj for commenting. It's always great to hear from people in the field. I'm a little saddened by your "museum environments can often be colder and more sterile than some of their community counterparts" comment. I think that's true in many cases, but I also think that it's more of an indication of museums doing something wrong. It would seem to me that museums full of human creativity should be the complete opposite of cold and sterile, at least if the content is presented correctly.

Also, as you say, "community centers, art spaces and concert halls" should also offer forums for discourse, but in our non-ideal world and American society right now, those centers, spaces, and halls are struggling to survive even more so than museums. In my native Philadelphia, community centers close frequently and the local orchestra is filing for bankruptcy, while the museums continue to plug along.

Thanks, everyone, for commenting on this post about, well, commenting!

--Bob

Community Participation, Internet Banter, Role of the Museum

Bob Duggan, "Are Museums America's Last Hope for Civil Discourse?," *Big Think* (blog), July 11, 2011, <http://bigthink.com/ideas/39250> (accessed June 21, 2012).

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Sala Dark Vintage

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Blueberry Hill

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Wendy Macchia

Interesting study of changing populations & housing needs RT @MuseumModernArt
Foreclosed: Rehousing the American Dream
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Art Gallery Untitled

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L: Press and Links, The Workshop

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"we believe to operate as avant-hyper-self-conscious architects." #MOS
moma.org/explore/inside...

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Halfway done w/ the workshop phase of @MuseumModernArt's Foreclosed exhibition! Find out what we've been up to:
bit.ly/rbRMEI

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tiny.ly/aSwS

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MoMA: "Foreclosed: Rehousing the American Dream" teams begin conceptualizing/constructing their exhibition displays: bit.ly/mXFByg

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August 2011

Dispatches From the Changing American Dream: Expanding the National Conversation


A New Conversation

So in addition to stories about college graduates moving back in with their parents because they can't find a job, and stories about foreclosures and our crumbling infrastructure, we will focus on efforts to revitalize -- and even re-imagine -- our communities.

One such effort is being sponsored by the Museum of Modern Art. The 14-month program is called "Foreclosed: Rehousing the American Dream," and is an effort to rethink America's suburbs in the wake of the foreclosure crisis -- and spur dialogue and debate around the subject. The project is "premised on reframing the current crisis as an opportunity," writes curator Barry Bergdoll, "an approach that is in keeping with the fundamental American ethos where challenging circumstances engender innovation and out-of-the-box thinking."

Innovation and out-of-the-box thinking are exactly what we need right now. Among the many tragedies unfolding across the country because of the tectonic shifts going on in our economy is the horrible waste of human resources. We don't just have a surplus of under-utilized workers, we have a surplus of untapped energy and creativity and talent.

American Dream, Circulation, Cities and Suburbs, Sustainability

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08:52 AM on 08/10/2011

There is much made of the American Dream, can someone define what this American Dream is, or was, and reassure us all that it is not based on infinite consumption of finite resources? There seems to be no other way of realizing that 'dream'. We must pump more oil, find more gas, rip our planet apart to find the stuff we must have in order to perpetuate some kind of illusion into an infinity that is constantly receding. Politicians scream "vote for me, and you can have it all when I get elected" so the glibble masses decide which candidate offers the best sounding lies. Then find that they still can't have what they want, because the previous incumbent 'left such a mess' that getting the economy straight puts back the good times for another few years. So the myth of the American Dream goes on, always that illusive future awaiting everyone that was, I fear, the creation of postwar admen: that if you always bought the newest car and bigger house further out, you would always have the means to drag 2 tons of steel 20 miles to buy your groceries, or propel yourself at 500mph to sit on beach 2000 miles away for 2 weeks. Unfortunately the 'means' isn't there anymore. The dream was built on an infinity of cheap oil and the dream is turning into a nightmare because oil is now too expensive to use for dream making. <http://www.yourmedevallfuture.com/>

Government and Policy


 **Caniculus**
Anything about that seems unusual to you?
 401 Fans

10:53 AM on 08/10/2011

The problem is not government. The problem is government controlled by the corporation. If government was more powerful than the oil companies, we would have begun investing in alternative energy sources decades ago and we wouldn't have destroyed the Gulf of Mexico's ecosystem. If government was more powerful than the military industrial complex, we could have had high-tech marvels of peace, like high speed rail systems, cures for cancer, an inspirational space program, universal broadband, and modernized cities. If government was more powerful than Wall Street, banks would be carefully helping individuals and small businesses succeed rather than voraciously pursuing profit and jeopardizing the world economy. And if government paid for elections with public money instead of corporate money, politicians would serve the public instead of the corporations.

Do you really believe that the poor, unemployed and infirm are the problem? When did they become so politically powerful? Who are their paid lobbyists? Which network do they own? How many unemployed does Obama consult when deciding economic policy? You probably can't name more than a handful of politicians who even care about these people. If you sincerely wonder who is responsible for the decline of America, just follow the money. I think you'll find that trail leads -- surprise! -- to the wealthy.

Government and Policy, Reference and Comparison

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08:53 AM on 08/10/2011

08:23 AM on 08/10/2011

Similarly, the institute's political allegiances: top personnel maintained called a sentimental relationship to the Soviet Union (the institute saw its goals as higher than that of Russian foreign policy. Stalin, who was horrified at the undisciplined, "cosmopolitan" operation set up by his predecessors, cut the institute off in the late 1920's, forcing Lukacs into "self-criticism," briefly jailing him as a German sympathizer during World War II.

Lukacs survived to briefly take up his old post as Minister of Culture during the anti-Stalinist Imre Nagy regime in Hungary. Of the other top institute figures, Herbert Marcuse are typical. He started as a Communist; became a protégé of philosopher Martin Heidegger even as the latter was joining the Nazi Party; coming to America, he worked for the World War II Office of Strategic Services (OSS), and later became the U.S. State Department's top analyst of Soviet policy during the height of the McCarthy period; in the 1960's, he turned again, to become the most important guru of the New Left, and he ended his days helping to found the environmentalist extremist Green Party in West Germany.

In all this seeming incoherence of shifting positions and contradictory funding, there is no ideological conflict. The invariant is the desire of all parties to answer Lukacs' original question: "Who will save us from Western Civilization?"

Wall St now at the bourse

THE BULLS ARE LOCKED WITH THE OPPOSITE-- WE ARE DOING WELL-- IT IS NEUTRAL

Whoahox
Let's go Mets!
475 Fans



08:23 AM on 08/10/2011

Which "Institute," Christine? MoMA?

Internet Banter



HUFFPOST SUPER USER
Ron Bananas
Marketing
111 Fans



10:16 AM on 08/10/2011

Greater minds than mine are crunching the real numbers, but I can tell you here in Clearwater, Florida how things are. A huge downtown revitalization project went bust 3 years ago, beautiful new high rises overlooking the water, selling for \$500k to \$1M, EMPTY, 90% of downtown business storefronts... EMPTY, many never leased. Small SHOPPING strip centers throughout the whole town, HALF EMPTY.

Each day, I run 3 miles through the area, hundreds of homeless people everywhere, sleeping in bushes, on benches, just horrible and sad.

My local pub has patron who are plumbers, electricians, welders, carpenters, roofers, auto mechanics...half have either lost their jobs or have had hours cut back.

This is reality here, no hope, no change.

Jobs,
The Market



archedes
33 Fans

10:27 AM on 08/10/2011

Arianna - You always write timely, intelligent and articulate posts. Among the most important salient points in your article today is your noting that 'we have a surplus of untapped energy and creativity and talent'. Being a creative professional myself, I do not have the words to describe the devastation myself and my colleagues have suffered during this recession - financially, emotionally and even physically. Brilliant, highly educated and experienced graphic designers, interior designers, architects, painters, artists, musicians, dancers, etc. who have made our country a better place by improving the quality of everything we see, hear, touch, taste and feel have been tossed aside. Many were self-employed and are not able to obtain any unemployment insurance or other types of assistance. Others have been forced to do work where their skills, intellect and ability are demeaned by ridiculously low pay, poor treatment and complete disregard for their talent and the positive aspects it provides. At least during the last depression, the WPA and similar programs existed to tap into these talents and provide recognition, work and intellectual relief to this forgotten segment of our society. Disregarding these talented, creative individuals is proving to be one of the greatest downfalls of our society. It's tragic, sad and truly un-American.

Internet Banter,
Jobs,
Professional Practice,
Quality of Life,
Reference and
Comparison

republic4all
53 Fans

02:04 PM on 08/10/2011

The American Dream has always been based on the freedom to pursue your dreams and the enabler for the American Dream has always been our Constitution, the rule of law, and economic liberty. Our free enterprise system lifted more people out of poverty than any other system this earth has ever known. Government exists to protect your rights and to prevent other people from interfering with your pursuit of these dreams, free of harm.

The American Dream is different for every person in this country. For some it is to own a home. For some it is to have a successful business. Whatever that Dream it is to be achieved through your own

American Dream,
Government and
Policy,
The Market,
Responsibility

The American Dream is different for every person in this country. For some it is to own a home. For some it is to have a successful business. Whatever that Dream it is to be achieved through your own personal perseverance, drive, determination and responsibility. It's not anybody else's job to deliver your American Dream to your doorstep, and that includes the government. The American government is not in the business of achieving your American Dream. The American government is in the business of protecting the freedom of its citizens to pursue their dreams.

Comments on Foreclosed



Shirley Fisk
Homeless Old Crant
105 Fans 39 Follow

This user has chosen to opt out of the Badges program

04:13 PM on 08/10/2011

8/10/11

4:12pm

Brooklyn, NY

Arianna, it's nice that you worry about the middle class and the recently unemployed. I worry about them, too. I worry that they won't be able to handle it when they become homeless. Low-income/no-income housing is needed now!!!

Affordable Housing,
Internet Banter



HUFFPOST SUPER USER
Kathleen Morse
375 Fans 39 Follow



07:21 PM on 08/10/2011

I wanted to give you a couple of stickers on your comment, especially the one smart one. You are smart and funny and compassionate. Do we have those stickers? Proud to fan and fave you.

Internet Banter

carolgregor

91 Fans 39 Follow

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04:39 PM on 08/10/2011

The challenge now is not in our ability to solve problems but in our core values as fellow human beings. The American Dream is gone as we knew it. Homes have become unhealthy physically, spiritually and soulfully. Our families are broken, medications are excessive and stress has filled our lives. Homes used to be our sacred space but today it is the cause of of distress. How did this happen?

After a career in home design and building I became acutely aware of the pressure to have bigger and bigger homes. At the same time we have lost millions of acres of land to sprawl and the reports are in that sprawl causes heart attack and stroke because people are not moving enough. On top of this, our water is disappearing and our air is heavy because corporate builders are profit driven and have no concern for the health of the homeowner. Joined with unethical bankers, the US homeowner has poorly built expensive homes. 1/4 of homes are under water financially as poorly built ones depreciate faster than people can afford to maintain.

There are a couple of solutions that can recapture our dream. By taking personal responsibility in what we purchase we can regain control. In home design and building, choose smaller, better built homes. Buy on an existing grid and use local builders and materials. Smaller, infill homes will immediately change the quality of life we experience and we recapture the sacred core of our homesteads.

Affordable Housing,
Quality of Life,
Responsibility,
Scale,
Sustainability



Charles Betterton
Former disaster relief and community economic dev
109 Fans 39 Follow

08:12 PM on 08/10/2011

Having served as a disaster relief expert and community economic development specialist for 15 years under 5 previous US Administrations, I believe there has never been a better opportunity to provide expanded resources for individuals, organizations and communities to "claim their ultimate destiny".

The field of Community Economic Development (CED), which includes a focus on Self-help, Empowerment and Capacity Building, is best known for successes in microenterprise development, "community based development" and fostering "multi-sector collaborative partnerships". Your initiative to recognize individuals who are stepping up and making a difference is similar to the Ultimate Destiny Hall of Fame Awards developed to recognize individuals who are fulfilling their ultimate destiny while helping others manifest their own destiny. That program recently led to a visionary description of "The United State of Americans", pending publication of a free publication on Solving the Ultimate Destiny of the USA and a proposal to help establish thousands of locally initiated non-profit CED Community Resource Centers whose mission is nearly identical with your message in this article.

The CAN DO! CED Resource Centers encompass Bucky Fuller's vision of "betterment for 100% of humanity", Authur Morgan's vision for The Great Community and it transforms Abraham Maslow's description of a fully actualized individual into a strategy for evolving more fully actualizing communities. The vision and mission is similar to several recent initiatives by President Obama and HUD Secretary Donovan such as Choice Neighborhoods, Sustainable Communities and most recently the Great Cities, Great Communities program.

Community
Participation,
Reference and
Comparison,
Top-Down and
Bottom-Up

Arianna Huffington, "Dispatches from the Changing American Dream: Expanding the National Conversation," *The Blog, Huffington Post*, August 9, 2011, http://www.huffingtonpost.com/arianna-huffington/dispatches-from-the-chang_b_922745.html/ (accessed June 26, 2012).

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D&B commentator Barry Bergdoll curates "Foreclosed: Rehousing the American Dream" at the MoMA. <http://ow.ly/6o1tI>

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Keizertimes

Written by Eric Howald | Aug 22, 2011

Reimagining the American Dream



When architects Sam Dufaux and Michael Etzel were tasked by the Museum of Modern Art (MoMA) with re-envisioning Keizer Station, they came up with a scathing indictment of Keizer as it currently exists: bedroom community, not very diverse, aging, little local dynamic.

Whether or not residents agree with that assessment is beside the point because the re-envisioning is less about the specifics of the Keizer Station and more about what it means to alter the previous conceptions of the American

American Dream,
 Challenge of Suburbia

about what it means to alter the previous conceptions of the American Dream. Keizer Station is one of five sites

Comments on Foreclosed

As the barriers to entry into the American Dream – interpreted as a house in the suburbs – rise, the *Foreclosed* project tackles the question of “what if” we could dream a bit differently. The suburb was built on the notion of the nuclear family that lived and worked within a relatively small geographic area, but, in the past 50 years, as ring upon ring of suburb spirals out into all the space zoning codes permit, residents of the suburbs are increasingly remote from the places where they work.

American Dream,
Circulation,
Family,
Land Use and Density

“The drive everywhere for cheaper and cheaper things mentality is unsustainable. It’s getting more crowded and a huge portion of the income goes into transportation,” Dufaux said.

“The way we think about land is skewed, we think of value in terms of size and there’s a quality of land that goes way beyond what is traditionally taken into account,” Dufaux said. “And everyone we’ve talked to chooses to live here because of the natural beauty. So, when we started the project, we decided we wanted to have the city at the front door and the country at the back door.”

Community
Participation,
Quality of Life



Keizer's Joe says:

August 13, 2011 at 5:18 PM

I like this design a lot better than our current Keizer Station layout. I almost dread going to Keizer Station because I always take the long way to get to where I am going. I just can't figure out the roads. It's confusing.

A tourist from Georgia once confronted me in the Lowes parking lot and asked me how to get to Target because he had seen it from the freeway. He seemed intelligent enough. I laughed because I told him that I live in Keizer and still can't figure it out. I gave him the best directions I could and wished him luck. He said “Thank you for the directions and hope I can find my way back to the freeway”. I wished him good luck yet again.

I am dependent on my automobile to go from one store to the next. I love going to Bridgeport Village. Parking is a problem but once you park, it's a pleasure to walk from store to store. And there is such variety. I can even take in a movie after shopping. It's just an attractive place to visit. It's inviting. The footprint of Bridgeport is so small compared to Keizer Station. It's just a total waste of land. Too bad we can't just start over.

I just can't wait for the Mayor's, Chamber of Commerce's and the council's Walmart to be built. Doubt that Walmart was envisioned initially but we have to please Chuck Sides. Hey, doesn't he owe the city back taxes? Oh, he is immune to certain taxes. Too bad, the city could use the money.

Circulation,
Government and
Policy,
Quality of Life

please Chuck Sides. Hey, doesn't he owe the city back taxes? Oh, he is immune to paying taxes. Too bad, the city could use the money.

Pre-Foreclosed: August 2011

Eric A. Howald, "Reimagining the American Dream," *Keizertimes*, August 12, 2011, <http://keizertimes.com/?p=9311/> (accessed June 21, 2012). Image Credit: WORKac; WORKac; WORKac.

ARTnews

BY ROBIN CUMBALETT

It's Not Just a Museum, It's a Think Tank

Art museums are recruiting experts from outside the art world to address problems in the real world

A biologist, an urbanist, an economist, and a sewage expert walk into a museum. And they say, "Let's get out of here and go fix some problems."

This conversation, in so many words, has been occurring simultaneously at several New York museums, where experts from outside the art world are converging to collaborate on projects that extend far beyond the galleries—

and beyond conventional definitions of art.

Role of the Museum,
The Workshop



This spring, the Museum of Modern Art, the Guggenheim, and the New Museum launched multidisciplinary, multisite, goal-oriented programs to take on such issues as housing, the mortgage crisis, and waste management, to name a few.

While these projects might seem far

afield from museums' traditional mission—to preserve, study, and show their collections—directors say they reflect a logical evolution of their founders' intentions.

The Exhibition,
Role of the Museum

At MoMA, experts in urban planning, housing policy, ecology, landscape design, engineering, and the social sciences will brainstorm on issues affecting homeowners as part of "Foreclosed: Rehousing the American Dream." For

the first phase in the 14-month initiative, supervised by architecture and design curator Barry Bergdoll, five teams—each charged with a particular mega-region—will create proposals reflecting "new and inventive thinking about the relationship between land, housing, infrastructure, urban form," and what the idea of "public space" even means. The workshops will be followed by a symposium and then an exhibition of proposals, opening in January.

Role of the Museum,
The Workshop

exhibition of proposals, opening in January.

Comments on Foreclosed

"If the 20th century was primarily about collecting, I believe the 21st is about programming," he says. "This project is not about collecting anything. It's about engaging in serious research that results in vibrant public programs." The focus is the process, not the immediate outcome, Lowry stresses. "Our

goal is not so much to be the change agent," he says, "but rather, to create the kind of conversation that might lead at some future date to change by addressing critically important problems that engage specialists within the field as well as a more general public."

A New Conversation, Role of the Museum

Robin Cembalest, "It's Not Just a Museum, It's a Think Tank," *ARTnews*, Summer 2011, 44-46.

Image Credit: Maggie Lee

JEFF D. TAYLOR

If the 20th century was primarily about collecting, I believe the 21st is about programming. [Foreclosed: Rehousing the American Dream] is not about collecting anything. Its about engaging in serious research that results in vibrant public programs. Our goal is not so much to be the change agent, but rather, to create the kind of conversation that might lead at some future date to change by addressing critically important problems that engage specialists within the field as well as a more general public.

-Glen Lowry, Director of Museum of Modern Art in It's Not Just a Museum, It's a Think Tank (via Will Cary)

- hitechmuseum reblogged this from jeffdtaylor
- hitechmuseum liked this
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A New Conversation, Role of the Museum

Jeff D. Taylor, "Glen Lowry, Director of the Museum of Modern Art in It's Not Just a Museum, It's a Think Tank", *Jeff D. Taylor* (tumblr), July 13, 2011, <http://www.jeffdtaylor.com/post/7573223223/if-the-20th-century-was-primarily-about/> (accessed June 21, 2012).

 **Greg Lindsay**
@Greg_Lindsay Follow

My MoMA "Foreclosed" teammate. RT @ccoletta @Ra_Joy: Fire Hose Art Brings Fame to Hot Urban Recycler Theaster Gates <http://t.co/uro>

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Press and Links, The Workshop

INSIDE/OUT

A MoMA/MoMA PSI BLOG

AUGUST 17, 2011 | Posted by Barry Bergdoll

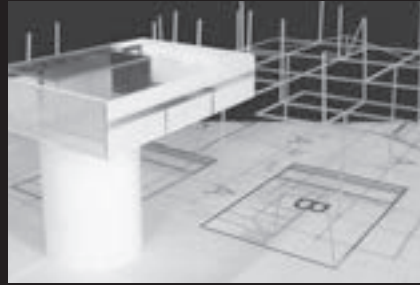
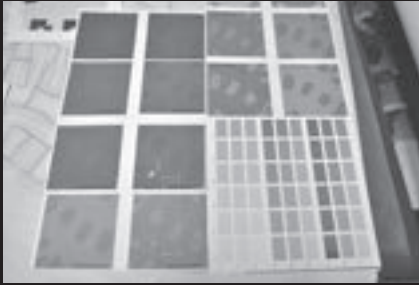
Foreclosed: Prioritizing Project Elements

Project Elements

Pre-Foreclosed: August 2011

The Workshop

The multidisciplinary teams working on projects for the exhibition *Foreclosed: Rethinking the American Dream* have one month left in the workshop phase before the final public Open Studios at MoMA PS1 on Saturday, September 17, 2011. Here, they summarize their progress and outstanding concerns as they move towards finalizing their respective projects.



AUGUST 17, 2011, 9:30 PM

You forgot the burden on the non-existent middle class.

Posted by Janet Jenkins

Populations and Demographics

AUGUST 17, 2011, 4:01 PM

I am afraid design has lost touch with the sacred. Solutions that do not revere our connection and dependence on nature are Band-Aids. Foreclosure is the result of a capitalist business model on two fronts. First, homes are built on inexpensive land that require infrastructure. Less expensive than infill, the market is sold a bigger is better value, demeaning the essence of design itself. Inexpensive, huge homes have destroyed millions of acres of farmland and aquifers and are ready to do so again after the recession is over regardless of what you do at MoMA. These homes are expensive and are deteriorating rapidly. Second, a failed industry at the core is not in a position to repair itself without a new revolutionary system approach only slightly identified in LEED and the Green Building initiative.

There must be a return to the building practices from the past that had one core leader in the design and delivery process. Trained as an engineer, these master builders were schooled in a natural, sacred geometric methodology that was philosophical and practical. The difference between this and our existing 3 tiered architect, engineer and builder approach is innate conflict.

A building is a sacred thing, manifest from nature and in accordance with her underlying principles. Until we regain this relationship, any attempts to solve our nightmare of expensive, cheap, environmentally dysfunctional buildings will be superficial. A much deeper view of the problem is the challenge and the work is philosophical, spiritual, professional and health related.

Posted by Carol Gregor

Infrastructure, The Market, Professional Practice, Sustainability

JANUARY 19, 2012, 7:42 PM

It is our Post-Modern condition. We have focused so much in 'consuming' that it has made us forget about the true meaning of 'design'. Designers have forgotten about their social purpose, and have focused on the consumer driving tools to fulfill people's desires. However, not everything is lost. I feel that modernism is coming back strong once again because it is becoming a necessity of our future societies.

Posted by Megan Gorman

The Market, Professional Practice

Posted by Mayra Guerra

Comments on Foreclosed

Cristina Iglesias R (@TetasArtesas) [Follow](#)

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MoMA: The five teams behind "Foreclosed: Rehousing the American Dream" close in on their final proposals: bit.ly/mRF4eV

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I want to see it "@MuseumModernArt: "Foreclosed: Rehousing the American Dream" close in on their final proposals: bit.ly/o8AENJ"

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Barry Bergdoll, "Foreclosed: Prioritizing Project Elements," *Inside/Out* (blog), MoMA, August 17, 2011, http://www.moma.org/explore/inside_out/2011/08/17/foreclosed-prioritizing-project-elements/ (accessed June 23, 2012). Image Credit: WORKac; Spirit of Space; Zago Architecture; Michael Bell Visible Weather; MOS.

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Counting down to PST.... One of the most intriguing large-scale exhibits... bit.ly/puo6uq

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September 2011

THE DESIGN OBSERVER GROUP

PLACES

ESSAY: BARRY BERGDOLL

Posted 06.16.11.

The Art of Advocacy: The Museum as Design Laboratory



Since 2007, when I ventured out of the academy to take the reins of the Department of Architecture and Design at the Museum of Modern Art, we have traversed an unexpected set of economic, social and environmental challenges in which the centrality of the design professions has become manifestly clear, even as larger forces — in which designers are too often complicit — act to marginalize the disciplines of architecture, landscape architecture, urban planning, design and the fine arts. Having worked side-by-side with diverse professionals, I am more than ever convinced that a cooperative, multidisciplinary approach is fundamental to the future vitality of the field — and essential if designers are to contribute to solving the enormous problems of our day. At MoMA we have been trying to discover meaningful positions and prospects even as practitioners have been jolted into discussion of just where the moral compass should be set.

Professional Practice,
Role of the Museum

The End of the Starchitect

In 2007, the overlapping worlds of architecture and design, much like the worlds of politics and finance and thus of building and spatial development more generally, were very much persuaded that the old laws of cycles and periods had definitively yielded to new models of uninterrupted growth and limitless possibilities — and perhaps even the transcendence of the cyclical and sometimes violent swings of economic growth and building demand. That mood now seems hard to recapture. The neologism “starchitect” has lost much of its luster; indeed, it seems increasingly clear that the term did little service even to the handful of design talents whose works were thus lauded according to some superficial criteria of relevance largely to affluent citizens of the G20 countries. In any case, it is no longer a viable role model for future designers, given that the subprime mortgage crisis and economic crash have been accompanied by an equally impressive crash of new commissions for expensive private houses and showy museum additions, the building types that sustained the starchitect portfolio.

Professional Practice,
Sustainability



I am not among those who believe that we are currently experiencing a temporary downturn; nor that we need simply to wait it out. I am no economist, political scientist or financial analyst. But it is now abundantly clear — to any who follow the information revealed by each new excavation of our assumptions brought on by the global financial crisis — that there were ample signs that the old euphoria was untethered to reality long before the band ceased to play, that many of the causes were structural rather than ephemeral. We are living through a paradigm shift as fundamental as that launched in the early 1980s when the Reagan and Thatcher revolutions in the English-speaking world set

The Market,
Professional Practice,
Sustainability

phenomenon we are living through a paradigm shift as fundamental as that introduced in the early 1980s, when the Reagan and Thatcher revolutions in the English-speaking world set in motion the dual doctrines of the unregulated market and the winnowing of government's role in large-scale planning for the public good (even as the public sector has continued to grow); and with the accelerated march of globalization that followed the thawing of the Cold War, these privatizing doctrines have become international. What is certain is that we need to be thinking of new ways of intervening in the world rather than waiting for things to return to a "normalcy" that has receded into history — and this is nowhere truer than in architecture and design.



Innovation and Collaboration

Educational institutions are particularly well placed to accelerating these new forms of intervention — not only to seeing where the opportunities lie but also to encouraging their development in the demanding but very needy environment that exists today for designers. The current generation of teachers who are exploring diverse new structures for the delivery of design in the digital age, and the increasing focus on strengthening interdisciplinary connections between landscape and architecture, between regional planning and economic analysis, between design and the current demographic crisis — these trends make universities the most interesting laboratories of design potential in the world. If one thing is clear, it is that the various professions taught in design schools will prosper, and develop the transformative power that is their potential, only when practiced in ongoing dialogue and collaboration, in intensive feedback with one another.

Academic Hubris

From the start, I gave myself the mandate of making the museum a platform for architecture as it is practiced now, a platform where the public and professionals alike could confront the process of design thinking rather than merely observe the end results. The display of beautiful buildings divorced from the contextual framework of their genesis is an old art museum paradigm — one that runs ever the risk of reducing works of architecture to so many consumer or media objects, no matter the intent of their makers or clients. This focus on process as much as product was the goal of the 2008 MoMA

Role of the Museum



In these exhibitions museum visitors were shown a profile of the architect who functions not simply as an artist who can give brilliant form to briefs written by others but more broadly as an interdisciplinary artistic and intellectual entrepreneur. In avoiding monographic displays, we are determined to promote not individual architects, but rather architecture, landscape, and design as such. We also aim to foreground the full gravitas of the central role of designers in creating and maintaining our public realm — which is more crucial than ever in a period in which the public posting of private wish lists on social media sites often passes as a form of public discourse.

A New Conversation,
Professional Practice,
Role of the Museum



Some observers have been bewildered by this new use of the museum not as a sanctuary for continually re-launching a battle in a war I believe won long ago — namely the status of architecture as art — but rather as a public forum for advocacy. But this is not really a new program for the museum. The Museum of Modern Art opened its doors to the public in November 1929, just days after the big stock market crash, and it came of age in the Great Depression. From the first its agenda was multifold. Most architectural histories have preferred to emphasize the aesthetic manifesto of Philip Johnson and Henry-Russell Hitchcock's seminal *International Style* exhibition of 1932; but in fact the most sustained activity of the architecture department's first decade consisted of exhibitions and programs advocating for better public housing. Exhibitions such as *America Can't Have Housing*, of 1934, and *Architecture in Government Housing*, of 1936, had direct impacts on the creation of the New York City Housing Authority in 1934, and on the passage of the Federal Housing Act of 1937, with significant credit due to the activism of the young Catherine Bauer, who contributed to both shows, and the advocacy of Lewis Mumford.

Art and Architecture, Reference and Comparison, Role of the Museum

Right now the Department of Architecture and Design is midway through a second design laboratory/exhibition experiment that picks up that tradition of exploring new design paradigms and new public policy approaches regarding the relationship of housing to infrastructure. In the wake of the ongoing foreclosure crisis — that symptom of the global financial crisis which most directly effects a large percentage of the U.S. population as well as the future of our national landscape — the department has joined forces with the Buell Center for the Study of American Architecture at Columbia University; we have challenged five interdisciplinary teams of architects, landscape architects, economists, and policy specialists to propose alternative physical and even financial and legislative models for the redevelopment of American suburbia.

The Workshop

Thank you, Barry, for helping us learn from architecture's past and enabling us to benefit from great minds working to solve the new problems we face today. Your thought-provoking exhibitions are a serve to all who are grappling with the environmental, social, financial and other issues that keep us awake at night. Thanks for providing us with forum for discussion to discover a range of solutions.

Pauline S
09.17.11 at
01:50

Internet Banter, A New Conversation, Professional Practice

Strong wisdom, encouraging: félicitations.

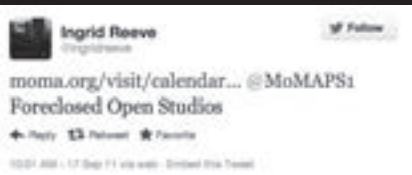
Irene Vogel Chevrolet
09.17.11 at
04:55

Internet Banter



Press and Links, The Workshop

Barry Bergdoll, "The Art of Advocacy: The Museum as Design Laboratory," *Places* (blog), *Design Observer*, September 16, 2011, <http://places.designobserver.com/feature/the-art-of-advocacy-moma-as-design-laboratory/29638> (accessed June 27, 2012). Image Credit: The Museum of Modern Art; The Museum of Modern Art; The Museum of Modern Art; The Museum of Modern Art; The Museum of Modern Art; Photo by Don Pollard, courtesy of The Museum of Modern Art; Photo by Don Pollard, courtesy of The Museum of Modern Art.



L: Press and Links R: Press and Links, The Workshop



Museum of Modern Art
@MuseumofModernArt

We're livestreaming the "Foreclosed" keynote & panel discussion today at 4pm.
bit.ly/n7sbwh

12:05 PM - 17 Sep 11 via HandiHub - Embed this Tweet

kate
@katestarrm

I am enjoying this @museummodernart livestream of FORECLOSED keynote address: moma.org/visit/calendar...

1:47 PM - 17 Sep 11 via web - Embed this Tweet

L: Press and Links, The Workshop
R: Press and Links, The Workshop



Published: Sunday, September 18, 2011, 11:18 AM

MoMA project starts rebuilding the American dream, starting in Orange



If you asked your parents (doesn't matter how old you are) to describe the American dream, they'd sooner or later talk about a house, a yard and a picket fence — a single-family home. George W. Bush, taking a line from Margaret Thatcher, called his administration's easy credit policies "the ownership society," one in which we'd all have the chance to work hard, prosper and buy a home.

American Dream, Homeownership

Well, here we are, eight years after the increasing value of our houses was supposed to make up for decades of declining wages and growing debt. More than \$7.8 trillion in middle-class home equity was erased by the crash at the end of Bush's two terms, 30 percent of homeowners now owe more than their houses are worth, and many of our suburbs are a checkerboard of occupied and empty houses. And that has made many long-standing critics of the American suburb — who see it as environmentally toxic, energy wasteful and just too expensive (especially because it's paid for by taxing the cities) — call for another major rethink of the way we house our dream.

Affordable Housing, Challenge of Suburbia, Sustainability

Meredith, is heading the MOS team. The exact boundaries of the MOS study have yet to be set, but the team intends to include an area large enough to include the rail station and Interstate 280, which runs nearby. "The state has promised funds to encourage higher densities within a half-mile radius of light railroad transit stations, and we wanted to be as practical as we could be."

Circulation, Government and Policy, Land Use and Density

Almost from the beginning, MoMA architects have focused on car-driven, low-density housing as both the appeal and the curse of the suburbs. Providing services — sewage, power, garbage

Challenge of Suburbia, Infrastructure

both the appeal and the curse of the suburbs. Providing services — sewage, power, garbage collection and on and on — is far more costly amid low-density settlements than it is in cities, for obvious reasons. But people crave air and light, @Baltimore.com:Freeaid-glaty sports.

Infrastructure,
Land Use and Density,
Quality of Life

"American workers have a much more nomadic lifestyle than they did in the '50s and '60s. They don't live in just one home for 30 years anymore. Rent-to-own patterns might serve a lot of people better."

Homeownership,
Populations and
Demographics

 FairfieldFox September 18, 2011 at 11:43AM
Follow

Gosh, urban redevelopment with state financing. When will we ever learn? I guess Two Ton Tony Galento would be skeptical of these plans for his old stomping grounds. Samuel Bush, patriarch of the Bushs, and a colleague of the Rockefellers, would likely be quite pleased. As the only Orangian who became part of the Federal Reserve, Old Sammy Bush would like the idea of the government borrowing money...but only if he got a piece of the action.

Government and
Policy,
Reference and
Comparison

 estorage September 18, 2011 at 12:46PM
Follow

This sounds like a lot of over paid elitists trying to decide how everyone else should live. My suggestion is that all members of this elite team be required to move their families to this new development and reside there for at least five years as part of their contract. The most troubling is, as Fairfield Fox points out, the use of taxpayer dollars to fund this boodoggle. Who are they to declare that suburban living is dead? Then the usual outlandish lie: "many long-standing critics of the American suburb — who see it as environmentally toxic, energy wasteful and just too expensive (especially because it's paid for by taxing the cities)" All evidence points to the suburban taxpayer as supporting the urban ghettos so your analysis is an out right lie. Abbot schools and other urban renewal activities are primarily supported by taxpayers from the suburbs.

Academic Hubris,
Cities and Suburbs,
Government and
Policy,
Top-Down and
Bottom-Up

 FairfieldFox September 18, 2011 at 3:40PM
Follow

Truth is, the Great Migration destroyed the great cities of Detroit, Cleveland, Chicago (only the Daley's could hold this wondrously toddlin' town together; Rahm's clueless), Newark, L.A., Philadelphia and NYC. They aren't coming back. Neither are places like Orange and Irvington, the former Camptown. Parasites will use our tax dollars in a quixotic attempt to recapture history, while pocketing some easy money. Then, a thesis can be written, a PhD for someone's daughter in Urban Planning? Sure, why not? Then, a fellowship on the taxpayers' cuff. The rip-off.

It seems like only yesterday, that I could hop on the bus , for a dime, with friends and go "downtown", to catch a ballgame, a movie or just mingle with the delightful crowds. Then, around 1958, that became dangerous for kids under 15....then under 20....then EVERYONE. The jostling started. The muggings, the 5 vs. 2 shakedowns. The stabbings and the shootings and the rapes. A cannonball, they said, could be fired down every "Main Street", without injuring a soul...because everyone had fled. What a helluva migration, as we look back over what was, and can never be again. Only yesterday.

Cities and Suburbs,
Populations and
Demographics,
Quality of Life,
Reference and
Comparison

 taxes2high September 22, 2011 at 4:32PM
Follow

Excellent article! Orange is the perfect subject for this study. What is needed is a larger vision that breaks free of local politics and entrenched special interests. Unfortunately, that will be very difficult.

A New Conversation

 bythedoor October 04, 2011 at 10:35AM
Follow

I totally agree

Internet
Banter

Dan Bischoff, "MoMA Project Starts Rebuilding the American Dream, Starting in Orange," *Perspective* (blog), *NJ.com*, September 18, 2011, http://blog.nj.com/perspective/2011/09/moma_project_starts_rebuilding.html (accessed June 28, 2012). Image Credit: MOS.

Update: Foreclosing, Rehousing the American Dream / MoMA

Plan Foreclosed, September 2011



This weekend, we had the opportunity to attend the Open Studio event at MoMA's PS1. As we mentioned earlier, this project posed the daunting question of how to re-think, re-organize and re-energize the concept of an American suburb in the wake of the foreclosure crisis.

Challenge of Suburbia, The Workshop



The plan

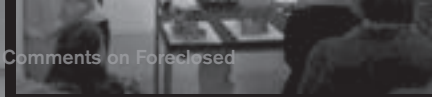
include large bands that serve as swaths of nature. We loved their amazing model which shows the diversity of their housing typologies.

The Exhibition, Land Use and Density

The project focused on developing 2.2 miles of boulevard in Temple Terrace with housing, government offices and retail spaces. An interesting thing to note is that Temple Terrace is expected to have a 40% population gain within the next ten years, and the suburb has been trying to stop growth. Taking a radically different approach, Bell has developed a plan that can serve as an economic model to sustain growth and allow the suburb to enjoy prosperity. Plus, the model will help the region transition from a 4.5 people/acre site into a functioning 40 people/acre. The planned complex has attributes of a city and will be quite energy efficient as a way to provide an alternative solution to attract people. We loved how the architecture is designed for experiences to overlap as a person within his courtyard has a certain amount of privacy, yet can open the doors to view people in their offices lower in the complex or communicate with their other neighbors flanking their residence.

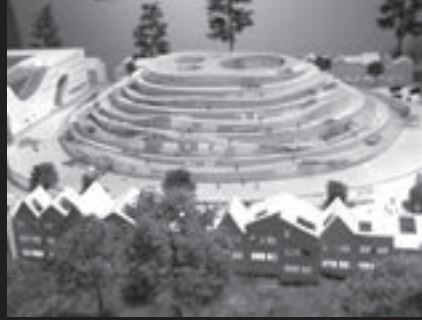
Land Use and Density, Populations and Demographics, Quality of Life, Sustainability





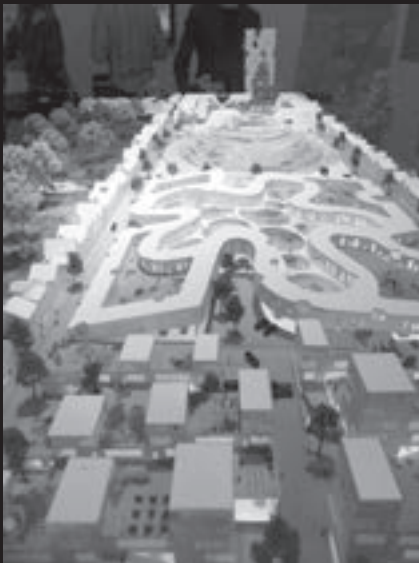
Gang's approach truly centered around the people of Cicero, and through a series of personal interviews, she could understand the needs of the people and attempt to address them. Gang introduced the project siting it as an "Arrival City" since most of Cicero is dominated by immigrants.

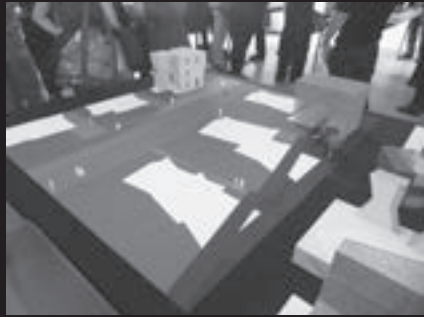
Community Participation, Populations and Demographics

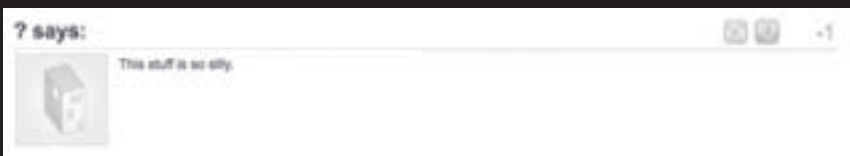
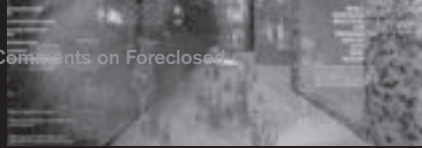


When we first walked into the room, their amazing blue foam model immediately yelled at us that this would not be like any of the other presentations. As Meredith joked in the beginning, "All suburbs are not equal."

Cities and Suburbs, The Exhibition







Silliness and Seriousness



Challenge of Suburbia, Press and Links

Karen Cilento, "Update: Foreclose: Rehousing the American Dream/MoMA," ArchDaily, September 19, 2011, <http://www.archdaily.com/170180/update-foreclose-rehousing-theamerican-dream-moma/> (accessed June 21, 2012). Image Credit: Not provided in publication.



Arts and the Quality of Place





This past Saturday, U.S. Secretary of Housing and Urban Development Shaun Donovan spoke at MoMA PS1 in Long Island City, Queens, as part of the museum's *Foreclosed: Rehousing the American Dream*. The workshop and exhibition—which included an architect-in-residence studio component—examined new architectural possibilities for American cities and suburbs in the context of the recent foreclosure crisis.

The Workshop

Here's an excerpt from Secretary Donovan's speech, "From Crisis to Opportunity: Rebuilding Communities in the Wake of Foreclosure." (You can also view a video of the entire keynote here and learn more about the project here.

Press and Links,
The Workshop

These efforts make a broader point about the quality of place. In cities across the country, from New York to New Orleans, we've seen when artists move in, others follow—from families looking to raise their children in dynamic, diverse neighborhoods to young creative professionals with skills that are essential to the 21st-century global economy.

Family,
Populations and
Demographics,
Quality of Life

Bradley says:

September 23, 2011 at 8:35 am



I think nurturing an arts community is also about creating community. In an increasingly mobile society being alienated, or not feeling part of a community is a very real and common thing. The arts help bring back the community!

Community
Participation,
Quality of Life

Otslabvane says:

October 3, 2011 at 2:26 pm



Yes, you are right! The community should be brought back!

Community
Participation,
Internet Banter



Bridget Marquis

Follow

US Sec HUD Shaun Donovan highlights #ArtPlace in keynote at MoMA's Foreclosed event. bit.ly/n58jye

Reply Retweet Favorite

6:48 AM - 22 Sep 11 via TweetDeck Embed the Tweet

Art and Architecture,
Press and Links,
The Workshop

Paulette Beete, "Arts and the Quality of Place," *Art Works* (blog), *National Endowment for the Arts*, September 21, 2011, <http://www.arts.gov/artworks/?p=9551> (accessed June 21, 2012). Image Credit: Photograph by Brett W. Messenger. © 2011 The Museum of Modern Art.

dwell

written by:

Ian Volner September 27, 2011

"FORECLOSED" OPEN STUDIO
AT PS1

Back in May, New York's Museum of Modern Art kicked off a nearly yearlong series of presentations, workshops, and public symposia on the topic of America's ongoing foreclosure crisis. Out of this dense thicket of discourse will emerge a new exhibition, "Foreclosed: Rehousing the American Dream," scheduled to open early next year.

The Workshop



Each team took as its subject a specific locale affected by the real estate collapse. Studio Gang, together with a multidisciplinary team of experts that included writer Greg Lindsay and urban designer Rafi Segal, took on the problem of "arrival cities," towns that act as ports of entry to immigrants from around the world. "These places can work—or they can turn into slums," noted Ms. Gang, whose speculative plan for immigrant-heavy Cicero, Illinois, would turn abandoned industrial facilities into integrated live-work environments.

Populations and Demographics, The Workshop



Josh J 09.27.2011
Bring your child to the highly important presentation day?

Family, Internet Banter

Ian Volner, "Foreclosed' Open Studio at PS1," *Dwell*, September 27, 2011, <http://www.dwell.com/articles/foreclosed-open-studio-at-ps1.html> (accessed June 21, 2012). Image Credit: All photographs by Brett W. Messenger. © 2011 The Museum of Modern Art.

October 2011

Art in America

BY CARLY BERWICK

HONORABLE INTENTIONS

Why are art institutions dabbling in city planning?



NEARLY 100 ARCHITECTURE aficionados crowded into the steamy third-floor rooms of MoMA/PS1 last June to hear five architect teams discuss their latest projects. Their mandate: solve the country's housing crisis.

"Foreclosed: Rehousing the American Dream," an ongoing series of workshops that will culminate in an exhibition at MoMA in February, aims to do nothing less than provide new models for how metropolitan areas—specifically large

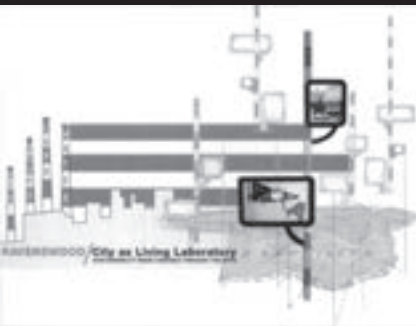
suburbs in five areas around the country—might be improved. "The projects are not meant to provide solutions to the immediate site," says Barry Bergdoll, MoMA's chief curator of architecture and design. "They are meant to provide ideas for fundamental change."

A New Conversation,
Scale,
The Workshop

Bergdoll is not alone in his quest to have his institution spur new thinking in urban planning by engaging in it. Recently, museums have been considering cities and their challenges in exhibitions, festivals and symposia. And they want to make a difference, inspired perhaps by artists with similar concerns and by the seismic jolt delivered to their own neighborhoods as development dried up around them following the recent mortgage crisis.

As they do so, museums are running into some challenges themselves, particularly in determining the difference between public programming (within the institution) and community outreach (activism).

Role of the Museum



THE RECENT FLURRY of programming activity around urbanism comes in part as a reaction to the mortgage crisis

Government and
Policy

activity around urbanism comes in part as a reaction to the mortgage crisis. "The whole 'Foreclosed' project is a kind of past-conditional, a critique of the stimulus package of 2009," says Bergdoll. "What if it had been used to foster innovative thinking rather than to patch holes?"

Pre-Foreclosed: October 2011

"We know that we are not experts," says Gaspar, "but we work closely with the advocacy groups that are." In contrast, curators and architects are expected to be authorities. "We have no idea what we are doing!" joked MOS Architects partner Michael

Meredith, who is tackling the redesign of the "Oranges" townships in New Jersey for MoMA's "Foreclosed." The pressure of being an outside expert stems, in part, from having to assimilate all known data for a region in order to, presumably, improve it.

Academic Hubris,
Community
Participation,
Professional Practice

Traditional art audiences often differ from the communities most impacted in urban development schemes. "The idea of engaging community is very interesting to a lot of people but the nuances of how to do that effectively get lost in these bigger projects," says Anne Fredericks, director of New York's Hester Street Collaborative, another New Museum festival participant.

Art and Architecture,
Community
Participation

Still, to some curators, being all talk is not necessarily a bad thing. "Our purpose as a museum is to experiment," says Nicanor. "It's not an end—we are not going to come up with the design for the next bicycle, for example, but we are going to get people talking about it." ◻

A New Conversation

Carly Berwick, "Honorable Intentions: Why Are Art Institutions Dabbling in City Planning?," *Art in America*, October 2011, 65-68. Image Credit: Clint Spaulding, courtesy Festival of Ideas; Noguchi Museum; Roger Kisby, Copyright Guggenheim Foundation.

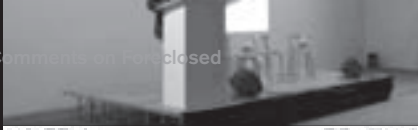
INSIDE/OUT

A MoMA/MoMA PS1 BLOG

OCTOBER 5, 2011 | Posted by [Barry Bergdoll](#)

Foreclosed: Close of the Workshop Phase





Comments on Foreclosed



The Open Studios were followed by a keynote address, titled "From Crisis to Opportunity: Rebuilding Communities in the Wake of Foreclosure," by U.S. Secretary of Housing and Urban Development Shaun Donovan. The closing panel discussion, with Mohsen Mostafavi, Dean of the Harvard Graduate School of Design, and Elizabeth Plater-Zyberk, Dean of the Miami School of Architecture, was moderated by myself and Reinhold Martin, Director, Temple Hoyne Buell Center for the Study of American Architecture at Columbia University.

The Workshop



JANUARY 8, 2012, 7:24 A.M.
This is important work but keep the focus on energy demand reduction. Affordable Housing that is inexpensive to build but costs too much to operate is a cruel joke on the residents. Encourage Mass Wall enclosure technology (using light weight Autoclaved Aerated Concrete is the best starting point), then ERV (Energy Recovery Ventilation), and then alternative energies (solar HW and Geo-Thermals)make economic sense because you don't need to produce that much.
Posted by George Valone

Affordable Housing, Sustainability

Syl Teszeri (@teszeri) Follow

MoMA 4ur Mind from NY>> Foreclosed: Close of the Workshop Phase goo.gl/D3jwBJ

10:00 PM - 8 Oct 11 via web Embed this Tweet

Art Gallery Untitled (@GalleryUntitled) Follow

Foreclosed: Close of the Workshop Phase: U.S. Secretary of Housing and Urban Development Shaun Donovan delivers ... bit.ly/nCyddG

8:07 PM - 8 Oct 11 via twitter Embed this Tweet

L: Press and Links
R: Press and Links, The Workshop

workstation contract (@workstationcontract) Follow

MoMA | Foreclosed: Close of the Workshop Phase fb.me/12Vb1Gdoh

11:00 PM - 8 Oct 11 via Facebook Embed this Tweet

Press and Links

Barry Bergdoll, "Foreclosed: Close of the Workshop Phase," *Inside/Out* (blog), MoMA, October 5, 2011, http://www.moma.org/explore/inside_out/2011/10/05/foreclosed-close-of-the-workshop-phase (accessed June 23, 2012). MoMA, "U.S. Secretary of Housing and Development Shaun Donovan." *MoMA Videos*, 1:01:18. October 5, 2011. http://www.moma.org/explore/inside_out/2011/10/05/foreclosed-close-of-the-workshop-phase. Image Credit: Brett W. Messenger. © 2011 The Museum of Modern Art.



Tina Fassett @tinaf
 At the #CIWArch talk, Jeanne Gang talked about her Studio's contribution to MoMA's Foreclosed exhibit - bit.ly/resqu7 #ciw11 #cicero
 Reply Retweet Favorite
 8:28 PM - 12 Oct 11 via web - Embed this Tweet

Jasmine Anderson @JasmineCHSE
 Foreclosed: Rehousing the American Dream - definitely going to check this out. mynag.com/homedesign/urb...
 Reply Retweet Favorite
 10:27 AM - 11 Oct 11 via web - Embed this Tweet

L: Press and Links, The Workshop
R: Press and Links



Tina Fassett @tinaf
 To Jeanne Gang's Cicero project in that she envisions the buildings as multi-use "kits" that can be used in anywhere bit.ly/resqu7
 Reply Retweet Favorite
 8:58 AM - 14 Oct 11 via web - Embed this Tweet

Land Use and Density, Press and Links, The Workshop



Orange NJ: A Model for the Future. MoMA joins local nonprofit HANDS in recognizing a bright future

Founder and Director Patrick Morrissey. The nonprofit's creation of affordable live/work spaces has attracted artists, further stimulating growth and development. Now, a world-renowned arts organization has validated HANDS vision. The Museum of Modern Art (MoMA) has selected Orange, the only one of the five cities chosen that is on the east coast, to be part of "Foreclosed: Rehousing the American Dream," an exhibition opening in January 2012 that examines possibilities for American cities and suburbs.

Affordable Housing, Community Participation, Role of the Museum

"Orange NJ: A Model for the Future. MoMA joins local nonprofit HANDS in recognizing a bright future," PRLOG (blog), October 26, 2011, <http://prlog.org/11708318/> (accessed June 21, 2012).



Civic Action and Long Island City Foreclosed, Suburbia, and the American Dream

As New York City was coming out of its darkest years, art did not exactly lead the way. Who would have asked it to try? Now two institutions have joined forces to do just that. The Noguchi Museum, in collaboration with Socrates Sculpture Park, offers "Civic Action: A Vision for Long Island City."

American Dream, A New Conversation, Reference and Comparison

"Change the dream and you change the city." The line could describe their hopes exactly. Instead, it helps introduce five other plans for suburban America, each with a commitment to cities and to dreaming. The Museum of Modern Art calls the show "Foreclosed: Rehousing the American Dream." Yet the curators are not looking for new architecture to house an older ideal. Rather, they want to change thinking, the kind that brought the

change thinking, the kind that brought the
tangle of postwar suburban sprawl and, in
their minds, the doomed housing bubble.

Comments on Foreclosed



John Haber, "*Civic Action and Long Island City / Foreclosed, Suburbia, and the American Dream*," *Haberarts.com*, October 31, 2011, <http://www.haberarts.com/licity.htm/> (accessed June 19, 2012). Image Credit: Bill Taylor, Noguchi Museum, 2011.

November 2011

ARTFORUM
 JULIAN ROSE

Broken Homes

TWO INTERRELATED CLAIMS provide the premise for "Foreclosed: Rehousing the American Dream," a recent workshop and forthcoming exhibition organized by the Department of Architecture and Design of the Museum of Modern Art in New York. The first is that the foundation of the American dream, particularly as it has evolved over the past century, is ownership of a single-family suburban house; the second is that America's current foreclosure crisis should force a wholesale rethinking of this dream.

Because the goal of the exhibition is not to critique but to fundamentally reimagine suburbia, its stakes for architecture are doubly high. First, in seeking to address the underlying social and economic systems behind suburbia, the show tests architecture's capabilities and boundaries as a discipline, along with its continuing relevance as a guiding voice in the development of America's spatial and social geography. Simultaneously, because any treatment of suburbia has to address the problem of housing, the show must confront the house itself: that remarkable reminder of architecture's ability to put something as ineffable as the American dream into specific material terms. So the show will also test architecture's capacity to symbolize, the ways in which it structures and embodies meaning.



But in retrospect, Venturi and Scott Brown's characterization of suburban sprawl as "the current vernacular of the United States," or the "people's architecture as the people want it," was naive. (Both descriptions are from the revised 1977 edition of their classic book *Learning from Las Vegas*, which included their work on Levittown.) Suburban architecture was a travesty of the American vernacular, driven not by local tradition or individual expression but by the house's new status as a mass-produced consumer product. The artist Dan Graham had already made this point in 1966, with his legendary *Homes for America*, a spread for *Arts Magazine*, in which he pointed out that beneath their symbolic appliqué, suburban homes exhibited the same monotonous repetition as any other artifact of industrialized capitalism.

American Dream,
Homeownership,
A New Conversation

American Dream,
Art and Architecture,
Professional Practice

Art and Architecture,
Challenge of
Suburbia,
Reference and
Comparison



Pre-Foreclosed: November 2011



And despite the fact that interpretations of Matta-Clark's work have tended more toward the sculptural and kinesthetic than the semiotic, his building cuts can be understood in the context of a similar interest in the commercialized symbolism of the suburban house. "Architecture is a big business," he told an interviewer in *Arts Magazine* in May 1976, going on to criticize an "industry that profligates suburban . . . boxes as a context for insuring a passive, isolated consumer."

Art and Architecture,
The Market,
Reference and
Comparison

Bergdoll and Martin describe their directive to the teams as "not to redesign the house, but to redesign the dream."

Circulation,
Cities and Suburbs,
Homeownership,
Infrastructure,
A New Conversation,
Populations and
Demographics,
Scale,
Sustainability

All five teams have responded to this directive to some degree by proposing social and infrastructural systems that attempt, on a large scale, to align with the new cultural desires and economic realities of American suburban living. Amale Andraos and Dan Wood of WORK Architecture Company, working on Salem-Keizer, Oregon, propose a contemporary update on the notion of a garden city, addressing a range of ecological issues. Hilary Sample and Michael Meredith of MOS, analyzing the Oranges, New Jersey, explore the potential of suburban streets to offer a new kind of civic space in a less car-dependent future. Jeanne Gang of Studio Gang, focusing on Cicero, Illinois, seeks a new flexibility in housing that will accommodate the rapidly shifting immigrant populations in the suburbs outside Chicago. Andrew Zago of Zago Architecture, studying Rialto, California, subverts the strict hierarchies of property boundaries that have traditionally structured suburban space. And Michael Bell of Visible Weather, examining Temple Terrace, Florida, considers the relationship between relatively homogenous Florida suburbs and the more diverse and less prosperous neighboring urban communities.

On the other hand, to reinvent, rather than critique, as he seeks to do with the California Method, seems to be a uniquely architectural capability. Matta-Clark once referred to *Splitting* as a "theatrical gesture." Theatricality has its place, but today we need more from our architects. □

Professional Practice

Julian Rose, "Broken Homes," *Artforum*, November 2011, 133-4. Image Credit: Zago Architecture; MOS, Tei Carpenter.

Foreclosed: MoMA Takes on Suburbia

Comments on Foreclosed

The severe effects of the current economic crisis on suburbs across America make it more urgent than ever to rethink the designs of our suburban landscapes. Disconnected single-family homes requiring private automobile transport seem to form a less and less viable pattern of settlement.

Challenge of Suburbia, Circulation

Early next year, MoMA's *Foreclosed* exhibition will take on major issues in suburbia that have been under-examined for decades—themes that were explored through two other notable exhibits at The Museum of Modern Art in the past. 1973's *Another Chance for Housing: Low-Rise Alternatives* presented a housing prototype designed to combine the best aspects of suburban and urban living, while the 1944 traveling exhibition *Look at Your Neighborhood* advocated for public spaces within suburbia.

Reference & Comparison, Role of the Museum

MoMA has historically used its position of influence to call attention to issues in suburbia and housing. Collaborating with government agencies, as well as with architects, the Museum has framed arguments on new ways of living. In this tradition, *Foreclosed*, which is co-organized by MoMA and Columbia University's Temple Hoyne Buell Center for the Study of American Architecture, will present five architectural teams' re-imaginings of the American suburb.



Foreclosed asks its design teams to consider what is "public" about today's cities and suburbs." The question recalls the central theme of MoMA's very first exhibit on community planning and suburbia, 1944's *Look at Your Neighborhood*. Less about design and more a call to civic action, the bare-bones show declared, "Your neighborhood needs you . . . Organize a neighborhood planning council."

Community Participation, Reference and Comparison, Responsibility



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MoMA #Foreclosed exhibit calls on architects and designers to take on the

L: Press and Links
R: Press and Links, Professional Practice



Karen Kubey, "Foreclosed: MoMA Takes on Suburbia," *Inside/Out* (blog), MoMA, November 2, 2011, http://www.moma.org/explore/inside_out/2011/11/02/foreclosed-moma-takes-on-suburbia (accessed June 28, 2012). Image Credit: Not provided in publication.

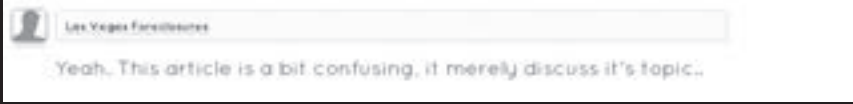
Reverse Alchemy

FORECLOSURE AND THE QUESTION OF HOW FORM FOLLOWS FINANCE

I am looking forward to the Foreclosed show at MoMA, even if some of the connections in this article seem a little forced. I am not sure Frampton / IAUS's Low Rise High Density project was about suburbanization exactly, or just semi-monolithic, mid building type design. I don't think it addressed the links between capital and buildings, which are the root of the foreclosure crisis. I do have the documents from the CCA laying around here so I should read more closely. Either way, I am eager to see how the teams of designers re-imagine single family homes, hopefully taking the role of finance into consideration.



The Market, Press and Links, Reference and Comparison



Internet Banter

"Foreclosure and the Question of How Form Follows Finance," Reverse Alchemy (Tumblr), November 17, 2011, <http://reversealchemy.tumblr.com/post/12925085458/foreclosure-and-the-question-of-how-form-follows> (accessed June 28, 2012). Image Credit: Not provided in publication.

THE ARCHITECTS NEWSPAPER

CULTURAL OUTLETS



Reference and

This fall, BMW funded a Guggenheim lab on the Lower East Side that will travel—along with a lot of forward-thinking programs and events—to nine cities around the world for the next six years. Earlier this year, Audi funded the New Museum's Festival Ideas for the New City on the Bowery which the museum plans on staging every other year. And in May, Volkswagen announced a two-year partnership with MoMA to fund online educational programming, on-site "labs," and an exhibition of socially conscious international work at PS1.

Major museums and

Speculating about ideas for the urban environment has become a new parlor game for the college-educated elite. At a certain point there are only so many of these festivals of ideas you need. Someone needs to go and do the socially valuable work itself.

How do we parse socially engaged art and urban interventions when they are simultaneously museum programming and automobile branding? Business investment and corporate philanthropy have long been important to the American

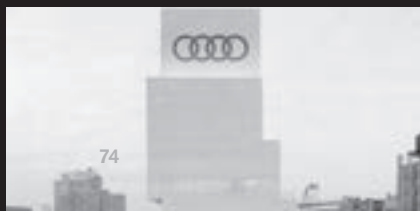
Comments on Foreclosed
cultural institutions are jumping on the social activism bandwagon as never before, launching urban research projects, participatory art festivals, and engaged urbanist exhibitions that were once the primary engagement of only the most committed nonprofits and independent producers as tools of social action. In organizing these shows, curators are embracing an idea in the vanguard of contemporary art and design, and getting German luxury car companies to foot the bills. What's going on here, and who's really the beneficiary?

Reference and Comparison, Role of the Museum

Academic Hubris

way of life, but the placement of company names in the public realm has also come to embody the powerlessness of ordinary citizens to exercise control over public processes. The capture of these practices by elite cultural institutions threatens to empty them of their socially engaged function and turn them into a sideshow. At the same time, museums have the capacity to provide much-needed access to resources for this type of work and apply it usefully to their own communities. One only needs to look back on MoMA's legendary postwar exhibitions on housing and modern architecture to see the power of this kind of involvement.

The Market, Reference and Comparison, Role of the Museum





Early in the game, Barry Bergdoll's activist exhibition and urban research streak at the Museum of Modern Art's architecture department, alongside former curator of contemporary architecture Andres Lepik, were especially successful at making arguments for sustainability and social practice within the field—without the help of any car companies.

Role of the Museum

The critical problem for museums' efforts to activate socially engaged practice is how to displace the work from its original context without denaturing it. Social art and urban interventions are different from static art forms like painting and sculpture—at least in their materialized, pre-social versions. To be adequately experienced and to realize their intentions, they have to act in the world and be put to good use.

Art and Architecture, Role of the Museum

 Ellen Salpeter - Deputy Director for External Affairs at The Jewish Museum
Really great read.
Reply · Like · Follow Post · November 11, 2011 at 2:56pm

Internet Banter

 Ariel Wilchek - Art Director at VP+C
carbon emissions for a good cause!
Reply · Like · Follow Post · November 14, 2011 at 3:27am


Internet Banter, Sustainability

 Laetitia Wolff - Founder at ExpoTENTIAL
finally a strong, well-written and critical voice about the phenomenon of institutionalized urban interventions, as the newest coolest curatorial activity (of which I'm guiltily part of), but again the question of where all these ideas and interventions are going is what I'm most interested in exploring. Please join us on Glasshouse about this very topic... (<http://glasshouseconversations.org/how-do-we-encourage-design-action-do-tanks-vs-think-tanks-to-improve-our-cities/>)
Reply · 2 · Like · Follow Post · November 15, 2011 at 4:52am

Press and Links Role of the Museum

 Rebecca Conroy - Director at Bill and George
Thanks for the rad read. Grateful for some kindred thoughts; This kind of thing has been disturbing me in my hometown Sydney where a flurry of socially engaged and participatory practices have been emerging with little consideration or deep thinking about the politics of 'engagement'. Like, does anyone really ask these communities if they want to be 'engaged' with? And how transparent and accountable are the practices used to 'engage' with the 'community'? I think that's how inoculation works - having been exposed to a bit of 'engagement' we become immune to actual change.
Reply · 1 · Like · Follow Post · November 21, 2011 at 6:02am

Community Participation

 Jennifer Chung - Goldsmiths, University of London
The intertwined modern relations between museums and capitalism is probably mostly the governments' fault across the globe. The versatility of the name of art provided endless potential for private company to back a show or even an institution. Fronting for things has become basic survival skills for modern museums (need not to mention those principally named mega museum brands). When the states traded

Government and Policy, The Market,

back a show or even an illusion. Fronting for things has become basic survival skills for modern museums (need not to mention those privately owned mega museum lunds). When the states traded glorious fiscal reports and balance sheets with the greater good of humanity, museums were like being exposed to a new kind of lethal virus.... "mutation" is the key for survival, either museums look the other way and suck it up or close its doors.

The only way to fight this would be to have mainstream media to spread article and discussion like this piece, so people would actually paid more attention and begin to question things.

Reply · Like · Follow Post · November 22, 2011 at 3:58am

A New Conversation,
Role of the Museum



John Werner · Las Vegas, Nevada

Very well written and thought provoking dish—with maybe a small side of sour grapes—just for tang, of course.

Reply · Like · Follow Post · December 23, 2011 at 6:08pm

Internet Banter

Stephen Zachs, "Cultural Outlets," *The Architect's Newspaper*, November 2, 2012, 11-3. Stephen Zachs, "Cultural Outlets," *The Architect's Newspaper*, November 8, 2012, <http://archpaper.com/news/articles.asp?id=5743> (accessed June 28, 2012). Image Credit: Montage based on Photo by Peter Mauss/ESTO; Montage based on photo by Dean Kaufman; Montage based on photo by Timothy Hursley.



Press and Links,
The Workshop

INSIDE/OUT
A MoMA/MoMA PS1 BLOG

NOVEMBER 23, 2011 | Posted by Alex Ulam,

Foreclosed: Buying into the "American Dream"



Some mortgage industry analysts are now predicting that one out of five mortgages will eventually end in default if our elected officials don't take action. The surge in Occupy Wall Street demonstrations is a powerful signal that growing numbers of people want radical change to the status quo. And four years into the crisis, government officials have been unable to effectively deal with the extensive blight in communities afflicted with high rates of foreclosure.

Affordable Housing,
Government and
Policy

Foreclosed calls into question the American Dream of home ownership and the way it was packaged and sold in the form of a single-family house in the suburbs. It bes the current foreclosure crisis to unsustainable trends in housing and planning that go back to the days of Frank Lloyd Wright and his *Broadacre City*. The exhibition also demonstrates how prevailing models for suburban development are not only environmentally unsustainable, but also financially unsound.

American Dream,
Homeownership,
Reference and
Comparison,
Sustainability

Donovan told the audience that the foreclosure crisis disproportionately hit low-income and minority households in the suburbs. He noted how in some of these communities the majority of people receiving mortgages during the housing bubble were given subprime loans when many of them qualified for prime ones. And he cited a study that showed that Latinos in this country lost two-thirds of their wealth between 2005 and 2009.

Affordable Housing,
The Market,
Populations and
Demographics

"Our affordable housing strategy," said Donovan, "was effectively: if you cannot afford a house near a job or public transportation, just keep on driving."

Affordable Housing, Circulation, Jobs



The different teams worked to design site-specific plans with input from local communities, but what unified them was the way they aimed to make their sites at once both self-sufficient and better connected to their broader metropolitan regions. To that end, the different models included infrastructure such as light rail, co-generation electrical plants, recycling centers, and gardens to enable people to grow their own food. Some plans included light industrial facilities and workspaces adjacent to residential areas so people would not have to endure long automobile commutes to get to work.

Community Participation, Infrastructure, Scale, Sustainability

Instead of cookie cutter houses that are oriented towards an outdated concept of the nuclear family, the different teams suggested adding a variety of housing types that would provide shelter for people in different groupings such as empty nesters and extended families. Sidewalks and walkways would be added to make communities more pedestrian friendly, while the incorporation of retail and light industrial infill developments would aid in reducing dependence on cars.

Circulation, Family, Land Use and Density

Along with changes to the built environment, the teams proposed changes to the predominant forms of home ownership.

Homeownership

The teams also suggested alternative models to prevalent development strategies such as the public-private partnership. One team, [Visible Weather](#), questioned the model that the city of Temple Terrace, Florida, used to develop a 29-acre retail property. Instead of turning the property over to a private developer, the city might have created a real estate investment trust that would share the income with the residents of the city of Temple Terrace. By retaining control of the property, the city would also be in a better position to build a more environmentally sustainable development.

Government and Policy

FEBRUARY 29, 2012, 9:06 PM

Hi, I hope you'll consider talking with Dan Immergluck, author of the book **FORECLOSED**, which chronicles how the subprime and foreclosure crises came happened. I suspect he would have an interesting angle on this, including an opinion on how to change the dream, and then change the funding mechanism.

Reference and Comparison

MAY 3, 2012, 10:18 AM

photo piece of the plight of Detroit along with a possible solution involving **GIVING** homes and commercial property or free rent to folks outside the city; photos of recipients revamping them and businesses starting up to support the new arrivals.

theme; how creativity along with left brain thinking can be used to solve vital cultural problems!

or pass on to "New Yorker" magazine for One City's Museum of **TOTAL Creativity Helps Save the Culture of Another**

Posted by jimmy-jo barrows

Homeownership, Professional Practice, Reference and Comparison



Press and Links

Alex Ulam, "*Foreclosed: Buying into the 'American Dream'*," *Inside/Out* (blog), MoMA, November 23, 2011, http://www.moma.org/explore/inside_out/2011/11/23/foreclosed-buying-into-the-american-dream (accessed June 23, 2012). Image Credit: Brett W. Messenger. © 2011 The Museum of Modern Art; Brett W. Messenger. © 2011 The Museum of Modern Art; Brett W. Messenger. © 2011 The Museum of Modern Art.

MOMA: Foreclosed: Rehousing the American Dream: February 15–July 30, 2012

bit.ly/vDB4xc

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INSIDE/OUT

A MoMA/MoMA PS1 BLOG

NOVEMBER 30, 2011 | Posted by Theater Gates, Jr.

Foreclosed: Thoughts on Cicero and Collaboration with Jeanne Gang



What does an artist interested in blight and the reactivation of space in under-resourced neighborhoods offer an architectural team taking on the failures of suburbia? How could my team (Charlie Vinz, Elizabeth MacWille, and Halle Chen) and I think hard about complementing an already amazing team of thinkers and doers? In the beginning of this month of a project, when all the decisions and turfs were being laid down, it was quite hard to figure out where we fit. The language of architecture and its creative and pragmatic loci were very different from the ways that I worked as an artist, especially as I'm interested in particularities of people as much as places and things.

Art and Architecture



"Outsiders tear up things, they've messed up the city, they don't want to learn." Cicero was an immigrant enclave with proud and strong working-class people who, with opportunity, moved away and were replaced by another proud and strong working-class community of a different ethnicity and cultural need. Some things, however, were common: a desire to have their children receive the best education, to work and become American, to benefit from this strange new gateway.

American Dream, Populations and Demographics

It was the stories that really made this project important for me. We asked simple questions, like, How'd you end up here? What kind of home did you come from? How would you like to live? People's responses were candid and clear. Their thoughts indicate that not only was there a housing problem but a lack of advocacy for the needs of migrant and immigrant communities and the poor.

Community Participation, Quality of Life

FEBRUARY 10, 2012, 4:45 PM

As an urbanist and lawyer, I think deeply about these issues. I find the efforts in Cicero to be interesting, but somehow missing the point of other communities of "outsiders" on the inside, like the Chatham of my youth. I am sympathetic to the plight of hardworking immigrants but would offer the story of the middle class community that is suffering by bureaucratic malfeasance of displacing the black poor into these neighborhoods with insufficient support systems and resources. Chicago is, according to the Manhattan Institute, the most segregated city in the US. It is also still has a large black population...for historical reasons. What design opportunities exist to revitalize the far south side? Is a Walmart the key to salvation? (I think, not) Mr Gates, I saw your show here in LA at the Moca Geffen and am very intrigued by the synergy that you create with your interests...arts, urban planning. I would like the opportunity to meet with you in Chicago to discuss

Art and Architecture, Internet Banter, Populations and Demographics

with your interests...rts, urban planning. I would like the opportunity to meet with you in Chicago to discuss ideas and opportunities for creating interest in saving Chatham.

Pre-Foreclosed: November 2011

Posted by Chere Lott



Syl Teszari
Contributor

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MoMA 4ur Mind from NY>> Foreclosed: Thoughts on Cicero and Collaboration with Jeanne Gang goo.gl/4zvJU

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Studio Gang
@studiogang

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Important thoughts on telling the human story of blight from our @MuseumModernArt Foreclosed team member Theaster Gates bit.ly/spoKJlv

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L: Press and Links
R: Press and Links



Alex Bozkovic
@alexbozkovic

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and I'm skeptical about how mixed use and highrise translate into low-rise suburbs. See here: moma.org/explore/inside...

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12:46 PM - 14 Feb '12 via web Embed this Tweet

Land Use and Density,
Press and Links

Theaster Gates Jr, "Foreclosed: Thoughts on Cicero and Collaboration with Jeanne Gang," *Inside/Out* (blog), MoMA, November 30, 2011, http://www.moma.org/explore/inside_out/2011/11/30/foreclosed-thoughts-on-cicero-and-collaboration-with-jeanne-gang (accessed June 23, 2012). Image Credit: Brett W. Messenger. © 2011 The Museum of Modern Art; Studio Gang Architects; Brett W. Messenger. © 2011 The Museum of Modern Art.

December 2011



Video: Foreclosed: Rehousing the American Dream / WORKac



tony says:

This seems an ill-considered proposal... it is a "gritty" proposal of redundant elements that fail to communicate formally or conceptually. A tower with artificial waterfall generating power is neutralized by the need for electricity to pump water into the tower, [which does not have enough volume to feed any substantial amount of water back to the development]. The park looks like an urban wasteland waiting to happen no program feeds into the park, it is just another discontinuous element of "green space". It is fine to propose these sustainable ideas but where are the numbers and technology to support it.

2nd year Architectural project... all best

#DECEMBER 4, 2011 AT 18:57

Sustainability, (Un)Realistic Proposals

Karissa Rosenfield, "Video: Foreclosed: Rehousing the American Dream / WORKac," *ArchDaily*, December 12, 2011, <http://www.archdaily.com/188983/video-foreclosed-rehousing-the-american-dream-workac-2> (accessed June 21, 2012). MoMA, "Foreclosed: Rehousing the American Dream / WORKac." *ArchDaily* Video, 29:01. December 12, 2011. <http://www.archdaily.com/188983/video-foreclosed-rehousing-the-american-dream-workac-2/>. Image Credit: The Museum of Modern Art.



Press and Links

Foreclosed: Reverse Engineering

Comments on Foreclosed



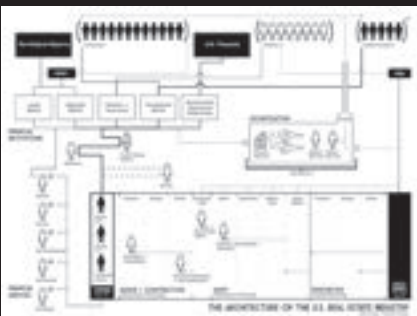
Implicit in the notion of reverse engineering is that the subsequent iteration of the target construct is superior to its predecessor. The method utilized over the course of the development of *Visible Weather's* contribution to the *Foreclosed* exhibition was oriented in the application of multidisciplinary techniques within a consolidated process that balanced notions of generation and analytics in its outcome. Grounded in the integration of the design, financial, and regulatory disciplines, the method provided a mechanism for testing and analyzing design interventions. The utility was not only that any given massing and program could be tested for its financial and regulatory feasibility, but that optimal combinations of variables could be developed to keep the vision of the designer within the bounds of reality and subject to its highest utility. In this regard, the rhetoric of sustainability could be applied to a much broader notion of the built environment, one which was inclusive of financial and environmental values.

Sustainability,
The Workshop



Intuitively, a designer may find this method abject to the emotional and psychological complexities of object creation as a matter of art. Contrary to the division of art and science, it should be noted that this applied grounded-theory method does not, in and of itself, create discrete knowledge and, as such, is as much of an art as it is perceptively a science.

Art and Architecture



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L: Press and Links
R: Infrastructure, Press and Links

Jesse M. Keenan, "Foreclosed: Reverse Engineering," Inside/Out (blog), MoMA, December 14, 2011, http://www.moma.org/explore/inside_out/2011/12/14/foreclosed-reverse-engineering (accessed June 27, 2012). Image Credit: Jessie Keenan; Jesse M. Keenan; Diagram courtesy of Jesse M. Keenan and Nicholas Chelko.



L: Press and Links
R: Press and Links



By John D. Sutter, CNN December 20th, 2011

Editor's note: This is part of a series of stories about the changing American suburbs.

Times are changing in the early 'all-alike' suburb Levittown

"It was heaven," she said of Levittown. "Heaven, heaven. Our own square plot of land."

Homeownership, Reference and Comparison



From 1947 to 1951, Levitt built more than 17,000 homes in Levittown. The U.S. Federal Housing Administration encouraged the boom by backing the mortgages of returning veterans, allowing them to put virtually no money down.

Comments on Foreclosed

That let Dwyer and her husband chase a new American dream.

American Dream, Government and Policy, Homeownership

Her son-in-law and two of her grandchildren are out of work because of the Wall Street crash a few years ago. Right now, amazingly, all of her 15 grandchildren and 27 great-grandchildren live within a 10-minute drive of her home. But she fears that will change.

The suburban dream isn't the same for them, she said.

"It'll never happen again," she said of the suburban boom.

And that's too bad: "It was a much nicer way of living."

American Dream, Family, Quality of Life

"You might find more diversity in suburbs than in center cities in some places," particularly because immigrants are increasingly moving straight to the suburbs instead of to the inner city, said June Williamson, an associate professor of architecture at the City College of New York and author of the book "Retrofitting Suburbia."

Brookings' William Frey said suburbs used to be associated with the white middle class. That's no longer the case: "The suburbs are kind of a microcosm of America. It used to be, when you said you lived in the suburbs, you were telling somebody something about who you are demographically, and now you're not telling anything about who you are."

Populations and Demographics

Something has to change, said Barry Bergdoll, MoMA's curator for architecture and design, or we will "roll the suburban carpet across all the open land that is left."

"It's just irresponsible to have a model that encourages moving out onto green fields and leaving behind decaying rings of an ever-fattening tree," he said. "I'm interested in not just letting the path of least resistance exist. It's cheaper for a developer to build on virgin territory, but it's not cheaper for people to live on it or get to it."

The Market, Sustainability

Hank Lauritsen

One of many things that would not have happened without "Big Gov" backing. They are the job creator, behind our progress in my lifetime of depression kid, WWII vet, GI bill etc.

December 20, 2011 at 11:06 am | Report abuse | Reply

Government and Policy, Jobs

Brian

While true, but the original idea was private business. The government played a reserve role, one that they did wonderfully at.

December 20, 2011 at 11:57 am | Report abuse | Reply

Government and Policy, The Market

musings

Decisions were made after WWII to create a consumer society around suburbs, cheap gasoline and "national defense highways".

But there were real suburbs long before most people drove cars: streetcar tracks were everywhere in LA and in the East they coordinated with commuter trains. This phenomenon dates back to the 1880's. I live in such a neighborhood and it still works much better than the one I grew up in, Anaheim, California (a typical 50's suburb).

Suburbs would be great if there was a lot of public transportation that linked them efficiently with cities nearby. I love my Boston suburb and it is much simpler to get downtown than it is if you live in LA and have to sit in traffic on the freeway. I keep sampling and comparing the two since my family still lives in LA: Boston wins.

December 20, 2011 at 12:13 pm | Report abuse | Reply

Circulation, Reference and Comparison

KCRick

We all lived in the same kind of houses in the 50's. My version was in a Pittsburgh suburb. Our attic was finished and man was it hot up there in the summer. Used to put fans in both windows. You could not hide in that house. One TV, homework on the kitchen table, one bathroom, and if you were lucky an unattached garage for one car.

December 20, 2011 at 11:25 am | Report abuse | Reply

Reference and Comparison

Marcus

Exactly. And somehow, we survived and even thrived. Now these yentas need to have a 3,000 square foot house with 5 bedrooms and 4 bathrooms for 1 or 2 children. They won't consider less, even though they can't

Responsibility

KPMCO

I would not make assumptions like that Marcus. I am single, no children, and bought a 4 BR house. Know why? ROOMMATES! Do you realize how little I pay out of pocket every month for my mortgage and utilities? I put my extra money toward the principal to pay the house off faster. Sometimes it's not about keeping up with the Joneses. It's about financial realities and being smart enough to know what I am able to afford alone...and then maximizing it so I can pay it off as fast as I can.

My roommates help with housework, maintenance, and even watching the dogs when I am not home. It's like a small family here. I expect to have this house paid off within 8-10 years if I can do it. Can you say that?

December 20, 2011 at 3:13 pm | Report abuse |

Internet Banter, Populations and Demographics

Jim P.

"The word "suburb" didn't even exist back then, in the late '40s and early '50s"

Yes it did. The word was in use in the 1890's certainly and possibly earlier. Heck, the Chevy Suburban has been made since the 1930's I think....1935 to be exact.

Bad writer, no cookie!

December 20, 2011 at 11:54 am | Report abuse | Reply

Cities and Suburbs, Internet Banter, Reference and Comparison

musings

Why CNN does not teach American Studies: The first suburbs were "Streetcar Suburbs" NOT car suburbs. I live in one, and believe me, it is mostly houses - but they are from the 1880's and they were purpose-built to coordinate with the streetcar (now subway) system. Los Angeles was built up in the same fashion long before everyone drove cars.

So those songs about ticky tacky boxes - well that historical revisionism.

December 20, 2011 at 12:00 pm | Report abuse | Reply

Circulation, Cities and Suburbs, Reference and Comparison

vintage274

I, too, was reared in the same streetcar suburb as my mother. Housing was a mix of single family and apartment buildings with many more trees than the city. Houses varied from some streets that contained row-type houses to others with spacious Victorians. Each of those suburbs had a main street with needed businesses, but most men went into the city or off to the industrial section for daily work. Our family home was built just after the change of the century. In the '950s the "real" suburbs popped up out on the edge of the farms. They had no apartment buildings, no main streets. Each single family home had both a front and back lawn and a garage. They were typically smaller than the streetcar suburb houses, but boasted modern conveniences. Strip malls were the rage (though limited to one complex for every ten or so communities) and contained a branch of at least one large downtown department store, a family shoe store, and a pharmacy of some sort. Large groceries were nearby, but not a part of the malls. In the 60s large indoor malls became the rage as well, and big cities boasted one in each geographical direction. Although Levittown is a suburban icon in America, it was not the model all over the country. The suburb I lived in as a teen in Pennsylvania (built in the 1940s) offered larger houses than the Levittown model (usually 3 bedroom) which were generally built of brick and offered in a variety of architectural styles - ranch, Cape Cod, two story, split level - carefully interspersed to add variety to the neighborhood.

December 20, 2011 at 12:51 pm | Report abuse | Reply

Cities and Suburbs, Land Use and Density, Reference and Comparison

Urbanista

Yes and no, while the word suburb had existed for about a century to denote such a place, it did not really define a specific place to live for Americans until post-war. You either lived on the outskirts of the city proper (streetcar suburbs) or in an actual town outside the city (commuter town). The distance and general cost factor would have prohibited many people, even well-off, from considering the pre-war suburb. This is because then, most economic activity, jobs, retail, etc happened near the core (downtown). You also have to consider, today a suburb indicates a politically independent place with a large land mass, whereas back then many suburbs eventually were annexed into the major city.

December 20, 2011 at 1:59 pm | Report abuse | Reply

Cities and Suburbs

Will

Want to know why young people aren't buying houses any more?

"They put \$100 down on the \$8,500 house (about \$75,000 in today's currency)."

What house can you buy that'd even be habitable, and that's not in a slum or 50 miles away from the nearest city...for \$75000? How much would a comparable house sell for on Long Island now, \$350000? Forget buying a house if you have anything less than a graduate degree, much less if you're a blue collar worker. If you aren't a doctor/stock broker/lawyer/engineer, you're f*cked, no matter how hard you work...

December 20, 2011 at 12:46 pm | Report abuse | Reply

Affordable Housing, Homeownership

Brad

That is not true at all, I live in an area where housing is cheaper, I got a nice house for 70k, and payed it off really early but not spending my money on other things. It's all about priorities. If you want it enough, you will work for it and put off other things for it. In the long run, a house is cheaper than an apartment.

December 20, 2011 at 1:06 pm | Report abuse | Reply

Homeownership, Responsibility

December 20, 2011 at 1:06 pm | [Report abuse](#) | [Reply](#)

[Comments on Foreclosed](#)

KPMCO

I think you're very sadly mistaken. My mother had a high school diploma, was divorced, and still saved to purchase her own home in Houston. I moved to Florida, and after 10 years of saving, and waiting for the right opportunity, I have also purchased my own home. I have a bachelor's degree in English...and have worked in call centers among other places, to earn a living. Stop thinking that you have to be extremely wealthy to own a nice home. I saved a lot...up to 20% of my income...didn't buy a lot of electronics or fancy clothes, new cars, or ate out as much as my friends do. I still socialize, but in simpler ways...a video, card games, pot luck social dinners. All things are possible, but you need to prioritize and make choices to achieve your goals.

December 20, 2011 at 1:15 pm | [Report abuse](#) | [Reply](#)

Houstonian

You can get a decent house in any Houston suburb for \$75,000, today. Much more than 750 square feet too. The economy did not take as much of a hit as the rest of the country here, but it still took a hit. So, there are jobs here as well. I grew up on Long Island and now live in a Houston suburb. Not sure why so many people still stay in New York, when it is unrealistically expensive.

December 20, 2011 at 1:21 pm | [Report abuse](#) | [Reply](#)

Ziggy Stardust

Houston is a dump with the worst weather on the planet next to the miserable jungle in Vietnam. They also appear to have no zoning there, you often see a body shop or dry cleaners next to a home in what appears to be a residential neighborhood. What hicks in the rest of the country don't seem to understand about living in the Northeast is the opportunity to make big money here. I worked in Venture Capital for 15 years in NYC, made a boatload of money, had a big house in CT, cars, the dream. Then it all came crashing down in 2008. I sold everything I could and moved to Wyoming where I now work as a tile setter (my dad taught me the trade when I was a kid) I couldn't be happier. I miss all the toys, but life is good. Wyoming is breathtakingly beautiful Houston is just breathtaking (FROM THE STENCH)

December 20, 2011 at 2:26 pm | [Report abuse](#) |

Lesley

I'm a 23 year old homeowner. I live in a 1400 sq ft house on 2 acres with an inground pool in mid-Michigan. We paid \$79,700 for it because the housing market is so bad in Michigan. I am an insurance agent and my husband is a factory worker (no degrees). The only reason none of my friends have a home is because THEY RUINED THEIR CREDIT. Even the ones with college degrees. Our house payment is \$605 a month. I could work part-time and my husband could lose his job and we would still afford it. It's all about living within your means.

December 20, 2011 at 1:34 pm | [Report abuse](#) | [Reply](#)

Rod C. Venger

I've never made more than \$7 an hour in my life...was retired by cancer in 1999...but picked up a nice home (to me) in a 30 year old subdivision in Colorado Springs back in 1986 for just under \$50,000. Price have gone up but so have wages. If I sold my \$50k home in L.A., 1700 sq ft, I could buy 4 of those here in Bryan Texas with the same money. This isn't a small town...Bryan/College Station together add up to close to 250,000 people. Dump your toys with their 2 year plans and save that money instead. Realize too that most of the US is nothing like NYC or LA. Oddy there's a link between liberal cities and absurdly high real estate. There's more to the US than the place you wake up to every morning. Opportunities are everywhere.

December 20, 2011 at 1:44 pm | [Report abuse](#) | [Reply](#)

guest

actually, you are wrong about who can afford these houses. I live in another central long island suburb and I can tell you that the only people who can afford houses now are plumbers, electricians, any other skilled blue collar workers, and central american or south asian immigrants who are shopkeepers. most "white collar" people are earning far less money and can't afford to move here

December 20, 2011 at 2:21 pm | [Report abuse](#) | [Reply](#)

Marky

Where we live (the Dallas area) housing is not terribly expensive. My daughter has a house that would cost about 80-85K, and the schools are very good, the shopping is great, and there is public transportation not only in our city, but pretty much anywhere in Dallas. She could live in a bigger, nicer house if they were more careful in their spending, but the one they have is 3 bedroom, 2 bathroom. They prefer to spend their money on traveling and "stuff"; their choice. People today also think they have to have 3000 sq. ft for 4 people, and back in the day, we grew up in 700 sq ft, and didn't think it was too small for 4 people. Focus on what you are spending on, and think about what your priorities should be.

December 20, 2011 at 2:36 pm | [Report abuse](#) | [Reply](#)

Bill

Uh, I'm a high school drop out and have already owned 3 homes. I now live in Orlando, work at home on my 3 dozen websites and will buy another home in 2012 before they go up again. How much you make or how successful in life you are depends on you, not what school you went to.

December 20, 2011 at 3:01 pm | [Report abuse](#) | [Reply](#)

John

See, Bill learned a skill and became successful. Notice he is not occupying anything crying

Homeownership,
Quality of Life,
Responsibility

Homeownership,
Jobs,
The Market

American Dream,
Land Use and Density,
Quality of Life,
Reference and
Comparison

Responsibility

Cities and Suburbs,
Liberal versus
Conservative

Affordable Housing,
Jobs,
Populations and
Demographics

Responsibility

Responsibility

Liberal versus
Conservative,
Responsibility

see, still learned a skill and became successful. Notice he is not occupying anything crying about how unfair it all is. Hell, if he keeps at it with his stated work ethics, he may become one of the 1%. A little published fact that the liberal media is trying to bury -- 80% of the 1% started their own businesses, built them from the ground up. But we don't want people to think they can work hard and be successful. You must receive free hand outs!!!

December 20, 2011 at 3:27 pm | [Report abuse](#) |

Joe

Actually Will is right. I live 3 mins from Levittown. All of the houses are around \$400k and the taxes average about \$10k per year. Where Will is wrong is in regards to who actually live there. Its cops and teachers. They are the only ones that can afford it. Cops and teachers make 6 figures on Long Island. Thank you Unions. Notice all of the people replying to Will say they bought houses for \$75k? Notice how none of them are from Blue states?

December 20, 2011 at 5:14 pm | [Report abuse](#) | [Reply](#)

Prefab_expert

While there may be some duplicated designs, the Levitt model is a good model that would lower construction of house by over 20%. A house can be built in 30 days with much less wasted raw material is always a cost-saving and good environment advancement. The US construction is too lazy to learn more from the Levitt model.

December 20, 2011 at 12:36 pm | [Report abuse](#) | [Reply](#)

Lukos

You are clearly a chinese poster. Why don't you leave your slander at home and leave discussion of American communities to those who have first-hand knowledge of the US rather than regurgitate communist propaganda?

December 20, 2011 at 1:09 pm | [Report abuse](#) |

Laughing Cow

It is very apparent that you are uneducated on the DEVASTATING effect of the suburban model in todays society.

It affected gender roles and pollution sky-rocketed because they through these homes up with NO regard to solar orientation and etc. It increased dependency on the car and was a nightmare for the family that had one car... which was almost everyone...

Not only that it also decreased the amount of diversity in a given area which has added to more social problems in our communities

December 20, 2011 at 1:18 pm | [Report abuse](#) |

KPMCO

Actually...the Levitt model isn't bad. People complaining about it assume that everyone who buys one wants to work in the city. The suburbs have developed their own economies, business structures, schools and shopping, and other amenities. It allows smaller towns to grow and develop into more urbanized communities.

As far as pre-fab construction, there is nothing wrong with it, so long as it abides by building codes. My home in Florida requires cinderblock framing for the ground floor...for hurricane resistance. Even though we're more than 50 miles from the coast, it's just the way it is here. Many people assume that something different is always bad. That's not the case. The house is gorgeous, with a nice stucco exterior, and nice finishes inside. It was still relatively affordable for a brand new house...and would have been less had I not had a porch, lanai, or extra room added.

I agree that a LOT of new constructions are wasteful, and people worry more about getting granite counter tops, high end appliances, upgraded fixtures, etc....instead of getting something more functional and workable. That's what many people want, but they shouldn't be complaining when their mortgage is much higher than mine or can't afford their "dream house". Cookie cutter houses are fine if that is what is in your budget. I won't complain about them. ☺

December 20, 2011 at 3:01 pm | [Report abuse](#) |

Urban History

Actually, I think the a major part of the whole Levitt phenomenon was that they invented this easy, fast way to build inexpensive homes. There was a huge housing shortage in the country at that time, and that problem could have been solved, and houses would have been less expensive today, had the concept been allowed to expand. However, the building industry was horrified at the idea of "prefabs," since it didn't want to have its profit margin cut, and worked to stifle the Levitt building concept by lobbying the government to enact legislation against "prefabricated".

December 25, 2011 at 2:05 am | [Report abuse](#) |

d

Why not write some news. Just more drivel. This article has been written 50 times in the last 30 years

December 20, 2011 at 12:57 pm | [Report abuse](#) | [Reply](#)

NWeiner

"Lost in suburbia hell where are we everything looks the same!" -Gone in 60 seconds

December 20, 2011 at 2:05 pm | [Report abuse](#) | [Reply](#)

Responsibility

Jobs,
Liberal versus
Conservative,
The Market

The Market,
Professional Practice

Internet Banter,
Liberal versus
Conservative

Circulation,
Populations and
Demographics,
Sustainability

Cities and Suburbs,
Professional Practice

Affordable Housing,
Government and
Policy,
The Market

Internet Banter,
A New Conversation

Reference and
Comparison

December 20, 2011 at 2:59 pm | [Report abuse](#) | [Reply](#)

Comments on Foreclosed

Tim

AN, suburbia! The place we love to hate just as we love to hate ourselves.

Challenge of Suburbia

sol

Yes, the government f the american dream with regulation. Thankfully, my grandfather left brooklyn in 1948 and made it overseas. Now I dont have to f worry about regulation or whine about 'sub-urbia'

be national-the future is gated communities-there is not 'community' or 'society'...just a bunch of f trying to get ahead by either playing the victim card or getting elected to congress or the executive branch.

The equivalent of a bunch of mentally re-tarded third graders run america. So yea, I think thed solution is for everyone to give one big middle finger to everyone that wants to tell other people how to live, and if they keep at it, move--

THERE ARE SEVERAL PLACES AROUND THE PLANET that are looking for professionals, america is not the only happy pie-

they give you too much sh-L you leave. GIVE ONE BIG MIDDLE FINGER to all the little angry faced third graders as the economy sours. They dont deserve your taxes. The f idiots can't get out of a cardboard box.

December 20, 2011 at 3:47 pm | [Report abuse](#) | [Reply](#)

American Dream, Government and Policy, Responsibility, Top-Down and Bottom-Up

TWood

This is 2011 rehash of college entry-level sociology. The Levittown complex, a series of look-alike home communities that flourished during the post-WWII days. Many of these communities still exist beyond Levittown. In my area two such neighborhoods or cities Greenbelt and Rockville, MD have these neighborhoods which still thrive. Perhaps this concept needs to be revived for the returning Vets of today. Let the govt divert war dollars to funding housing for this breed of soldier. JOBS! JOBS! JOBS!

December 20, 2011 at 4:53 pm | [Report abuse](#) | [Reply](#)

Government and Policy, Jobs

Mona in Tulsa

Be smart; buy land out in the country, grow and raise your own food and go off-grid as soon as possible...the end is very near!

December 20, 2011 at 9:17 pm | [Report abuse](#) | [Reply](#)

Sustainability

DoNotWorry

The end is not near. Still a good idea to have a home that is paid off and a solid garden. Those who survived the Depression best were not the best little suck ups, but were the most independent of corporate jobs. True then, true now.

December 20, 2011 at 6:35 pm | [Report abuse](#) | [Reply](#)

Internet Banter, The Market, Sustainability

Jim

you got it my friend

March 22, 2012 at 6:27 pm | [Report abuse](#) |

Internet Banter

macphile

I live in the sprawlgest (yes, it's a word) city there is, let me tell you, and there has to come a point where we stop. People already have 1-hour commutes or more, all so they can have their perfect (cheaply built) house in good school districts. If they go much further, they'll be in the district of the next city over. Quality of life isn't just about keeping your kids away from the minorities and "leh gayz." It should also be about how much of your life you're spending in traffic jams and whether there's any nature left for your kids to see because you've bulldozed it all (just so you can complain when the neighborhood is "invaded" by wild animals). And those laws...and those deed restrictions, it's all a blight. A blight, I say.

December 20, 2011 at 6:44 pm | [Report abuse](#) | [Reply](#)

Circulation, Family, Populations and Demographics, Quality of Life

John

you people need to stop making a massive political deal out of this article. the suburbs were just something that emerged from the american need for more housing. suburbs helped kick off the baby boom. at the time, it was a great opportunity for these people. if you had told them before the suburbs became a common place to live, that they could own their own home, a lot of them would laugh at the concept. it was a pretty sweet deal for a lot of the WWII vets and their growing families.

December 20, 2011 at 11:02 pm | [Report abuse](#) | [Reply](#)

Affordable Housing, Homeownership, Internet Banter

Jo co

I can't believe CNN has a news article about the fact that houses look different after 60 years.

December 21, 2011 at 12:27 am | [Report abuse](#) | [Reply](#)

Internet Banter

JKinOB

I can't believe you thought the article was about the fact that houses look different after 60 years.

December 21, 2011 at 12:45 pm | [Report abuse](#) |

Internet Banter

Jude

From an empirical perspective, this article is incorrect in its claim that Levittown was the first suburb. Street car suburbs, such as Evanston and Oak Park near Chicago were built in the late 1800s. Residents used trains or street cars to commute into the city.

Cities and Suburbs, Reference and Comparison

such as Evanston and Oak Park near Chicago were built in the late 1800s. Residents used trains or street cars to commute into the city.

Pre-Foreclosed: November 2011

Perhaps by providing a definition of what they consider a "suburb" the authors of the article can resolve this issue.

As a side note, it would be interesting to see an article that explores the fate and paths of these even earlier locales.

December 21, 2011 at 12:52 pm | [Report abuse](#) | [Reply](#)

Ken B

Levittown was the first fully planned suburban community -- it was by no means, the first suburb. Not by a long shot.

December 21, 2011 at 2:43 pm | [Report abuse](#) | [Reply](#)

antiplanner

Levittown wasn't even the first fully planned suburb. Try Llewellyn Park in 1857. Or Riverside in 1868. Or Country Club Estates in about 1910. Levittown became famous mainly because its low prices made it affordable to a new class of homebuyers, not because it was first in anything.

December 22, 2011 at 11:22 am | [Report abuse](#) | [Reply](#)

Barb

My parents owned 3 Levitt houses in the 50s. In the 90s I bought a Levitt cape around the block from where my parents' houses were (they'd sold and moved back closer to NYC).

To respond to the way the blocks are designed, Levittown blocks are a bit of a labyrinth, which makes it difficult for criminals seeking to rob homes to navigate. If any home is robbed, it's usually an inside job. Levittown is surrounded by low-crime neighborhoods demographically, so there's no "spillage" of crime over its borders, and as someone pointed out, has no direct connection to the LIRR, so yes, it's insular, and this is why there is a very low crime rate. This is a reason why I bought in Levittown.

Why else did I buy in Levittown? THE SCHOOL DISTRICT. Levittown's teachers' union had a landmark case in the U.S. Supreme Court, and as a result, their teachers are paid at the top of the Long Island pay scale, on par with districts like Great Neck. In education you get what you pay for!

My daughter, a Levittown graduate, attends Harvard and seminars at MIT. Levittown schools worked with me to groom her and remediate a learning disability she had. So whomever said nobody from Levittown becomes a professional is WRONG. I'm surprised the writer of this article missed mentioning the excellent schools.

As for the Village Greens, it was also missed by the writer and in comments that libraries are often found at the Village Greens. And each family got a pool pass so they could swim FOR FREE all summer long. The Greens still have concerts during the summer, and have little shops. Levittown has some very nice perks.

I left after my family was raised, and after Nassau County re-assessed my property taxes and TRIPLED them over a period of three years. But dollar for dollar, Levittown served its purpose for me. My child got an excellent education in a non-violent, quiet, fairly unspoiled and unpretentious community. Oh, and for the record, the "white trash" element hasn't been able to afford to live in Levittown since the 80s.

December 21, 2011 at 8:51 pm | [Report abuse](#) | [Reply](#)

Levittown2011

It does not appear that anyone who has posted what has happened in Levittown or the current decaying condition that will lead to it's future death. The average taxes of a home in Levittown is currently 12,000 a year in 2011. The taxes of a Levittown home will be 20,000 a year in 2020. There are 17,286 homes in Levittown and over 2,000 of them are in some form of foreclosure today the highest of any town on Long Island. The town has lost most of it's retail business due to the high Levittown School District taxes which are currently an average of 8,500 of the 12,000 2011 taxes. The Levittown School District Teachers Union is currently in the 10th year of a average 7.5% raise each year which has or will double all their salaries in just 9 years. You hear about how teachers do not get a fair salary across america, that is true for every teacher that does not work in Levittown. The community asked the teachers union to take a pay freeze for the last 2 years and the teachers union only statement was that " They did not cause the economic crisis in America, why should we take a pay freeze? " The current yearly school budget is 200 Million a year. Of the 600 current teachers employed in Levittown 375 are paid a least 135,000 a year. The condition of the homes has declined over the last couple years due to the high cost of the taxes and you can drive down any street and view the homes that are falling apart before your eyes. The american dream is dead in Levittown and it has turned into the american nightmare. The fraud has been revealed that the school district does match up to exceed other surrounding school districts that have better education provided at lower cost to the homeowners in their towns. The teachers salaries make up 80% of the yearly school budget and as a current board member stated this year " I had to explain to my children that they will not have the same education that other children had in the past, they will have less and the community will pay more for it due to the teachers' salaries that will always be increasing due to what has been done in the past." The teachers salaries and retirement add a 4% increase to the school budget each year. The new New York state law of a 2% school tax cap may save other school districts, but it came 10 years too late for Levittown. People have posted what the current price of a Levitt home is it is between 250,000 and 300,000 today but it was over 500,000 just 6 years ago when the real estate market was at it's peak.

December 22, 2011 at 12:28 am | [Report abuse](#) | [Reply](#)

John D. Sutter, "Times Are Changing in the Early 'All-Alike' Suburb Levittown," *In America* (blog), CNN, December 20, 2011, <http://inamerica.blogs.cnn.com/2011/12/20/times-are-changing-in-levittown-the-first-u-s-suburb> (accessed July 14, 2012). Image Credit: John D. Sutter; John D. Sutter/CNN; Getty Images.

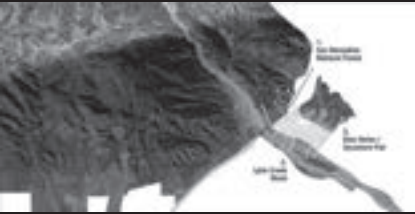
Affordable Housing,
Cities and Suburbs,
Reference and
Comparison

Affordable Housing,
Reference and
Comparison

Government and
Policy,
Infrastructure,
Quality of Life

Affordable Housing,
Government and
Policy,
Infrastructure

Foreclosed: The Role of the Team in the Design Process



Respecting the location of foreclosures largely on the outskirts of urban areas, the task was to work through design interventions and enhancements, rethinking human-nature relationships given the suburban adjacency to the hinterlands.

Cities and Suburbs

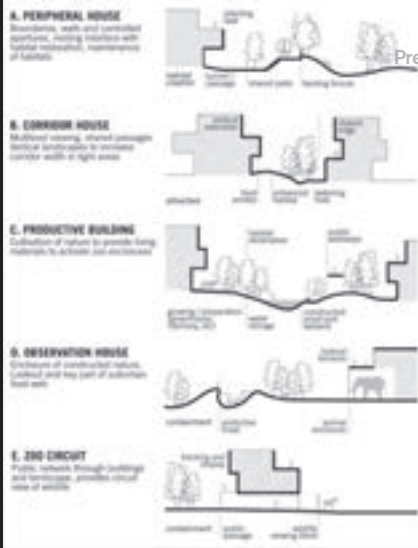


I was seeking ways of bridging ecological knowledge with suburban design, shifting the paradigm of these exurban sites from one that disregards the surrounding environment to one that takes advantage of the adjacent conditions and the process of suburbanization. This includes the material flows, construction activities, and potential for human management of ecosystems over time. It is inevitable that we will continue to develop and build houses. Can we develop new practices that improve the social, economic, and ecological function of these communities? For example, federal funding could be combined with private development practices to create a new suburban model based around the fostering of ecosystem benefits rather than disregarding these values and reacting to consequences.

Government and Policy, Sustainability

The concept builds on the knowledge that large predators are often instrumental in maintaining the structure, resilience, and diversity of ecosystems through initiating "top-down" ecological (trophic) interactions. In turn, they require resources, including nesting and foraging areas and water sources along with large cores of protected landscape and connectivity to insure long-term viability. This re-wilding would be achieved by employing the zoological park as a suburban amenity. In a collaborative endeavor between the developer and federal government, the government would finance habitat links to the suburb, and in return the development would incorporate knick-knicks with intensified habitat zones and productive ecosystems, providing jobs, public amenities, and regional habitat resources.

Government and Policy, Infrastructure, Jobs, Sustainability



In the design process, the architect is the principal actor in the processing of concepts into the form and aesthetic of a proposal. The impact of the concepts will therefore depend largely on the extent to which the architect determines their conformity with the overall design concept. Collaboration in this context occurs merely on the periphery of the design process and is thus constrained. At the outset of the process, the architect embraced the proposed ecological design strategies. However, in the course of the translation of these strategies into a design aesthetic, a sustained process for facilitating input from the ecologist was never fully developed or attempted, with mixed results in the extent to which the architect was able to effectively capture the ecological concepts. Consequently, while the final proposal of registration provides a compelling aesthetic, its actual ecological functionality remains open to question.

Professional Practice,
(Un)Realistic
Proposals

DECEMBER 27, 2011, 10:35 A.M.

Thank you for critiquing the collaboration process. As President of the Board of Directors for The Wildlands Network, we applaud your efforts in attempting to include "rewilding" into this concept. And while it is encouraging that the design team included an ecologist, it is most unfortunate that the execution did not respect your input. We see this time and again, where some sort of abstract design aesthetic is forced onto the landscape, marginalizing or worse yet, ignoring the basic tenants of ecology, and then championed in the name of "sustainability". Once again, it goes to show that many architects (and landscape architects) talk a good talk about ecological issues but rarely understand the science and almost certainly don't know how to fully integrate sound ecological principles into their work. The two are not mutually exclusive.

Posted by Keith Bowers

Academic Hubris,
Professional Practice

FEBRUARY 15, 2012, 1:11 A.M.

The animal diagram has the horse incorrectly labeled as a tapir (in the Linnean taxonomy).

Posted by Evan

Internet
Banter

MARCH 7, 2012, 3:40 P.M.

Following up on KB's Dec. 15 comment and the article:

Ecological principles may not be mutually exclusive with human habitat, but that is not the key issue.

The most sustainable approach is to make the human built environment as dense, livable and compact, while leaving the hinterland and wilderness as intact as possible – not the agonizing compromise of low density settlements on the periphery of cities. This suburbanized nature, even with rewilding, is neither feasible or sustainable for the 7 B people on the planet – or any number close to that.

Let's build good, tight cities and leave as much untouched habitat as possible for other plant and animal species. Introducing green design into the urban environment is fine, but not the crux of the ecological benefits of urbanism.

I sense the MOMA exhibit missed the point to a large extent.

Posted by Doug Kelbaugh

The Exhibition,
Land Use and Density,
Sustainability

MARCH 21, 2012, 12:40 P.M.

First, I really appreciate the commentary from both KB (12/15) and DK (03/07) regarding the rewilding concepts in relation to suburbanization. I would like to respond first to DK's point of building dense and compact cities and leaving the "hinterland and wilderness as intact as possible" is the ideal and I certainly do not disagree with this position. That said this is not what is taking place on the ground. Urbanization is continuing to spread into the hinterlands here in the US, in China, India, and Brazil and around the globe. The proposal here is to consider the potential for these exurban developments to adopt an ecological mandate.

The focus on the MOMA exhibit and analysis is also very specific and thus the proposal needs to be seen in its context. We were specifically tasked with looking at foreclosure housing projects and how as designers and scientists we might bring federal funding to address some of the issues faced. Thus the site was selected for

Government and
Policy,
Land Use and Density,
A New Conversation,
Reference and
Comparison,
Scale,
Sustainability,
(Un)Realistic
Proposals

scientists we might bring federal funding to address some of the issues faced. Thus the site was selected for us, and due to its proximity to the San Bernardino National Forest and the ecologically intact conditions of the surrounding context including the Lytle Creek Wash, we saw the notion of creating a neighborhood focused in part on ecological management as an opportunity for collaboration between developers, the federal government and future homeowners.

A third factor to consider is climate change and global warming. The earth is changing in part through large-scale anthropogenic causes. These are creating pressures and constraints on the hinterland ecosystems and organisms. Already, there are discussions of how to foster species migration as their ranges shift north. This is an area that scientists are keenly interested in the role they might play. Consider the species introductions, assisted migrations and other efforts scientists are already participating with the goal of enhancing ecosystems. In other words, just leaving the hinterlands out there "undisturbed" by the built environment does not mean they remain undisturbed, and to maintain ecosystems and organisms human interventions will likely be an important component. Consider John Foley's diagram of the changing landscape conditions – where is the "hinterlands" in his diagram?

Finally, Rewilding (and this goes back to KB's comments) is a radical proposal and one that is debated amongst ecologists. Much of the issue arises from the concern over human – wildlife conflict that would likely ensue if we were to reintroduce large carnivores etc. to the US. At the same time, most ecologists would agree that top down predation would benefit ecosystem health and lead to greater diversity of species. Thus the issue is one of public acceptance. As a result, getting this concept out there through a variety of venues (given that Rewilding is in the "marketing" stage) should mostly benefit the cause. It is a much more radical concept than simply allowing people to manage biological systems at the urban fringe and is intended to create debate and discussion.

The MoMA exhibit is pervaded by architectural discourse of the suburb and could use this layer of integration of knowledge into new suburban forms. The architect and their modes of working and analysis were prioritized and sites open to large development were sites for new visions. Still, the rewilding concept is part of the exhibit, which means that tens of thousands of museumgoers visiting the exhibit will have the opportunity to reflect on what role people can play in managing ecosystems in their neighborhoods, and on the potential value of rewilding as a concept to consider for promoting ecosystem function.

Posted by Alexander J Felson

 **Art Gallery Untitled**
@artgalleryuntitled

Foreclosed: The Role of the Team in the Design Process: The Museum of Modern Art and The Buel Center invited a ...
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 **Julio Canoa G.**
@juloancaoa

Foreclosed: The role of the team in the design process <http://dlvr.it/1iZvzq>
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L: Press and Links
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@sylvan100

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Alexander J. Felson, "Foreclosed: The Role of the Team in the Design Process," *Inside/Out* (blog), MoMA, December 21, 2011, http://www.moma.org/explore/inside_out/2011/12/21/foreclosed-the-role-of-the-team-in-the-design-process (accessed June 23, 2012). Image Credit: Alexander Felson and Jacob Dugopolski; Alexander Felson and Jacob Dugopolski; Alexander Felson and Jacob Dugopolski; Zago team, Alexander Felson, and Jacob Dugopolski.



DECEMBER 28, 2011, 17 COMMENTS
By Keith Bowers

Rewilding and the Museum of Modern Art – Really!

One of the entries ("misregistration") includes the concept of 'rewilding' what's left of suburbia. Rewilding is the idea that we should set aside vast amounts of unproductive land to allow large predators to reinhabit North America. This idea has a lot of merit, given that large predators are a keystone species regulating the health and resiliency of our ecosystems. This idea makes a lot of sense given the population shift toward urban areas and the need to safeguard ecosystem services (healthy soils, clean air, fresh water, food production, flood control, etc.) for future generations.

Pre-Foreclosed: November 2011

Challenge of Suburbia, Land Use and Density, Sustainability

Here are thoughts from Alexander

Felson, a member of Andrew Zago's team.

What is most interesting, and hauntingly familiar, is the ecologist's critique of the final proposal:

"However, in the course of the translation of these strategies into a design aesthetic, a sustained process for facilitating input from the ecologist was never fully developed or attempted, with mixed results in the extent to which the architect was able to effectively capture the ecological concepts. Consequently, while the final proposal of misregistration provides a compelling aesthetic, its actual ecological functionality remains open to question."

We see this time and again, where some sort of abstract design aesthetic is forced onto the landscape, marginalizing or worse yet, ignoring the basic tenants of ecology, and then championed in the name of 'sustainability'. Once again, it goes to show that many architects (and landscape architects) talk a good talk about ecological issues but rarely understand the science and almost certainly don't know how to fully integrate sound ecological principles into their work. The two are not mutually exclusive.

Keith Bowers, "Rewilding and the Museum of Modern Art – Really!" *Biohabitats, Rhizome* (blog), December 28, 2011, <http://www.biohabitats.com/blog/rewilding-and-the-museum-of-modern-art-really> (accessed June 21, 2012).

Academic Hubris, Sustainability, (Un)Realistic Proposals



A New Conversation, Press and Links

January 2012



MOMA FORECLOSED



Feedback has been provided by the design and lay community on ours and other alternative design approaches to the current suburban model. The model and our work will be refined by the museum's curators and then be put on display in the main museum in Manhattan in February, 2012.

The Exhibition, The Workshop



Press and Links

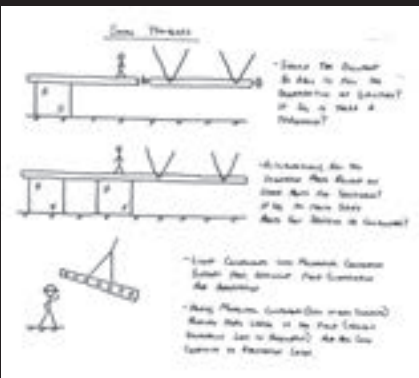
sherwoodsf, "MoMA Foreclosed," *Sherwood Design Engineers* (blog), January 3, 2012, <http://www.sherwoodengineers.com/blog/?p=1188> (accessed June 14, 2012). Image Credit: Not provided in publication.

INSIDE/OUT

A MoMA/MoMA PS1 BLOG

JANUARY 19, 2012 | Zak Kostura

Inviting Consultants to the Design Table



Yet of all the elements of the design process that could be controlled, timing

Lien holders
mean holders
of bankrupt dreams.
FORECLOSED.

Ready to buy
best terms
and cheap!
But oh dear!
What's a 45-year-old
dead man doing here?
Didn't we clean this
property up?

Who could
miss the odor
of late payments ?
The gruesome smell
of maxed out credit?
The stench of the
unemployed?
What's an agent to do?
Come back later.

This regular guy
Laid off. Laid out cold
in the family room.
Second mortgage borrower
ravaged by pyramid
schemes. No modification
no public offering
for him. No gold man of stocks
no Fed unreserved no inside track
no parachute for this everyday chump.
Lien holders
mean holders
of bankrupt dreams.
FORECLOSED.

MARCH 18, 2012, 3:37 PM

Most of the exhibit is not well-balanced. There were more images than text and video. The scale of the descriptions within the renderings is too small to read.

Posted by Alex Brudno

The Exhibition

APRIL 9, 2012, 3:14 PM

Is this Art or propaganda? I left apartment living for the suburbs and have no intention of moving back to high density.

Posted by Zak Kemmer

Art and Architecture,
Cities and Suburbs,
Quality of Life



Porter Anderson
@Porter_Anderson

RT @museummodernart: Structural engineer Zak Kostura discusses his part in "Foreclosed: Rehousing the American Dream." bit.ly/wt5ecc

6:58 AM - 19 Jan 12 via HandLula - Embed this Tweet



Deonna Bettis
@deonna

"@MuseumModernArt: "Foreclosed: Rehousing the American Dream." bit.ly/wt5ecc /// important of process vs. product in isolation

6:25 AM - 22 Jan 12 via Twitter for iPad - Embed this Tweet

L: Press and Links,
The Workshop
R: Press and Links,
Professional Practice

Zak Kostura, "Inviting Consultants to the Design Table," *Inside/Out* (blog), *MoMA*, January 19, 2012, http://www.moma.org/explore/inside_out/2012/01/19/inviting-consultants-to-the-design-table (accessed June 23, 2012). Image Credit: Zak Kostura.



Guy Horton
@GuyHorton

Monday, look for my new series on @archinect, called The Crit. Crit 001: thoughts on MoMA's Foreclosed workshop and exhibition.

6:52 PM - 28 Jan 12 via Twitter for iPhone - Embed this Tweet

Press and Links

Archinect
 Archinect | News | Events | Exhibitions | Press | About
 Guy Horton | Jan 10 '12 | 2 | 4

The CRIT: Thoughts on MoMA's Foreclosed: Rehousing the American Dream



"Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work."
 — Daniel Hudson Burnham (1846-1912)

Reference and Comparison

To be clear, the mission was not to solve the current foreclosure crisis [4]. Instead, the teams were charged with catalyzing, rethinking, and conversing about it. And they were asked to do this on a massive conceptual scale. Given the enormity of the task, it's understandable if the architectural results are big. How could they not be?

Affordable Housing, Reference and Comparison

The *Hypothesis* (worth reading in full) seems to have taken on the status of operating system, the underlying code for how to perceive and frame the "problem" of the suburbs. It's influence can be read in all the projects. But so can the influence of architecture as a discipline—being somewhat institutionally slanted toward envisioning the American suburb as an intellectual and spatial problem.

Challenge of Suburbia

"yes i was wondering how i go about not losing my house it has been in my wifes family for over a hundred years my wife was layed off the mortgage company wouldnt talk to us because she was layed off and now we are so far behind we cant get caught up so now we are loosing our home is there help out there for me"
 — unedited comment from MoMA workshop blog (2011)

A New Conversation, Scale



The paradox—and the conundrum for the architects—is that when the *Blue Hypothesis* is deployed as a theoretical basis, it becomes almost impossible to escape the trap of replicating the *fantasy* they are critiquing. Additionally, no matter how compelling the *substitute fantasies* may be, they run the risk of falling flat in the midst of the larger cultural moment going on outside MoMA's galleries [6]. So not only do these architects have to contend with addressing real problems, they must also responsibly navigate the terrain between the real and dream states set forth by the *Hypothesis* [7].

Art and Architecture

Foreclosure might then be viewed as a framework for re-envisioning the American Dream and architecture's role in that dream.

American Dream

But really big plans give rise to contradictions. Their bigness and drama and complexity are also problematic, challenging, and even disturbing because they bring to the fore the drastic steps required to address current problems. You have no choice but to send Captain Willard upriver in a boat, to sanity's final station.



These totalizing impulses, common to modernist discourse, strive to encompass all possible contingencies by re-defining suburbia along the lines of dense ideal urbanities. Questions of audience aside, such gestures could be taken to an extent only as far as possible; we need such gestures, the insinuation of the new (no matter how fantastic) in order to see our way to potentials hidden in the midst of what we are currently stuck with. Yet in this process, the inherent heterogeneity of suburbs become flattened. They become objects upon which total transformations are imposed.

The imposition of professional, taxonomical knowledge obscures the complex social, spatial, economic, and cultural aspects of these territories. The realities of the suburbs—their spatial and cultural resiliencies, their persistence (not to mention formal mechanisms of governance)—suggest that big plans cannot rule the day. *Foreclosed* can thus be contextualized in the history of urban renewal, slum clearance, public housing, and other such large-scale, top-down housing policies that have failed. History seems to demonstrate that micro-transformations, house by house, lot by lot, bottom-up renewal, will most likely define the limits of suburban change [8].

As one example, MOS Architects (undoubtedly under the influence of *The Buell Hypothesis*) dismisses the street, the block, and the playground as spatial mythologies. They probably didn't mean it the way it sounds. However, as indicated earlier, their solution reaffirms the same trope by superimposing Constant's *New Babylon*-redux upon the old neighborhood—a new fantasy in place of the old.



Maybe the interdisciplinary teams should have included a representative from the respective communities. Oh, but they don't know what they want or they want the wrong things. So, this would have caused trouble.

Of course, there are expectations for drama that come with anything associated with MoMA. These are proposals designed to stir audiences. What comes across in some of the videos, however, is a mixture of boredom and malaise. The bored might be the archi-geeks who have already seen such things in countless presentations. Those appearing baffled are probably members of the lay public wondering why architects are making such radical, disconnected proposals and why they have never seen anything like this out in the real world. To them, this is further evidence of the irrelevance of what architects have to offer in terms of solving real problems. Not good for marketing, that.



Suburban Discourse,
Retrofit or Redesign

Challenge of
Suburbia,
Reference and
Comparison,
Scale,
Top-Down and
Bottom-Up

Reference and
Comparison,
(Un)Realistic
Proposals

Community
Participation

Professional Practice

Thus for example, would people really favor cooperative over individual ownership, or is that being proposed because one proposal assumes the American Dream is already gone? Is the detached dwelling on a postage stamp lot to be done away with for sustainability reasons or is it simply a case of detached homes being conceived of and sited in the wrong ways? Should we all be farming, riding bikes, and taking light rail? This doesn't take into account patterns of employment and assumes people can afford to live close to where they work. One of the dominant forces that drove the suburbs was affordability, not just a flight from urban congestion, pollution, and crime. People keep moving further and further out because of the lure of ownership that is affordable, not because they are necessarily escaping something. To make any of these proposals tenable the economic system that has been eroded for the last thirty years has to be re-built. That dirty word, socialism, could get them off the ground!

Affordable Housing,
American Dream,
Homeownership,
Jobs,
Land Use and Density,
Sustainability



Foreclosed: Rehousing the American Dream

Open Studios
MoMA PS1
June 16, 2011

The five teams presented initial research and proposals for their assigned sites and answered questions from MoMA PS1 visitors.

The drawings and models featured in these videos are works in progress.

MOMA

Hilary Sample and
Michael Meredith
MOS
Site Location:
The Oranges, New Jersey



MOMA

Jeanne Gang
Studio Gang
Site location:
Cicero, Illinois



MOMA

Andrew Zago
Zago Architecture
Site location:
Rialto, California

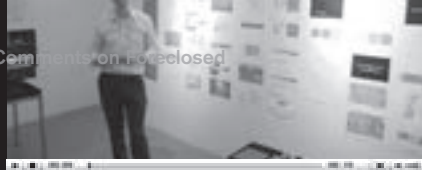


MOMA

Sam Dufaux
WORKac
Site location:



MO



Nam Henderson
Jan 30, 12 11:04 pm

I read the first version of this essay that was "accidentally" released and seems there is a much more critical (although not necessarily negative) vibe to this newly released version. I like it more...

As for the proposals outlined above, granted I haven't seen the exhibition or read the book but from what you describe and what else i have read it seems that there is a lack of strategies or tactics proposed to address housing crisis. Which would seem more appropriate than the formal projects that are presented. Maybe it does have to do with the brief, but it seems like there is a focus too much on the suppositional and not enough on the mundane nature of actually tackling all the empty lots. "Rethinking" suburbia isn't same as developing tactics for re-housing or re-purposing foreclosed housing.

What would something like #whownspace or other forms of spatial activism for foreclosed properties look like i wonder....

Additionally, in light of all the ongoing talk in our forums re: the future of the profession it seems illuminating that you wrote " ironically, most of those are contained in the boring data taken from economists and social scientists. Were the architects trying too diligently to spatialize the data?"

What does it say that a exhibition whose goal is to articulate how architecture can address key contemporary issues, clarifies that non-architects/design are perhaps better equipped to illuminate these same issues?

Professional Practice,
(Un)Realistic
Proposals

Guy Horton
Feb 5, 12 12:37 am

That's because you saw the first draft that was accidentally put up instead of the final! Glad you like it. Would like to hear what people think about the exhibition once it opens in NYC. I have a suspicion architects have very little to do with the solution side of the crisis are are merely along for the ride. If architects had more power in Washington it might be a different story. But, then, rethinking things is probably not enough.

Internet Banter,
Professional Practice

DesignerTweetz
@DesignerTweetz

"Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Ma... bit.ly/wQrDCr

12:24 PM - 30 Jan 12 via Twitterrific - Embed this Tweet

Guy Horton
@GuyHorton

@newwoodou @NextMoon @MoMAPS1 @FrancesAnderton @archpaper @Architizer architect.com/features/artic...

12:27 PM - 30 Jan 12 via Twitter for iPhone - Embed this Tweet

L: Press and Links,
Scale,
(Un)Realistic
Proposals
R: Press and Links

Sarah Cloonan
@sarahcloonan

only 2 weeks until the opening! The CRIT: Thoughts on MoMA's Foreclosed: Rehousing the American Dream architect.com/features/artic...

Guy Horton
@GuyHorton

A future w/o foreclosures...sort of. The CRIT: Thoughts on MoMA's Foreclosed: Rehousing the American Dream architect.com/features/artic...

L: Press and Links
R: Press and Links



L: Press and Links
R: Press and Links

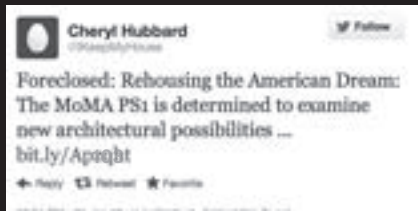
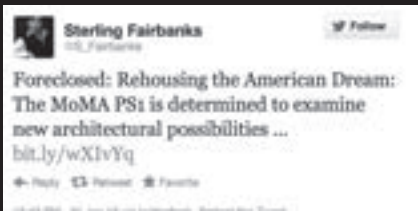


L: American Dream,
Press and Links
R: Press and Links



L: The Exhibition,
Press and Links
R: Press and Links

Guy Horton, "The CRIT: Thoughts on MoMA's Foreclosed: Rehousing the American Dream," *The CRIT* (blog), *Archinect*, January 30, 2012, <http://archinect.com/features/article/36325414/the-crit-thoughts-on-moma-s-foreclosed-rehousing-the-american-dream> (accessed June 21, 2012). MoMA, "MoMA, Foreclosed: Rehousing the American Dream, Open Studios, MoMA PS1 June 18, 2011. Jeanne Gang, Studio Gang, Site location: Cicero, Illinois." *MoMA* Video, 11:12. June 18, 2011. <http://www.moma.org/foreclosed>; MoMA, "MoMA, Foreclosed: Rehousing the American Dream, Open Studios, MoMA PS1 June 18, 2011. Sam Dufaux, Work ac, Site location: Salem-Keizer, Oregon." *MoMA* Video, 08:10. June 18, 2011. <http://www.moma.org/foreclosed>; MoMA, "MoMA, Foreclosed: Rehousing the American Dream, Open Studios, MoMA PS1 June 18, 2011. Hilary Sample and Michael Meredith, MOS Architects, Site location: The Oranges, New Jersey." *MoMA* Video, 16:32. June 18, 2011. <http://www.moma.org/foreclosed>; MoMA, "MoMA, Foreclosed: Rehousing the American Dream, Open Studios, MoMA PS1 June 18, 2011. Andrew Zago, Zago Architecture, Site location: Rialto, California." *MoMA* Video, 18:38. June 18, 2011. <http://www.moma.org/foreclosed>; MoMA, "MoMA, Foreclosed: Rehousing the American Dream, Open Studios, MoMA PS1 June 18, 2011. Michael Bell, Visible Weather, Site location: Temple Terrace, Florida." *MoMA* Video, 18:50. June 18, 2011. <http://www.moma.org/foreclosed>. Image Credit: Image courtesy WORKac; Photograph courtesy of James Ewing. © 2011 James Ewing; Image courtesy Studio Gang Architects; Photograph courtesy of James Ewing. © 2011 James Ewing; Image courtesy Michael Bell, Eunjeong Seong: Visible Weather; Photograph courtesy of James Ewing. © 2011 James Ewing; Photograph courtesy of James Ewing. © 2011 James Ewing; Image courtesy Zago Architecture; Photograph courtesy of James Ewing. © 2011 James Ewing; Image courtesy MOS; Photograph by Don Pollard. © 2011 The Museum of Modern Art; Photographs by Don Pollard. © 2011 The Museum of Modern Art; Photographs by Don Pollard. © 2011 The Museum of Modern Art; Photograph courtesy of MOS Architects; Photographs by Don Pollard. © 2011 The Museum of Modern Art; Photo by Brett W. Messenger. © 2011 The Museum of Modern Art.



L: A New
Conversation,
Press and Links
R: Press and Links

12:43 PM - 21 Jan 12 via Twitter - Embed this Tweet

12:44 PM - 21 Jan 12 via Twitter - Embed this Tweet

Comments on Foreclosed



ARCHITECT magazine
 architectmagazine.com/films/exhibit-...

Teams (that include Jeanne Gang, Hilary Sample, Michael Meredith, and more) redesign suburbs for MOMA.

Reply Retweet Favorite


8:48 AM - 1 Feb 12 via web - Embed this Tweet

The Exhibition, Press and Links

 **rootstemleaf.com**
 January 30th, 2012 | 1 Comment

This Week's Jumble – Jan 30, 2012



 *Am/says:*
 February 24, 2012 at 3:14 am

UltioThe fact that loans are rneittesg in the near term is completely irrelevant. First of all, you make the assumption that just because loans are meittesg, people are unable to cover any change. Second and most importantly, you clearly have forgotten that many of these adjustments are going to be lower. Every single major rate that they could possibly be tied to (LIBOR, 11th District, Prime, etc) are at all time lows. The "shadow" inventory of foreclosures that you keep referring to are of questionable existence, at best. Banks, by charter, are not allowed to be long term holders of real estate. They have been rapidly selling bulk REOs to vulture funds directly. The absence of these shadow foreclosures hitting the market in the last six months is further proof of this. Supply/demand? Supply is off more than 70% in 18 months and demand is very steady. A 6 month inventory of homes is generally considered the goal and currently San Diego hovers at 3 months. Sounds like their is an inverse supply/demand curve situation at the moment.Pretty feeble insight provided here in the original advice.

The Market

February 2012

Life in Wanderlust
February 2, 2012, 2:20 am

FORECLOSED: REHOUSING THE AMERICAN DREAM



Foreclosed: Rehousing the American Dream is an exploration of new architectural possibilities for cities and suburbs in the aftermath of the recent foreclosure crisis.

This exhibition features proposals for the future of cities by Studio Gang, MOS, WORKac, Visible Weather and Zago Architecture. All conceptualized large-scale proposals for specific regions in the nation. The nature of the task inherently requires a top-down approach, which immediately leads to issues in terms of feasibility. Therefore, it is necessary to view these projects less so as solutions and more as catalysts of change. Spatially, I expect to see extensive transportation infrastructures and dense high-rise apartments. With the expertise of interdisciplinary teams, I am interested to see the proposed governmental and environmental policies.

A New Conversation

Government and Policy, Infrastructure, Land Use and Density, Scale, Top-Down and Bottom-Up

Press and Links



Julie, "Foreclosed: Rehousing the American Dream", *Life in Wanderlust* (blog), February 2, 2012, <http://lifeinwanderlust.wordpress.com/2012/02/02/foreclosed-rehousing-the-american-dream> (accessed June 19, 2012). Image Credit: Image courtesy of MoMA.

MortgageOrb.
by MortgageOrb.com on Friday 03 February 2012

Museum Of Modern Art Offers Exhibit On Foreclosure



Foreclosure may represent a legal and financial nightmare, but can it be considered as art? A new exhibit at New York's Museum of Modern Art (MoMA) is focusing on the foreclosure crisis by presenting an exhibit that considers new architectural possibilities for revitalizing cities and suburbs that have been pockmarked by distressed housing markets.

"Museum Of Modern Art Offers Exhibit On Foreclosure," *MortgageOrb.com*, February 3, 2012, http://www.mortgageorb.com/e107_plugins/content/content.php?content.10862 (accessed June 19, 2012). Image Credit: Photograph courtesy of MOS Architects.



Posted on Friday, February 03, 2012

MoMA rethinks architectural possibilities around foreclosures

"MoMA has always aspired to be a showcase for the most significant and creative architecture and design work being done today...but there are times when it can also take the lead to serve as a catalyst to invite architects and designers to work in new ways on the most pressing issues of our times," said **Barry Bergdoll**, MoMA's Philip Johnson Chief Curator of Architecture and Design, who co-conceived the exhibition. "Often these challenges are not posed by everyday commissions. *Foreclosed: Rehousing the American Dream* invited new dialogues between the disciplines that shape our environments in suburbs and cities, as well as between the financial and physical architectures of housing, transport, and daily life. Questioning outdated assumptions, the designs in turn invite new discussions about a territory too often ignored by the design professions and too often leapfrogged by developers—the first ring suburbs of major cities. These projects suggest more sustainable, more equitable, futures, filled with optimism for places where that is often in short supply."

A New Conversation

"The foreclosure crisis revealed a crisis of the imagination that has delayed an urgently needed conversation about the default settings of the 'American Dream' and its most visible symbol, the suburban house. These projects can help start such a conversation," said **Reinhold Martin**, Director of Columbia University's Temple Hoyne Buell Center for the Study of American Architecture, who also co-conceived the exhibition.

American Dream, A New Conversation



The Exhibition, Press and Links

The Editor at Large, "MoMA Rethinks Architectural Possibilities around Foreclosures," *Editor at Large* (blog), February 3, 2012, <http://www.editoratlarge.com/articles/moma-rethinks-architectural-possibilities-around-foreclosures> (accessed June 14, 2012).



Foreclosed: Rehousing the American Dream Proposes Infrastructure Change for American Cities and

American Cities and Suburbs

Comments on Foreclosed

In the early weeks of the workshop phase, the teams spent time in their assigned megaregions-visiting potential sites for intervention, meeting with local residents and officials, and considering what type of architectural program would respond to the local needs and realities of the existing population. As a result, the proposals developed for the five sites provide radically different visions of a rethought suburbia.

Community Participation, The Workshop

At the center of the exhibition are models, drawings, renderings, animations, and analytical materials produced by the five teams developed during the workshop period. In addition, the research presented in The Buell Hypothesis will be shown with contextual material in the gallery as background to the proposal.

The Exhibition



Foreclosed: Rehousing the American Dream

Open Studios
MoMA PS1
June 18, 2011

MOMA
MOMA
MOMA

Jeanne Gang
Studio Gang
Site location:
Cicero, Illinois



Cicero, an aging inner-ring suburb set on the edge of metropolitan Chicago, has lately become an arrival point for new immigrants to the region. Built for a previous generation, the original single-family houses have often been repurposed as multifamily dwellings by more recent residents. Presently Cicero is experiencing a high rate of foreclosure of industrial as well as residential properties, which has prompted the team led by Jeanne Gang of Studio Gang to develop a proposal with a distinctive feature that concerns the dialogue between architecture and both human and natural ecologies, interweaving a response to both situations.

Land Use and Density, Populations and Demographics



The team identified three challenges affecting Cicero, common to a majority of suburbs: industrial decline, rising unemployment coupled with high poverty rates, and environmental conditions. The team turns these problems into potential opportunities by taking on both the urban fabric of the town and the financial architecture of living and

Challenge of Suburbia, The Market

taking on both the urban fabric of the town and the financial architecture of living and working there. The team set out to create new housing types that are generally prohibited
Pre-Foreclosed: February 2012

Sam Dufaux
WORKac
Site location:
Salem-Keizer, Oregon

MOMMA



Reinventing British urbanist Ebenezer Howard's classic term "Town-Country," WORKac's proposal Nature City integrates a wide variety of housing types-across a range of affordability-with publicly accessible nature, including ecological infrastructure, sky gardens, urban farms, and large swaths of restored native habitats. Bringing a higher density and more sustainable living to the metropolitan edge, where the greatest development pressures have long existed, the proposal also provides larger economic growth for the city and the site.

Affordable Housing,
Land Use and Density,
Reference and
Comparison,
Sustainability



A wide range of ecological functions make a city infrastructure that promotes sustainable living as a shared individual and communal undertaking, and also generates new living experiences and new kinds of public spaces from its various components.

Infrastructure,
Quality of Life,
Responsibility,
Sustainability

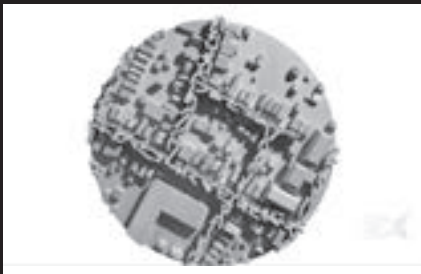
Hilary Sample and
Michael Meredith
MOS
Site Location:
The Oranges, New Jersey

MOMMA



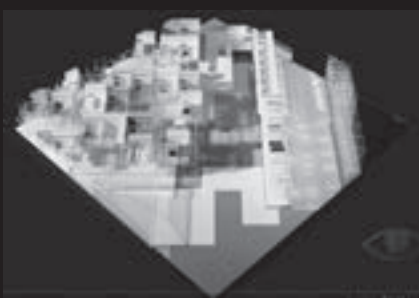
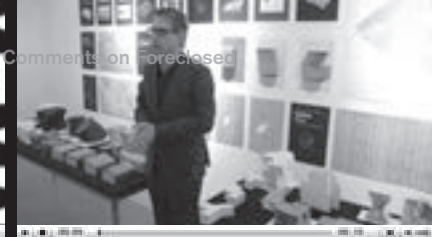
Despite being well served by a regional transit system that includes both trains and buses, there is still a significant rate of foreclosure and a high rate of unemployment in Orange, a suburb of individual bungalows and single-family structures between New York City and Newark, New Jersey. An in-depth analysis of the suburb has sparked MOS Architects and their team to create a proposal suggesting a new form of urbanism and architectural occupation of the street. The proposal considers aspects of municipal budget and infrastructure, public health, and new models of ownership to promote flexibility and diversity-a range of issues that extends far beyond those generally considered in isolated development plans.

Affordable Housing,
Circulation,
Homeownership,
Infrastructure,
Jobs



Andrew Zago
Zago Architecture
Site location:
Rialto, California

MOMA



Although the landscape is vast, the failed subdivision contains houses whose square footage

is inflated to the point where they seem almost to rub against one another, creating a narrow range of housing options. The team's proposal looks to create a richer mix of uses, housing types, living situations, and landscapes, rather than to remake the unbuilt section of Rosena Ranch. It looks to understand the attraction of suburbs-including their social, economic, and spatial arrangements- and creates a new form of architecture and suburbanism from that pre-existing notion.

Land Use and Density,
Retrofit or Redesign,
Scale

Michael Bell
Michael Bell: Visible Weather
Site location:
Temple Terrace, Florida

MOMA



Replacing the original development plan that utilized public/private partnership, the team proposes the creation of a Real Estate Investment Trust (REIT), a tax designation for an

Homeownership,
Infrastructure,

Replacing the original development plan that utilized public-private partnership, the team proposes the creation of a Real Estate Investment Trust (REIT), a tax designation for an entity investing in real estate, designed to reduce or eliminate corporate tax and distribute the taxable income into the hands of investors. Differing from typical REITs, the REIT for Simultaneous City would propose that the land remain a public asset and the income derived from the development would be shared with the citizens. The proposal for Simultaneous City parallels the existing geographical infrastructure of Temple Terrace while at the same time offering a new layer of financial, structural, and environmental engineering.

Homeownership,
Infrastructure,
The Market



Press and Links

Levent Ozler, "Foreclosed: Rehousing the American Dream Proposes Infrastructure Change for American Cities and Suburbs," *Dexigner* (blog), February 3, 2012, <http://www.dexigner.com/news/24591/> (accessed July 19, 2012). MoMA, "MoMA, Foreclosed: Rehousing the American Dream, Open Studios, MoMA PS1 June 18, 2011. Jeanne Gang, Studio Gang, Site location: Cicero, Illinois." *MoMA Video*, 11:12. June 18, 2011. <http://www.moma.org/foreclosed.>; MoMA, "MoMA, Foreclosed: Rehousing the American Dream, Open Studios, MoMA PS1 June 18, 2011. Sam Dufaux, WORKac, Site location: Salem-Keizer, Oregon." *MoMA Video*, 08:10. June 18, 2011. <http://www.moma.org/foreclosed.>; MoMA, "MoMA, Foreclosed: Rehousing the American Dream, Open Studios, MoMA PS1 June 18, 2011. Hilary Sample and Michael Meredith, MOS Architects, Site location: The Oranges, New Jersey." *MoMA Video*, 16:32. June 18, 2011. <http://www.moma.org/foreclosed.>; MoMA, "MoMA, Foreclosed: Rehousing the American Dream, Open Studios, MoMA PS1 June 18, 2011. Andrew Zago, Zago Architecture, Site location: Rialto, California." *MoMA Video*, 18:38. June 18, 2011. <http://www.moma.org/foreclosed.>; MoMA, "MoMA, Foreclosed: Rehousing the American Dream, Open Studios, MoMA PS1 June 18, 2011. Michael Bell, Visible Weather, Site location: Temple Terrace, Florida." *MoMA Video*, 18:50. June 18, 2011. <http://www.moma.org/foreclosed.> Image Credit: Not provided in publication.

Transurbia

2012 / 03 / 02

Suburban Density in Cicero – The Importance of Small Affordable Housing Units in Chicagoland



In 2011 and 2012, Gang Architects and MoMA shined a spotlight on the Chicago suburb of Cicero alongside a widely overlooked programming need, small affordable housing units in American suburbia. The structured bungalow homes and factories of Cicero's decaying industrial fabric morphed over time into a new affordable gateway city in Chicagoland for first generation Hispanics. The bungalow was cut up to accommodate the new individuals and families who initially tried to purchase the entire home but would quickly fall into foreclosure, eventually leading to a regional crisis across Chicagoland. The changing role of the suburban residential fabric from blue collar factory town to a modern day Ellis Island had to be addressed in the wake of Cicero's local housing crisis. Compared to the town's past, Cicero was now a community of individuals and small families just starting out in America who simply strive for a small bed and bath that allows for a strong stable foundation in the United States. Through their research and design, Jeanne Gang and her team hit on this vital suburban issue and carried the line of the MoMA exhibit, showing the distinct importance of new inner suburb density in the United States.

Affordable Housing,
Challenge of
Suburbia,
Populations and
Demographics

entire production and funding structure allowed each design team to visit, investigate, and talk with the residents of each town. Gang's team dove in and worked hand-in-hand with the Cicero community, while other teams simply took shots from a car and quickly left. Gang's strong grassroots effort would show up in the team's comprehensive research and final design in comparison to the other schemes, allowing the project to develop a framework for Cicero's long term growth and MoMA's future community design efforts.

The Community Participation, The Workshop



The team

discovered that the town's stately bungalows of the 20th Century were being cut up into various smaller apartments for multiple residents. This casual yet effective process helped create affordable housing with easy transit access to Chicago that was within the grasp of first generation immigrants

Affordable Housing, Land Use and Density, Populations and Demographics, Sustainability

In addition, the team also discovered the importance of organic brownfield remediation in Cicero, even if it meant the land would remain undeveloped. Through commonplace planting, the toxic industrial sites scattered across the residential fabric would change into safer cleaner zones for future community use. Finally, within certain regions of each parcel, the once zoned industrial land could be converted into a dense collection of affordable modular beds, baths, and public space by using the existing industrial structures and materials on each site such as truss frames and brick partition walls. The new clusters would become an important blend of adaptive reuse and new construction that utilized a sizable amount of Cicero's historical past while creating a new 21st century anchor that can accommodate thousands immediately adjacent to one of Chicago's commuter rail corridors.

One of the best precedents we can relay for this argument is our own hometown of Somerville, Massachusetts just north of Boston, a once hard pressed streetcar suburb that has slowly turned the corner through both grassroots initiatives and design charrettes. Just like MoMA, the Boston Society of Architects (BSA) in 2007 developed a forum and outlet for Somerville called Edge As Center (EAC) to broadcast its current conditions and goals after decades of trouble and neglect. At the beginning of 2007, Somerville was still regularly depicted by its negative label of "Slummerville" from the 1950's. The 2007 spotlight helped shed the moniker while starting to showcase the benefits and strengths of Somerville's location, infrastructure, and heavily populated residential fabric, most of which followed Cicero's process of cut up triple deckers for new student, young professionals, and new immigrant housing close to the city center.

Reference and Comparison

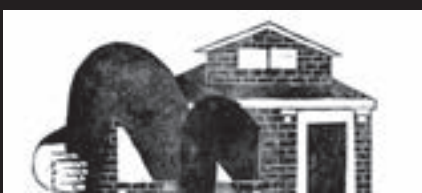
Nicholas Caruso, "Suburban Density in Cicero – The Importance of Small Affordable Housing Units in Chicagoland," *transurbia.org*, February 3, 2012, <http://www.transurbia.org/2012/03/glamour-or-grassroots-momas-suburban-design-ventures-in-the-public-realm/> (accessed June 20, 2012). Image Credit: Image Courtesy: MoMA; Courtesy: Bing Maps; Image Courtesy: MoMA.

The New York Times
The Opinion Pages
By JEANNE GANG and GREG LINDSAY
Published: February 9, 2012

Designing a Fix for Housing

RECENT efforts to fix the housing market — including Thursday's \$26 billion settlement with five of the nation's biggest banks — have focused purely on the financial aspects of the slump. A permanent solution, however, must go further than money to address issues that have been at the core of the crisis but have been wholly ignored: design and urban planning.

Affordable Housing, Government and Policy, The Market





Too often during the bubble, banks and builders shunned thoughtful architecture and urban design in favor of cookie-cutter houses that could be easily repackaged as derivatives to be flipped, while architects snubbed housing to pursue more prestigious projects.

The Market, Professional Practice

Cicero is representative of a suburban transformation that went little noticed during the housing bubble and bust: suburbs have replaced inner cities as the destination of choice for new immigrants.

Professional Practice

Here's where design comes in. Most of Cicero's housing is detached, single-family homes. But these are too expensive for many immigrants, so five or six families often squeeze into one of Cicero's brick bungalows. This creates unstable financial situations, neighborhood tensions and falling real estate values.

Affordable Housing, Family, Professional Practice

Too often, we see such mismatches as a purely financial issue. But instead of forcing families to fit into a house, what if we rearranged the house to fit them?

Retrofit or Redesign

This doesn't mean bulldozing Cicero's housing stock. Instead, it means using existing, underused properties that might be renovated to provide a better fit. In Cicero's case, that might mean turning to the scores of abandoned factories around it.

There's one problem with such a plan: it's illegal under Cicero's zoning code. The town's rules are typical of most suburbs, including the segregation of residential, commercial and industrial facilities; prohibitions on expanding and reusing buildings for new homes and businesses; and tight restrictions on mixed-use properties. Cicero's code also defines "family" in a way that excludes the large, multigenerational groupings now common across the country.

Affordable Housing, Land Use and Density

One long-term solution would be a type of co-op in which residents buy and sell shares according to their changing needs and circumstances. Unlike traditional co-ops, residents could purchase shares corresponding only to the units they occupy, not the land beneath, which remains in the hands of a "community land trust." Such a structure would keep housing costs down while limiting residents' exposure to the market. It would also provide a backstop for struggling homeowners, since the trust would have the legal right to step in and assist residents in the event of foreclosure.

Affordable Housing, Homeownership

Land trusts have thrived on a small scale in New York City and Chicago, among other places. The federal government should now scale up the efforts by transferring some of the nearly 250,000 foreclosed homes acquired by Fannie Mae, Freddie Mac and the Federal Housing Administration into a national trust or a series of local trusts.

Government and Policy, Homeownership



 **camilla zelevansky**
 (@zelevansky) [Follow](#)

rethinking the American home and suburban zoning. See Studio Gang's project at PS1/MOMA's "Foreclosed"
fb.me/1jwoIU5FR

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7:21 PM - 12 Feb '12 via Facebook · Embed this Tweet

The Exhibition, Land Use and Density, Press and Links

Jeanne Gang and Greg Lindsay, "Designing a Fix for Housing," *New York Times*, February 10, 2012, A27, New York edition. Image Credit: JooHee Yoon.



 **Wendy L. Schultz**
 (@wendylschultz) [Follow](#)

McMHA Foreclosed: Reimagining the American

MoMA Foreclosed: Rehousing the American Dream bit.ly/xHe4Qn inventive #design solutions, future of US #suburbs #architecture #4futr

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Comments on Foreclosed

DSnews.com
BY: ESTHER CHO 02/10/2012

Foreclosed Homes Breathe Inspiration into Architects



Foreclosed: Rehousing the America Dream, is an exhibition that will be showcased at the Museum of Modern Art (MOMA). The exhibit will explore architectural possibilities against the backdrop of the depressed housing market.

Press and Links

Judy M
@judy_m

MOMA exhibit "Foreclosed: rehousing the American Dream" Foreclosed Homes Breathe Inspiration into Architects awe-sm/5L3Oe

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8:12 AM - 10 Feb '12 via Twitter by @judy_m - Embed this Tweet

Press and Links

Esther Cho, "Foreclosed Homes Breathe Inspiration into Architects," *DSNews.com*, February 10, 2012, <http://www.dsnews.com/articles/foreclosed-homes-breath-inspiration-into-architects-2012-02-10/> (accessed June 14, 2012). Image Credit: Not provided in publication.

New York ART
By Justin Davidson
Published Feb 12, 2012

Can This Suburb Be Saved?

At MoMA, curators and architects seek a way out of the cul-de-sac.



A few years ago, an architect with a global reputation was walking me through his busy studio, boasting of his exhaustive experience. I asked if he had ever designed in the suburbs; he looked at me as if I were out of my mind. Architects tend to treat the zones where half of all Americans live as a backward, inhospitable wilderness. The suspicion is mutual: Who needs a fancy designer when builders all over the country know how to construct a peaked-roof single-family house?

Cities and Suburbs, Professional Practice

It's got its own new set of dysfunctions: boarded windows and weedy lawns, acres of sparsely used parking lots flanking clogged roads, immigrant workers jamming by the dozen into houses conceived for the Clearers, household food budgets eaten up at the gas pump. Then there are all the old urban ills of poverty, violence, drugs, and racial friction, which have migrated to places that were designed for escaping them.

Challenge of Suburbia

Now visitors can wander into a single gallery on the museum's third floor and encounter inventive solutions to formidable problems they may have thought little about. Bergdoll has used the museum's clout to create a glass think tank, a place where the public can keep an eye on experts at work.

Role of the Museum

Some ideas in the show sit on the border between bold and silly. You might be skeptical of the wisdom of introducing African elephants to a Southern California subdivision, as Andrew Zago has proposed. Maybe you doubt that Hilary Sample and Michael Meredith's notion of filling in the streets of downtown Orange, New Jersey, with apartment buildings would strengthen the community. Or you wonder how much enthusiasm residents of Keizer, Oregon, could muster for living atop the smelly compost-to-methane-fuel plant that Amale Andraos and Dan Wood would build there. Fair questions, all.

Silliness and Seriousness



But precisely because the groups tackled their missions from multiple angles, they maximized the number of opponents who could prevent any of these projects from getting built. That's the paradox of trying to transform the suburbs: The only way to get it done is by rewriting laws, rationalizing markets, reforming the construction industry, and changing the culture all at once—which probably can't be done.

American Dream, Challenge of Suburbia, Government and Policy, The Market

The exhibit springs from the belief (fleshed out in the Buell Center report) that fewer and fewer Americans have or want the lives that suburbs were designed for. Today, we mostly live alone, or share quarters with roommates and fluid configurations of relatives. We start kitchen-table businesses with vendors in China and customers all over the world. We're starting to think of the car not as a passport to independence but as a toxic jail cell. For decades, coveting a house you couldn't afford was a patriotic sentiment, an essential ingredient of the American Dream.

American Dream, Populations and Demographics

"Foreclosed" does a fine job of analyzing these changes and offering tentative, provocative solutions. For all its thoughtfulness and rigor, though, a whiff of colonialism blows through the project, with its corps of city-based experts venturing into suburbia with maps and modern

Academic Hubris, Cities and Suburbs, Quality of Life

solutions. For all its thoughtfulness and rigor, though, a whiff of colonialism blows through the project, with its corps of city-based experts venturing into suburbia with maps and modern technology and plans for reforming the indigenous culture. The visions they come up with have a familiar urban feel, and the show replaces old conventional wisdom with the only slightly fresher dogma of density, a word that irritates millions. Packing people close together has virtues that don't need to be spelled out to most readers of this magazine, and dispersing the population as wantonly and deliberately as we have in the last 70 years has been a colossal environmental blunder. We need more variety of settlement types. But suburbanites like the suburbs. To dismiss the deeply ingrained desire for a buffer zone between one household and another is to turn potential allies into a hostile cul-de-sac army. You can't wish the 'burbs away, and you can't turn them into imitation cities.

Cities and Suburbs,
Quality of Life



KAZOOGUY

Justin's closing remarks have it right. After living in an urban core with flocks of pigeons and 20-something bar hoppers, we were ready for the green grass and birds of suburbia. Now we're looking again - for an aging-in-place suburban homestead that will support a 2- or 3- workstation home business office and a live-in housekeeper. Complicated? Yes. Impossible? Not at all. Add a neighborhood shuttle, a rec center, a boutique grocery, a coffee shop, and walking/bicycling trail connectivity and you'll have a community for those of us lucky enough to not have to commute downtown each day, which is a rapidly growing portion of the workforce.

Liked By cyberoid

Academic Hubris,
The Exhibition,
Reference and
Comparison



JAKE_WEGMANN

I totally agree with Kazooguy.

I was about to write this piece off, but then I read the absolutely spot-on dose of skepticism at the end, and then I was OK with it.

For starters, couldn't the architects have deigned to live "in residence" in, I dunno, a blue collar suburb like Brentwood, Long Island rather than Long Island City, Queens? Would it really have killed them to go and look at a (GASP) actual suburb and talk to some people who actually live in one?

On a more fundamental level, I question whether architects come from the right profession to address the undeniable problems that suburbs face. Design is the easy part. The hard part has to do with politics, infrastructure, taxes, race, class, regulations, and so forth.

And on a still more fundamental level, I question whether the term "suburb" is even useful at all. Are Claremont and Riverside both "suburbs" of Los Angeles? Well, I guess so. Do they even remotely have anything in common with each other, apart from the fact that they are in the LA region but not part of the City of LA? Not really. In fact, not at all. I think the very framing of this exhibit is outdated, and was put together by people who do not get out of their bougie, 24-hour city enclaves enough to have a whole lot that's interesting to say about the "real America" (the REAL real America, full of racial, ethnic and other kinds of diversity, not Sarah Palin's 1950s-era small town fantasy) and what problems it faces.

Liked By cyberoid

Academic Hubris,
Homeownership,
Role of the Museum,
Silliness and
Seriousness



CYBEROID

I heard this exhibition announced on Pasadena, CA NPR station KPCC. The announcer was reading a press release from MOMA that began, something about pioneering design "in the wake of the foreclosure crisis."

We are not in a wake following a concluded foreclosure crisis -- we are in a foreclosure crisis! For MOMA to pass this off as the creative residue of a situation now resolved is not only stupidly Pollyanna, it is disingenuous and spreads false hope that the worst is behind us. No, the worst is ahead of us. More, many more homeowners are underwater or nearly so and as the economy continues basically moribund, the situation will only get worse. That is, if no one does anything dramatic to help homeowners as much as the bankers. Two Administrations of supposedly different ideologies have conspired to let the banks off the hook and throw the deadbeats -- the newly poor -- out of their homes.

MOMA's characterization of the exhibition as post facto is blatantly ignorant of the situation as it is. MOMA should be made to address the realities of home loss, not its own fantasy of what may have occurred.

BTW, the ridiculous solutions to the suburban crisis proposed in the exhibition are not clever, they are insulting to the people who made it possible: the foreclosed. Really in poor taste.



LECORBUSIER

The writer of this article doesn't seem to have the foggiest idea of what is actually being done to fix the suburbs. For a summary of the good work being done, see the book *Retrofitting Suburbia* by Ellen Dunham-Jones.

As I would expect from MOMA, the designers in this exhibit are more interested in attracting attention to themselves by doing something new and different than in doing something that can work: "Michael Bell would herd newcomers to Temple Terrace, Florida, into a pair of high-tech megastructures lifted above vast urban plazas. Zago turns the classic subdivision into a largely car-free cubist collage...."

Obviously, this sort of thing cannot be done. But when the writer concludes that transforming the suburbs "probably can't be done" at all, he just shows that he has not looked beyond this museum exhibit at what actually is being done in suburbs across America.

Liked By HalyLine

Reference and Comparison, (Un)Realistic Proposals



JUSTIN DAVIDSON (NYMAG)

A lot of issues in just a few comment! @Jake_Wegmann: Your point that the problems facing the suburbs are not purely a design problem is right on, but that's exactly why the MoMA show tries to deal with legal, financial, ethnic, political, and cultural issues, too. And yes, the teams visited the sites they dealt with and interviewed people who live there - in the case of the Studio Gang project, the interviews are part of the exhibit.

@Cyberoid: It's true that the word "Suburb" includes places that are vastly different from each other - do you really think that makes the word so vague as to be meaningless, though? I don't think MoMA is claiming that the foreclosure crisis is over by any means - in fact, the sites in question were selected in part because they have high rates of foreclosure and high rates of non-foreclosed homeowners under water on their mortgages.

@Lecorbusier (I've heard of you, haven't I?) For what it's worth, I do know Ellen Dunham-Jones' excellent work on retrofitting dead malls, etc. What I said probably couldn't be done was revamping the suburbs wholesale "by rewriting laws, rationalizing markets, reforming the construction industry, and changing the culture all at once." Do you know of anywhere where such a sweeping transformation has been carried out? If so, I'd be very interested to know more about it.

The Exhibition, Internet Banter, Retrofit or Redesign, Role of the Museum



Jamie Saunders
@jamsaunders

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lnkd.in/h8K3iU moma Foreclosed: Rehousing the American Dream Feb 15-July 30 2012 @joshstack and more

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@jbmadden

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@BrianBMadden let's go to NYC to see this @MoMA on urban #design. There is life after cul de sacs! nymag.com/arts/architect...

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L: Press and Links, Role of the Museum R: Challenge of Suburbia, Press and Links



DKrantz Harris
@DKrantzHarris

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Review of new MoMA exhibit 'Foreclosed' about designers n the suburbs. Will it have the impact of 'Rising Currents.' nymag.com/arts/architect...

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richard white
@richardwhite

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bit.ly/z1v732 #MoMA looks @ suburbs can they b saved, need more housing types/densities, innovation not imitation #urbanism #yyeplan

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L: The Exhibition, Press and Links R: Land Use and Density, A New Conversation, Press and Links

Real Estate Buzz
 @RealEstateBuzz

The art of real estate at MoMA: "Foreclosed: Rehousing the American Dream"
fb.me/1b801jTdm

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Alex Bozkovic
 @Foreclosed

Smart take on "Foreclosed", new MOMA architecture show, by Justin Davidson
 @nymag nymag.com/arts/architect...

12:42 PM - 14 Feb 12 via web - Embed this Tweet

L: Art and Architecture,
 Press and Links
 R: Press and Links

Emily Scaros
 @emilyscaros

really interesting article from nymag about an architecture/design exhibition at moma:
bit.ly/whHkX2 #nyuisva

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H. Pike Oliver
 @HPOliver

Justin Davidson on MoMA's Architectural Response to the Financial Crisis (in the suburbs) -- bit.ly/w6oWRJ #urbanplanning, #cities

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L: Press and Links
 R: Press and Links

Detroit Nation
 @DetroitNation

MoMA's new exhibit "springs from the belief that fewer and fewer Americans have or want the lives that suburbs... fb.me/1s7GTzCU8

8:48 AM - 23 Feb 12 via Facebook - Embed this Tweet

Katie McCaskey
 @KatieMcCaskey

MoMA's Architectural Response to the Financial Crisis -- Suburbs, reimagined
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L: American Dream,
 Press and Links
 R: Press and Links

Bernd Fescl
 @Bernd_Fescl

A MUST: #MoMA Exhibition "Half of America live in suburbs - treated as inhospitable wilderness" - bit.ly/whHkX2 /@NYMAG

8:21 AM - 1 May 12 via web - Embed this Tweet

Bernd Fescl
 @Bernd_Fescl

Policy: Can #Architecture #Innovation save Suburbs? MoMA for new alliance of planning & building #cities. bit.ly/whHkX2

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L: Press and Links
 R: Government and Policy,
 Press and Links

LABKULTUR
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[POLICY] Can Architecture Innovation save Suburbs? #MoMA for new alliance of planning #cities bit.ly/whHkX2 /RT @Bernd_Fescl

8:28 PM - 1 May 12 - Embed this Tweet

Press and Links

Justin Davidson, "Can This Suburb Be Saved?," *New York Magazine*, February 12, 2012, 168-9.
 Justin Davidson, "Can This Suburb Be Saved?," *New York Magazine*, February 12, 2012, <http://nymag.com/arts/architecture/reviews/foreclosed-suburb-davidson-2012-2/> (accessed June 20, 2012). Image Credit: Rendering courtesy of MOS; Rendering courtesy of Studio Gang Architects and Joseph Lekas Photography; Rendering courtesy of James Ewing.

architect
 posted on: february 15, 2012 2:58:00 pm

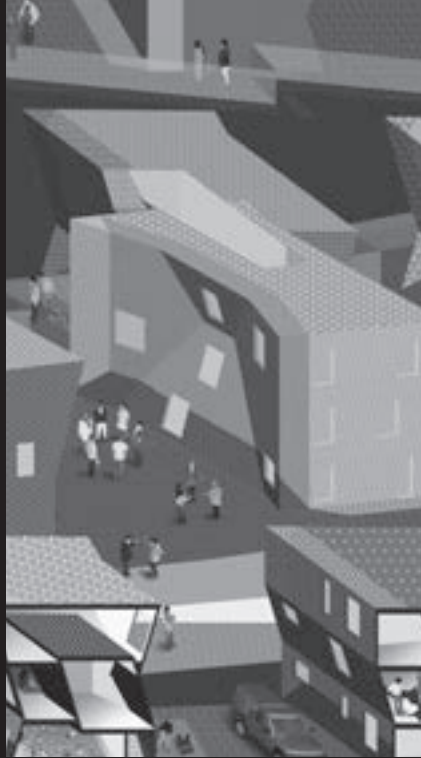
foreclosed: rehousing the american dream





Barry Bergdoll, the museum's chief curator of architecture and design, describes the proposals as portents of a "more sustainable, more equitable future, filled with optimism for places where that is often in short supply."

Quality of Life,
Sustainability



Shelley D. Hutchins, "Foreclosed: Rehousing the American Dream," *Residential Architect*, February 15, 2012, <http://www.residentialarchitect.com/exhibitions/foreclosed--rehousing-the-american-dream.aspx/> (accessed June 21, 2012). Image Credit: Photograph courtesy of James Ewing; Courtesy Studio Gang Architects; Photograph courtesy of James Ewing; Courtesy Zago Architecture; Courtesy MOS; Courtesy Michael Bell, Eunjeong Seong: Visible Weather; Courtesy WORKac.

"Foreclosed" Reopens the American Dream



At 2,500 square feet, The Museum of Modern Art's Robert and Joyce Menschel Gallery, site of the exhibition *Foreclosed: Rehousing the American Dream*, is about the size of the average suburban house. But while that may be too much square footage for the typical family, it is too little for a show this rich. MoMA should consider rehousing "Rehousing."

That proposal is by Anale Andraos and Dan Wood of WORKac, for a section of Keizer, Oregon that would be five times as dense as neighboring suburbs, but with three times as much open space. A gorgeous, dome-shaped structure contains a community composting plant. Around it are buildings that recall the best work of Steven Holl, Bjarke Ingels, and MVRDV. One imagines a developer seeing Andraos and Wood's elaborate 1:250 model, depicting a gently futuristic suburb, and wanting to break ground tomorrow.

The other star of the exhibition is Jeanne Gang, the Chicago architect. She and her teammates tackled the problems of Cicero, an older Chicago suburb that is filled with rotting industrial facilities but not the kind of housing needed by its large immigrant population. They decided to play to Cicero's strengths, as what Gang calls an "arrival city," by creating modular housing that can go up or down in size as families evolve. They also reclaimed industrial facilities as gardens and, like most of the teams, came up with an unconventional financing scheme. Like the very different WORKac proposal, Gang's Cicero proposal seems practically shovel-ready, even though, as she pointed out in a *New York Times* op-ed, it remains illegal under Chicago's zoning code.

The most provocative idea in the show may belong to MOS—the firm headed by Michael Meredith and Hilary Sample—which focuses on East Orange, New Jersey. The plan acknowledges the lack of pedestrian life in today's suburbs and reclaims the streets themselves as building sites. That allows increased density without the need to demolish existing housing. But if the idea is strong, details of what the "ribbon" buildings would look like and how they would function, are sparse.

Less developed is the plan by Michael Bell and Eurjeong Song to revamp parts of Temple Terrace, Florida, near Tampa. The models and renderings are colorless—if the goal was to avoid tropical clichés, the architects succeeded. Andrew Zago went to the other extreme, covering the houses in his proposed development (part of Riato, California) in patterning so bold, it recalls the work of Ettore Sottsass at the giddy height of Memphis. One extraordinary rendering appears to have been printed out of register (so that colors overlap in unexpected ways), symbolizing the desired blurring of lines between public and private property.



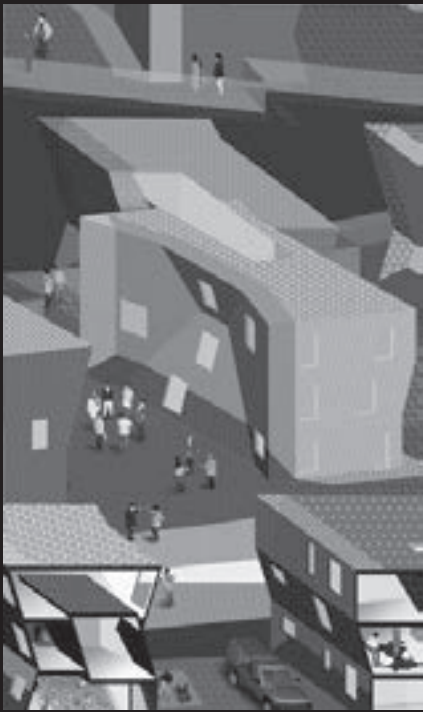
The Exhibition

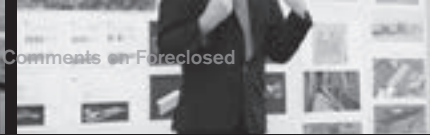
Land Use and Density,
Reference and
Comparison,
(Un)Realistic Proposals

Family,
Government and Policy,
Populations and
Demographics,
(Un)Realistic Proposals

Circulation,
Land Use and Density,
(Un)Realistic Proposals


The Exhibition,
Reference and
Comparison






 Anonymous wrote:
Housing Projects in 2012?
2/13/2012 2:11 PM CST


Affordable Housing

 Anonymous wrote:
Central Planning in Beijing might be a better place for this exhibit. Are these Utopians sure we are all too anti-social and numb to survive as a species? Are we dummies so brainwashed by the old-fashioned we just can't let go of streets, fences, single family homes and going to the store for produce? Clientless design imposed on the "masses" is not the answer to fixing the world that embarrasses these folks...the answer is not to answer the unasked question...and I am sure none of the pathetic low incomers that I know asked to live in a decommissioned pile of box cars. Architecture is evolving at a nice evolutionary rate; leave it to do so. Fix federal regulation and banking and leave this type of "creativity" in North Korea where it works so well.
2/13/2012 2:27 PM CST


Academic Hubris,
Government and
Policy,
Reference and
Comparison,
Top-Down and
Bottom-Up

 Anonymous wrote:
These type of ideas always give me pause. This walks, talks and acts like the urban renewal of the sodies. Our idealized vision has a way of not turning out the way free people want to live.
2/13/2012 2:53 PM CST

Reference and
Comparison


 [Jameswhadley](#) wrote:
What are we all doing? None of these projects would be accepted by the public who would have to live in them. (Some are better than others at being contextual and/or livable, but where do you walk the dog.) A discussion that begins to sell the public on the need for re-thinking the American lifestyle has to come before the design studies. Otherwise it's just "posturing." And probably scary for the average home-buyer or apartment seeker. Problem no. 1 for architects today is entering and starting to lead that discussion. Otherwise we will be ignored... vigorously. And probably planners are more important in the discussion than architects. James W. Hadley AGA (aka anonymous)
2/13/2012 2:54 PM CST

Community
Participation,
A New Conversation,
Professional Practice


 Anonymous wrote:
Has anyone asked the people who need housing what they need? Suburbia has always been wasteful and dehumanizing, but when I see ivory tower intellectuals and "community activists" trying to redefine our culture I cringe.

What people need is the liberty to pursue their dreams and the educational and intellectual means to obtain it. Then they can buy whatever housing they like, even a McMansion.
2/13/2012 3:13 PM CST

Academic Hubris,
American Dream,
Community
Participation

 Anonymous wrote:
Once again, I applaud MOMA reaching out to Architects for thoughtful investigations. One hopes that someday actionable ideas come out of this brainstorming. The argument that the housing industry is not serving the needs of Americans is valid, but not much in this show is any better. Like "Home Delivery" and "Small Scale: Big Change": earlier MOMA investigations, these aesthetic fantasies are appealing to look at but largely out of touch.
2/13/2012 3:45 PM CST

Reference and
Comparison,
Role of the Museum,
(Un)Realistic
Proposals

 Anonymous wrote:
Studio Gang seems to have recycled Yona Friedman and a lot of the futurist thinking of the sodies. That was fifty years ago. It turned out not to be all that palatable then and I don't think it's going to do any better today. On the whole, I have to agree with the previous comments about how out of sync with the real world these proposals happen to be. McMansions are not the answer and I think most people today would agree that little boxes all in a row (ticky tacky) don't make the grade either but higher densities and an architectural language that comforts rather than confronts may provide some of the answers that we are seeking. I am not talking about the acres of "townhomes" that spring up in the suburbs. I am suggesting something else altogether that is neither that nor what we are seeing in the "Foreclosed" exhibition.

Reference and
Comparison,
(Un)Realistic
Proposals

 Jim Pettit (I am not anonymous)
2/13/2012 4:08 PM CST



Anonymous wrote:

This is a terrific question for the design community but "Academics" are not equipped to address it because by definition they are insulated from the market forces that drive these questions.

Their design responses always seem to find answers in central planning socialism (or communism) where the lord in charge decrees how the little people shall live. In the context of the greatest economy on earth, these solutions always vary from amusing and trendy to useless. Ironically and predictably, the housing solutions generated by real world socialists and communists are among the worst on the planet!

Two years ago I outlined a grant project to design and build "the next American Home" using an award winning, very expensive, AE design and development team that no market rate home owner could ever afford. My local region's weather, utility rates, standard of living, aesthetic sensibilities and real estate market would all form the basis for this project. Once constructed, it would be leased and its overall performance measured over years - including elements like comfort, pride of ownership and livability in addition to the boring engineering stuff like energy performance.

The goal would be to offer a platform for the next generation of America's homebuilders to reference when that industry recovers. I will not give away all the beans because I may resurrect it someday but needless to say, even in this economy I became too busy to fuss around with it.

2/13/2012 4:12 PM CST

Academic Hubris,
Liberal versus
Conservative,
The Market,
Quality of Life,
Reference and
Comparison,
Silliness and
Seriousness,
Top-Down and
Bottom-Up



Anonymous wrote:

These all seem recycled ideas, all of which have been seen at one time or other since WWII, when the suburbs were developed with full steam, and that's a long time ago. There don't seem to be any strong critical concept in re-thinking the suburb, or the "American Dream", in the time of the "American Nightmare". Can't see the attractiveness of WORkac's proposal, one story strips and towers.....? how original.

2/13/2012 4:26 PM CST

American Dream,
Reference and
Comparison



Anonymous wrote:

It's about time we start to engage new ideas for urbanization. Happy to see people proposing something for us to discuss.

2/13/2012 4:36 PM CST

A New Conversation



Anonymous wrote:

It's always amusing to read the anti-socialist nonsense from bloggers in response to articles like this. Urban planning is a socialist activity, and should be proud of it. It's about limiting the damage that developers do. Every country in the world that has a healthy urban and suburban planning system is either fully Socialist or a Social Democracy. The reason America has been so incompetent in terms of planning is precisely because of the "Big Lie" that the markets should decide how development occurs. The market is just a synonym for "the rich" in our modern economy. They're the ones doing the buying that developers want a piece of. The issue of planning in architecture is by definition a question of whether sensible Socialist policies will begin to be adopted in America or not. If not, then America will continue to fail in terms of responsible planning. There's no magic bullet, no way of playing along with the market economy to get around that fact. It's either embrace some Socialist policies, or don't plan anything. The laissez-faire capitalists of course want to disguise that reality, but it's there regardless. The welfare of the 99% will be ignored in modern America, unless via politics and therefore planning they make their voices heard. End of story.

2/13/2012 5:22 PM CST

Government and
Policy,
Liberal versus
Conservative,
The Market



Anonymous wrote:

There's not a big enough return on investment for projects that benefit the general public in America. That's why America's wealthy don't invest in them. The only way to have healthy cities and suburbs is to plan them via the government, and therefore use the wealthy's money via taxes to subsidize them. There's no other way to access the money needed to build green cities. The market economy looks out for the rich, and only the rich. The rich won't build healthy cities and suburbs. So they've left us with no other recourse than the government. The only people with enough power and money to build green are the people we elect and put in office. So choose people who believe in progress and green cities. And if not, then the vast majority of Americans will live in sickness and decay as a "reward" for their conservative political beliefs. They probably deserve it. Unfortunately their children don't.

2/13/2012 5:30 PM CST

Government and
Policy,
The Market



Anonymous wrote:

The problem: Americans were given what they wanted in terms of market economy-based city planning for decades, and "eggheady" liberal architects and planners were ignored.

The solution (according to the people responding to this article): Ignore the "eggheady" liberal architects and do what the American people want: ie more of the same.

No wonder America is so incompetent when it comes to healthy cities. Only a small minority of intelligent liberal green architects and planners embrace a healthy productive path forward, and an overwhelming majority of ignorant architects and free market thinkers couldn't care less or think the solution to the problem is to ignore the solutions and embrace the problem as the only answer - I guess because Ronald Reagan told them to (during a period in his life when he had a debilitating mental illness I might add)

2/13/2012 5:40 PM CST

Academic Hubris,
Government and
Policy,
Liberal versus
Conservative,
The Market



Anonymous wrote:

"The city can not be a work of art."

Comments on Foreclosed

-Jane Jacobs

2/13/2012 4:32 PM CST

Art and Architecture,
Reference and
Comparison



Anonymous wrote:

The architecture of the city is always a "work" of art. What you should be evaluating is the quality of that work of art, good or bad.

2/13/2012 9:31 PM CST

Art and Architecture



Anonymous wrote:

So much spin and hate on the 'Architectural Record'? It looks like student Occupiers have broadened their opinions to include architecture/planning! I actually feel sorry for them and agree with those who believe that even misplaced, but uncorrupted, passion is better than apathy. But your view of our future is sadly UnAmerican and something that will handicap your life until you wise up.

'Anti Socialists', 'healthy cities' - hilarious! 'Eggheaded liberal architects'? LOL. Oh how you flatter yourselves! Inexperienced, academic, myopic, global warming eco hustlers who don't understand the environment, fossil fuels/energy economy, national defense, US economy, our history or American Exceptionalism means that you are incapable of comprehending our future, which robs you of any basis for design. ...so as a result we get vanity nonsense like this. ...and wishes for socialism as Athens burns in the wake of spastic entitlement class withdrawal.

Americans were not "given" anything, planning is not a socialist activity in the United States, and the diversity of planning across the country varies from tragic to excellent - something some writing here are obviously unaware of, living in a generation of under-educated, arrogant skepticism of forces you don't understand.

Market forces drive change, a natural process arrogant socialists have no patience for. You are confused and angry because of the lies you tell yourselves and the turmoil that results. For example, there is no place for over-priced boutique wind/solar power (creates a job killing prosperity tax); oil is cheap and plentiful for hundreds of years; electric cars have already been rejected by the market; human controlled global weather is nonsense (global warming); landfills are a business like any other; recycling is, with few exceptions, just more manufacturing; and you have been betrayed by those who have taught you much of your lives. No matter what eco fantasy world you want to inhabit, everything I've written is dead on and there's not a thing your hateful confusion can do about it.

Take some comfort in knowing that, for better or worse, you are not wise enough to begin to understand our future.

2/14/2012 11:29 AM CST

Academic Hubris,
Internet Banter,
Liberal versus
Conservative,
The Market,
Sustainability



Anonymous wrote:

Unfortunately, Jeanne Gang's work represents little more than architectural gimmicks, it is a shame that she continues to misdirect her talents.

2/14/2012 12:25 PM CST

Silliness and
Seriousness



Anonymous wrote:

This is what architecture would be like if there weren't all those pesky humans running around.

2/14/2012 12:27 PM CST

Academic Hubris,
Silliness and
Seriousness



Anonymous wrote:

There's a reason the general public prefer New Urbanism to the quasi-intellectual fantasies proposed here. The former addresses the real needs of the end users in a way that has stood the test of time, even as it evolves stylistically and functionally. As evidenced in the elitist and out-of-touch works shown here, the latter approach is at best a disconnected abstraction that responds only to the imposed program of its creator. It has no basis in the world we as architects are supposed to service. Using trumped up jargon like "investigations" or "speculations" cannot hide the intellectual abyss from which this work emanates.

2/14/2012 12:58 PM CST

Academic Hubris,
Reference and
Comparison,
(Un)Realistic
Proposals



Anonymous wrote:

Greed is good.

2/14/2012 2:17 PM CST

The Market



Anonymous wrote:

BTW people are stupid- they don't know what they want. It takes people like Steve Jobs to create trends and others will follow. Architecture is no different. The apple of architecture is here, it just takes a while for people to catch on (the amoeba effect). Remember apple was the butt of many jokes from pc users. Now look who's laughing.

2/14/2012 2:24 PM CST

Academic Hubris,
The Market,
Reference and
Comparison



Anonymous wrote:

Wasn't it left-wing, socialist, eggheaded liberal architects that gave us projects like Pruitt-Igoe (and a host of comparable crime-infested dumps still standing)? Why do some architects refuse to learn from these mistakes? - Don't answer, but while you're scratching your head, I'd like to welcome the latest generation of architectural lemmings to the cliff face now, WORKac and MOS, let's start with you please. Go on, jump ... you can do it!

2/14/2012 2:34 PM CST

Liberal versus
Conservative,
Reference and
Comparison



Anonymous wrote:

To the commenter below who said "BTW, people are stupid... Just because you lack intelligence, don't assume everyone else is in the same boat. The comparison with Steve Jobs and Apple is highly selective. For every Apple there has been a slew of failures. The projects shown here seem more likely to be in the failure category. We've seen this stuff before. It didn't work then, it won't work now. - But it's a free country. If these architects chose to be pretentious, who am I to stop them. It's their mind to waste revisiting dead end speculations
2/14/2012 2:42 PM CST

Academic Hubris,
Internet Banter,
Reference and
Comparison,
(Un)Realistic
Proposals



Anonymous wrote:

In response to the commenter who responded to my earlier post about people being stupid, good one. You can disagree with me all you like and call my intelligence into question, but the simple fact remains that most people don't have a clue about architecture, how can they?The education we go through (in school and the professional world) is some of the toughest. It is up to the architect to educate. I don't know what happened in this country to make people so resentful of others. The kind of discourse people have with architecture resembles that of monkeys and their habitual poo throwing...
2/14/2012 3:14 PM CST

Academic Hubris,
Internet Banter,
Professional Practice



Anonymous wrote:

To the poster below: - The education received by an architect in the Beaux Arts era is very different from the course of study that passes for an architectural education today. I don't think anyone can find too much fault with the work produced in that earlier period. Not so with the work of most architects in the last 50 years where a relatively small number of architectural works are really appreciated by the public. (Daniel Libeskind's 'Crystal' ... anyone?) - So is it fair to say that today's architects are really educated enough to lead the rest of society? A better question would be to ask ourselves why the public dislikes so much of what our profession creates today. Therein lies the way forward. Ignoring your audience is not the solution to anything.
2/14/2012 3:23 PM CST

Academic Hubris,
Internet Banter,
Professional Practice,
Reference and
Comparison



Anonymous wrote:

If give you libeskind, im not a fan of his either, but just because an idea isn't popular doesn't automatically make it incorrect...this is a lesson that has been repeated through the course of history. People are resistant to change, we like the status quo. People hated the eiffel tower, now they love it. The same holds true for the pompidou center. People's like or dislike of things really does not prove whether or not it is inherently wrong or bad design or anything. It just proves that they are unfamiliar with it, nothing more. Give these ideas a chance and they might actually have some worth. And I wouldn't dismiss the education of today and compare it to the ecôle. Most of the study of ecôle revolved around tirelessly perfecting the Orders, today's education (at certain schools) deals more with complex building systems and the human interaction with the space.
2/14/2012 4:12 PM CST

Academic Hubris,
Internet Banter,
Reference and
Comparison



Anonymous wrote:

Taking cheap pot shots at McMansions smacks of jealousy more than anything else. Would any of these architects turn down the opportunity to design a 18,000 square foot home ... or to live in one if they could afford it?

One of the beauties of the American Dream is that people can aspire to living in a large home, or a cave if they so prefer. The unilateral imposition of small standardized homes on the masses is an idea best left to the few countries that still embrace the mistaken ideology that was Communism. If these rather naive architects are so committed to that concepts they endorse for others, then I suggest they emigrate to a former Soviet Bloc country where they will feel more fulfilled. They should take their hypocrisy with them. It has no place in the US.
2/14/2012 6:41 PM CST

American Dream,
Internet Banter,
Liberal versus
Conservative,
Top-Down and
Bottom-Up



Anonymous wrote:

WORCac's creation of open space seems admirable. However, the design of the homes looks like something out of Jacques Tati's film, 'Play Time'. The architecture in that film was bad then, it looks even more ridiculous now.
2/15/2012 6:14 AM CST

Reference and
Comparison,
Silliness and
Seriousness



Anonymous wrote:

There are many real examples where former "hinge" industrial areas have been reappropriated for residential use. London's Canary Wharf (docklands) and New York's SoHo and Williamsburg areas (warehousing), are good examples. Often it was artists and students seeking low-cost housing at the periphery that created the beach head for the later urban development. But Free Market forces drove these initiatives both at the beginning (students) and at the end (yuppies).

Quasi-intellectual architect-driven initiatives have rarely had the same positive result. Almost a century of bombastic architectural "visions" from Corbi's plan to level Paris, to Pruitt-Igde and beyond have repeatedly shown that many architects know less about how people really want to live than do the developers they so easily criticize. So much for the fruits of half-baked liberal thinking rooted in "speculation" rather than informed analysis. Typically, the more theoretically driven the project, the worse were the results. - QED "Foreclosure".
2/15/2012 12:50 PM CST

Academic Hubris,
Liberal versus
Conservative,
The Market,
Reference and
Comparison




Anonymous wrote:

wtf -- I want to know what mindbending chemicals these people are on to design this utter crap and expect people to joyfully live in it.
2/15/2012 1:56 PM CST

Quality of Life,
Silliness and
Seriousness

 Anonymous wrote:
Isn't it interesting that everyone is anonymous here?
2/15/2012 3:16 PM CST

Internet Banter

 Anonymous wrote:
I can assure you that the typical American family threatened with eviction and foreclosure is not fantasizing about the sort of solutions proposed by these very delusional and self-indulgent architects. They would laugh at Andrew Zago's childish scheme of deformed and cartoonish boxes. And they'd be right to do so. The work is ridiculous. - The regimented and joyless schemes proposed here seem more like the slums of the future rather than the solution to the problem as posed.
2/15/2012 3:18 PM CST


Academic Hubris, Affordable Housing, Silliness and Seriousness, (Un)Realistic Proposals

 Anonymous wrote:
God, just another example of the liberal agenda. Sersously they want to make us live in weird shapes and they don't mention of Jesus anywhere. Can we please go back to Gothic Architecture and creationism.
2/15/2012 4:23 PM CST

Liberal versus Conservative, Reference and Comparison

 Anonymous wrote:
They took mrr jobs!
2/15/2012 4:42 PM CST


Jobs

 Anonymous wrote:
These proposals are shockingly superficial. They are all rooted in slick but meaningless graphics that bear no relationship to the human condition they are intended to adress. There's a huge gap between the abstraction of misguided and untested "theories" and the reality of "shelter".
2/15/2012 4:48 PM CST

Academic Hubris, Silliness and Seriousness, (Un)Realistic Proposals

 Anonymous wrote:
How do you test design theories then?
2/15/2012 4:51 PM CST


Academic Hubris, Internet Banter

 Anonymous wrote:
How do you comment on the human conditon in drawings?
2/15/2012 4:53 PM CST

Academic Hubris, Internet Banter

 Anonymous wrote:
I'm guessing the people who will inhabit the newly roadless (or road filled) scheme by MOS will never need a fire truck or an ambulance. - I'd like to hear their thoughts on how they planned for these rather basic needs
2/15/2012 5:41 PM CST


Circulation, (Un)Realistic Proposals

 Anonymous wrote:
The article claims - "The theme of the show is the disconnect between the housing Americans need and the housing America offers."

I think you mean - "The theme of the show is the disconnect between the housing Americans need and the half-baked elitist ideas that pretentious liberal academics would like to impose on them."

R.D. Caldora, New York City
2/15/2012 5:58 PM CST


Academic Hubris, Liberal versus Conservative

 Anonymous wrote:
To the post several lines down comparing these elitist ideologues to Steve Jobs: I'm still laughing. Steve jobs didn't create a "trend" as you say. He created great products that people want to buy. Therein is the lesson Architects should learn. Is there room for expressionism and "rethinking the box" in architecture. Pehaps. And if one wants to build there practice on such, go for it. If one does it well enough that people buy-in, then they will have achieved the real American Dream - not one contrived for them by others who "know better" as seems to be the intent of this show.
2/15/2012 6:44 PM CST

Academic Hubris, American Dream, Internet Banter, The Market, Reference and Comparison

 Anonymous wrote:
Once again, the self annointed cognoscenti propose using fellow humans as the guinea pigs to test ideas that are blatantly bankrupt. As George Orwell said, "There are some ideas so stupid only an intellectual could believe in them."
2/15/2012 10:05 PM CST

Academic Hubris, Reference and Comparison

 Anonymous wrote:
All of these proposals are too heavy handed. They should have studied the metabolism movement. The american dream is still so rooted in the idea of a single family house with a yard. You must reflect that creatively or its just a museum exhibition.
2/16/2012 12:11 AM CST

American Dream, Art and Architecture, Reference and Comparison

 Anonymous wrote:
Spend the money that these proposals would waste by creating impractical and ambiguous geometries on rehabbing existing city homes. In this age, the architect doesn't have to make an artistic statement to do good to a neighborhood.
2/16/2012 12:36 AM CST

Art and Architecture, Retrofit or Redesign, (Un)Realistic Proposals



Anonymous wrote:

- MOS' propose to starve the city of circulation by building in the streets.
- The focus of WALKac's urbanism is a giant compost heap anchoring their plan.
- Studio Gang envisions a world where residences look like scaleless shipping containers.
- Andrew Zago thinks the future rests in a childish vision of LegoLand with skewed walls.

I'm surprised Barry Bergdoll let his name be associated with such obvious rot. No doubt pretentious architects will buy into this. It fulfills their idea of themselves as intellectuals even as it highlights the degree to which they have not fully developed as sentient human beings.

2/18/2012 10:56 AM CST

Academic Hubris,
Professional Practice



Anonymous wrote:

How do things like this keep getting published? It seriously degrades the integrity of the profession of architecture when the public sees projects like this and assumes that since these firms are well known, this is what every architect is striving towards. No wonder we are becoming increasingly marginalized.

2/18/2012 11:43 AM CST

Academic Hubris,
Professional Practice,
Silliness and
Seriousness



Anonymous wrote:

Theory-based architects consider themselves the vanguard of civilization, leading mere mortals towards a better world where untested ideas are more relevant than facts. The vision and superior attitude of these self-anointed guardians of our future lacks respect for the wisdom inherent in experience and common opinion. Its practitioners value abstractions—dreams for an egalitarian world where conflicts and the preferences rooted in individuality do not exist. The cold urban wastelands that result from this approach are to be seen all over Eastern Europe. Why would anyone want to repeat these mistakes now?

2/18/2012 12:40 PM CST

Academic Hubris,
Community
Participation,
Reference and
Comparison,
(Un)Realistic
Proposals



Anonymous wrote:

News to MoMA: You don't need abstract, avant-garde "investigations" on the subject. This work is already being done, in practical ways. Entire books have been written documenting case studies. The *Sprawl Repair Manual* is an entire book filled with PRACTICAL design and implementation methods to accomplish this challenge.

2/18/2012 6:05 PM CST

Reference and
Comparison,
(Un)Realistic
Proposals



Anonymous wrote:

There's ample evidence that these ill-informed speculations lead nowhere. Not anywhere useful anyway. But speculation is easier than dealing with hard facts and the practical exigencies of real design for real people. (There's nothing a liberal academic hates more than a fact. Acknowledging facts undermines the whole basis for their existence in the fantasy land that is architectural academia.) So let's stop humoring these self-serving, compost-dome loving con artists. There's more newsworthy architecture out there if Record would get some sense and seek it out.

2/18/2012 6:23 PM CST

Academic Hubris,
Liberal versus
Conservative,
(Un)Realistic
Proposals



Anonymous wrote:

With the thick black glasses and the silly design, Andrew Zago could be the next Daniel Libeskind. (And that's not a good thing.)

2/18/2012 6:21 PM CST

Reference and
Comparison,
Silliness and
Seriousness



Anonymous wrote:

The act or threat of foreclosure is a tragedy for many Americans today. Secure in the comfort of arty-farty notoriety, the self-dulgent naval gazing displayed by these architects is a slap in the face to the very real problems these people are facing. I'm insulted that Barry Bergdoll and MoMA could be so oblivious to the real world concerns that this show mocks with its distance and comfortable remove. They should be ashamed of themselves.

2/18/2012 10:34 PM CST

Academic Hubris,
Affordable Housing,
The Exhibition



Anonymous wrote:

This exhibit (and the state of the profession) is the result of architects' having been taught that they should strive to be artists. As such they value novelty, polemics, and individual expression above all else, and are ill-equipped to offer useful solutions to real problems. Instead, they should think of themselves as professional craftspeople whose products offer lasting value based on their usefulness.

2/17/2012 9:56 AM CST

Art and Architecture,
Professional Practice



Anonymous wrote:

With the exception of Jean Gang who has an established practice, the other firms are young, recently formed and have little or no built work, and even less experience with urbanism. The absence of that training is evident in the superficial, image-driven approach to their ill-informed fantasies. Promoting amateurs as though they are experts is a bad move particularly when the naivety of their ideas reflects poorly on the whole profession.

2/17/2012 11:23 AM CST

The Exhibition,
Professional Practice



Anonymous wrote:


Forming moralizing judgments about what is right for the masses is a common liberal pastime ... even as most of them go home to cozy 19th century homes with *ghym* and character.

2/17/2012 1:25 PM CST


Liberal versus
Conservative

 Anonymous wrote:
"Architecture is the art of making places." - Robert Campbell
Comments on Foreclosed
2/17/2012 4:22 PM CST


Art and Architecture,
Reference and
Comparison

 Anonymous wrote:
The term "intellectual" is a self-imposed occupational description rather than a qualitative label or an honorific title. One of the surprising privileges of intellectuals is that they are free to be scandalously asinine without harming their reputation. By comparison, no one judged Vince Lombardi's ideas about football by their plausibility a priori or by whether they were more complex or less complex than the ideas of other football coaches, or by whether they represented new or old conceptions of how the game should be played. Vince Lombardi was judged by what happened when his ideas were put to the test on the football field.
2/17/2012 4:58 PM CST

Academic Hubris,
Reference and
Comparison

 Anonymous wrote:
Navel gazing is not the starting point for the housing of tomorrow. Did any of these people bother to ask the target audience what their needs are? Unless 4 year olds are getting mortgages these days, it's hard to believe that Andrew Zago's cartoon-like foolishness would find buyers.
2/18/2012 7:38 AM CST


Community
Participation,
Silliness and
Seriousness

 Anonymous wrote:
It happened that I went to the show with a medical doctor working in Orange area in NJ and he says that the towns are patients suffering from obesity, but the architects' prescription is to keep eating less bad food with some stomach relief pills. The renderings are colorful and the models are shiny, but it's far from sophistication or intellectuality. Representations are just busy. A long shot. Seemingly many experts have worked together for this disappointing presentation. Seemingly overwhelmed by the scale of national dead end. Are these really the first-class architects in America? Hello?
2/21/2012 3:38 PM CST


The Exhibition,
Scale,
Silliness and
Seriousness

 Anonymous wrote:
ya'll have to remember this is in an ART Museum, not a laboratory. I've seen sillier and less artistic exhibits at the MoMA.
2/22/2012 1:02 PM CST

Art and Architecture,
Role of the Museum,
Silliness and
Seriousness

 Anonymous wrote:
Note to MoMA Please FORECLOSE on this silly exhibition. It is unworthy of the Museum.
2/22/2012 3:25 PM CST


The Exhibition,
Silliness and
Seriousness

 Anonymous wrote:
and this is suppose to help make us all feel relevant as the profession continues to crumble...
2/23/2012 5:05 PM CST


Professional Practice

 Anonymous wrote:
What are the public to make of MOS' artery-choking planning, or of Andrew Zago's utterly pretentious drawings. Mounting exhibitions of preposterous work does the whole profession a disservice.
2/23/2012 6:01 PM CST


Professional Practice,
Silliness and
Seriousness

 Anonymous wrote:
The New Urbanists have already addressed this issue and produced workable, walkable models that achieved popular and professional respect. So why does MoMA see fit to waste time and money "investigating" pretentious schemes like these? Ill-conceived, wrong-headed abstractions are the problem, not the solution. Let's move on from this self-indulgent posturing by people with little real work experience.
2/25/2012 2:22 PM CST


Academic Hubris,
Professional Practice,
Reference and
Comparison

 Anonymous wrote:
I think all of these poseurs should be forced to live together in a project designed by a theorist of comparably limited experience. A year or more sharing each other's company and experiencing at first hand the sort of BS that comes out of academia might wake them up to the potential of an architecture which is beautiful, practical and based on people rather than on empty-headed ideas plucked from the ether.
2/26/2012 5:47 AM CST

Academic Hubris

 Anonymous wrote:
As long as the architectural media continues its wrong-headed fascination with "speculation" conducted in a vacuum, we'll continue to see vapid presentations like these. The best architecture has always come from a clear examination of real problems. Post-facto selection of only the particular information that suits the pre-conceived thesis is best left in the pretentious world of pseudo intellectuals where it belongs. Just don't foist this nonsense on the public who deserve better.
2/26/2012 9:03 AM CST

Academic Hubris,
Silliness and
Seriousness,
(Un)Realistic
Proposals

 Anonymous wrote:
lar davis sez: for someone named "anonymous", they sure do talk a real lot! But not saying anything worthwhile. ps: New Urbanists are thugs and troublemakers. God kv'em.
3/1/2012 8:32 AM CST

Internet Banter,
Reference and
Comparison

 Anonymous wrote:

Professional Practice



Anonymous wrote:

And we as a profession continue to ask ourselves why the general public doesn't appreciate our expertise.... Small wonder.
3/2/2012 2:47 AM CST

Pre-Foreclosed: February 2012



Anonymous wrote:

Americans have ALWAYS wanted to live in communities centered on a community composting plant. Thank you to WORKiac for realizing this strongly held desire.
3/2/2012 10:18 AM CST

Silliness and Seriousness



Anonymous wrote:

It is interesting to see that poster 'lar davis' (below), a barbarian savage who can't even form a coherent sentence without numerous spelling, capitalization, grammar and syntactical errors would refer to New Urbanists as "thugs and troublemakers". I propose limiting comments to persons with an IQ in at least the low double digits to filter out neanderthals like "lar".
3/2/2012 1:05 PM CST

Internet Banter, Reference and Comparison



Anonymous wrote:

What was MoMA thinking? I'm embarrassed for these people, kidding themselves that self-indulgence has anything to offer others or the cities they live in.
3/2/2012 11:53 AM CST

Academic Hubris



Anonymous wrote:

Formal abstractions like these reflect the degree to which their authors are out of touch with humanity around them. Maybe they should all get away from the drawing boards and have a beer, share a joke, enjoy some decent company now and again instead of keeping their heads stuck up their arses all the time.
3/2/2012 2:55 PM CST

Academic Hubris



Anonymous wrote:

I'm shocked at the level of ignorance that informed these schemes. It is matched only by the arrogance of the clowns who prepared them.
3/2/2012 11:13 PM CST

Academic Hubris, Silliness and Seriousness



sfh.hansen wrote:

The projects will be perfect additions to Disney world. Great job imaginers.
4/29/2012 8:29 AM CDT

Silliness and Seriousness



JM Construction

"Foreclosed" Opens at MoMA - Foreclosed: Rehousing the American Dream at the Museum of Modern Art proposes five solu...
ow.ly/1hm7oo

← Reply ↻ Retweet ★ Favorite

10:47 AM - 12 Feb 12 via Instagram Embed this Tweet



Susan Frieson

"Foreclosed" to Open at MoMA - Feb 15 thru July 30; highlights disconnect in the American housing market #architecture
ow.ly/9a2Rid

← Reply ↻ Retweet ★ Favorite

12:02 PM - 12 Feb 12 via Instagram Embed this Tweet

L: Press and Links
R: The Market, Press and Links



Arielle Schechter

Controversial + causing a lot of discussion: American housing exhibit "Foreclosed" Opens at MoMA : bit.ly/AAyLIF #architecture

← Reply ↻ Retweet ★ Favorite

12:08 PM - 12 Feb 12 via Tweetie - Embed this Tweet



John Moiseid

#MoMA exhibit, "Foreclosed" shows gap between housing available in U.S. and housing Americans need bit.ly/zk1dJ2

← Reply ↻ Retweet ★ Favorite

2:08 PM - 12 Feb 12 via Instagram Embed this Tweet

L: A New Conversation, Press and Links
R: Affordable Housing, The Market, Press and Links



cristina bejarano

The exhibit I've been waiting to see! "Foreclosed" at MoMA: bit.ly/yd1pZU

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Orr Shihul

Urbanism museum combo! "Foreclosed" opens at MoMA, while "Greatest Grid" exhibit is up at MCNY. archrecord.construction.com/news/2012/02/F... (via @cristinabe)

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L: Press and Links
R: Press and Links, Reference and Comparison



Jeremy Burton

RT @JenniferRaitt: Rehousing proposals. Can zoning/ local policies support them? "Foreclosed" opens at MoMA bit.ly/zlBuCN

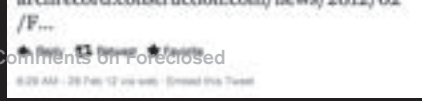
← Reply ↻ Retweet ★ Favorite



Rebecca Lazar

Not a lot of love for Moema's "Foreclosed", just check out the @ArchRecord reader comments! archrecord.construction.com/news/2012/02/F...

L: Government and Policy, Press and Links
R: Internet Banter, A New Conversation, Press and Links



Fred A. Bernstein, "'Foreclosed' Reopens the American Dream," *Architectural Record*, February 13, 2012, <http://archrecord.construction.com/news/2012/02/Foreclosed-Rehousing-the-American-Dream.asp/> (accessed July 14, 2012). Image Credit: Image courtesy of Studio Gang Architects; Photo by Don Pollard/©The Museum of Modern Art; Image courtesy of MOS; Photo courtesy of Communities by Design; Photo courtesy MOS Architects; Photo © James Ewing; Photo © James Ewing; Photo courtesy Visible Weather; Photo © James Ewing; Image courtesy WORKac; Photo © James Ewing; Image courtesy Zago Architecture; Photo by Don Pollard/© The Museum of Modern Art; Photo by Don Pollard/© The Museum of Modern Art; Photo by Don Pollard/© The Museum of Modern Art; Photo by Don Pollard/© The Museum of Modern Art.

Chicago Tribune
Cityscapes
 BY BLAIR KAMIN
 February 11, 2012

A blueprint for a new American dream; will architect Jeanne Gang's ideas for Cicero work in the real world?



While there are ample reasons to be skeptical about Gang's design for Cicero, it should help kick-start a much-needed debate about alternatives to the standard single-family house on a grassy lot. Our homes should fit the realities of how we live, not some preordained myth of the American dream. But making the right fit among form, function and finance is no simple matter, as a close look at Gang's design reveals.

American Dream, A New Conversation, (Un)Realistic Proposals



The town turns out to be an ideal venue for clarifying the scope and impact of the foreclosure crisis.

The poster child for the crisis is the exurban home in the unfinished subdivision, yet the crisis has hit equally hard at older, close-in suburbs like Cicero. According to the Woodstock Institute, the town had 1,066 new foreclosures in 2010, an increase of 8.6 percent over the previous year. While foreclosures declined slightly in the first half of 2011, no one in Cicero expects the problem to go away anytime soon.

The town, Gang notes, is an "arrival city," where immigrants proceed directly instead of settling first in Chicago. The official 2010 census population is 84,000, but town officials say it's probably closer to 100,000 to 110,000 because of undocumented residents. The super mercados and taquerias that line Cicero's commercial streets hint at its shift from a haven for Eastern European immigrants to those from Mexico.

Populations and Demographics

Many of the town's families are crammed into bungalows and two-flats (left), doubling and tripling up as they struggle to pay mortgages taken on during the boom years. They have converted basements and attics into bedrooms or, in a further attempt to make ends meet, transformed garages into makeshift workspaces for car repairs and other odd jobs. Technically, such arrangements violate the thrust of the town's zoning code, which calls for a strict separation of homes and businesses.

Affordable Housing, Family

Gang calls the situation a "housing mismatch," and she correctly diagnoses Cicero's response to the foreclosure crisis as inadequate. While the town has used subsidies from the federal Neighborhood Stabilization Program to rehab and sell foreclosed homes, only about 10 homes have been fixed up, town officials acknowledge. As Gang points out, Cicero's deeper problem is industrial decline, as exemplified by the fate of the long-gone Hawthorne Works plant, where the Western Electric manufacturing arm of AT&T once employed as many as 45,000 people.

Government and Policy, Jobs



A new vision for Cicero: The 'born-again' factory

The Hawthorne Works plant, once a major employer in Cicero, is being redeveloped into a mixed-use development. The plan includes a new factory building, a parking garage, and a transit station. The development is expected to create thousands of jobs and revitalize the surrounding area.

The Plan: The new development will include a new factory building, a parking garage, and a transit station. The development is expected to create thousands of jobs and revitalize the surrounding area.

Key Features:

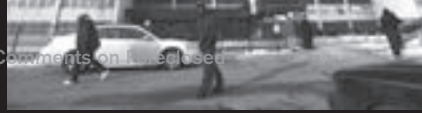
- Industrial Space:** A new factory building with modern amenities and flexible space for various industries.
- Residential Units:** A mix of affordable and market-rate housing units to support the workforce.
- Transit Station:** A new transit station to provide easy access to public transportation.
- Parking Garage:** A multi-level parking garage to accommodate employees and visitors.

Factor in mixed-use zoning that would allow alleys to become vibrant marketplaces lined by cottage industries that residents would run out of garages (left; below, the same alley now, with an existing parking lot in the background), and — presto! — you have a vision fit for displaying on the walls of a prestigious museum.

Whether it would work is a different matter.

Land Use and Density, (Un)Realistic Proposals





As anyone familiar with the tragic history of public housing in Chicago knows, high-rise housing has often proved ill-suited to the needs of low-income families, especially large families. A mother on the 10th floor can't look out her kitchen window and keep a close eye on her child playing in the backyard. Unsupervised children often play in elevators, causing them to break down.

Family, Land Use and Density, Reference and Comparison

"People would look at this more as an apartment than their own home," said Cristine Pope, director of the Interfaith Leadership Project, a church-based community organization in Cicero. While some buyers might like the affordability of the units and their modern conveniences, she added, others "would say, 'I don't want to live in it. It looks like a factory.'"

Affordable Housing, American Dream, Reference and Comparison

The point is: Who is this design for? The conceit of an ever-changing building that morphs like a Rubik's Cube might advance Gang's reputation for innovative high-rise design, but is such a plan really feasible? And would it truly advance the cause of better housing? Gang's research included talking to Cicero residents, but she designed her plan for them, not with them.

Community Participation, (Un)Realistic Proposals

But the failures of high-rise public housing teach harsh lessons: Architectural experiments often bring unintended consequences. At Cabrini-Green (above), earnest architects left out conventional hallways in favor of perimeter breezeways that were called "streets in the sky." The architects never foresaw that children could throw other children off of those breezeways. That forced the Chicago Housing Authority to fence in the breezeways with chain-link, making residents feel caged in.

Reference and Comparison

where exactly is the site?

It might be a mile from the Cicero Ave station, but there's another station not far east of Cicero that might be closer...judging by the graphic of the building seemingly positioned on the North side of the Burlington tracks.

BK: As the story says, the site is at 31st and Central. That's south of the Burlington tracks. But in another bit of artistic license (beyond using a working factory for a plan that's supposedly about reviving shuttered factories), Gang put her re-born factory to the north of the tracks.

Posted by: Just wondering | February 13, 2012 at 12:33 PM

Internet Banter, (Un)Realistic Proposals

Sorry Jeanne a bunch of others have beat you to the punch with fairly interesting efforts. The design sketches for Cicero really make one wonder if Jeanne has the flair to make this type of approach into a vibrant neighborhood and generate a vision of the future or will it become a high rise depressing disaster. Check out this site if you want to see executed "container" homes that are a good mix of ideas.

<http://www.busyboo.com/tag/shipping-container-homes/>

Posted by: john doe | February 13, 2012 at 01:44 PM

Reference and Comparison

I'm having trouble grasping this concept, but it almost seems more appropriate for young creative professionals as kind of an alternative to loft living than for poor immigrant families.

On a related matter: I always wished Chicago had the row-housing stock that the Eastern cities do.

BK: Correct—who is this design for? Wicker Park or Cicero?

Posted by: Joe S. | February 13, 2012 at 02:20 PM

Internet Banter, Populations and Demographics

The use layout doesn't seem much different from a large university dorm building.

Posted by: Eric | February 13, 2012 at 02:26 PM

Reference and Comparison

Blair - Thanks for this article -- it helps me better understand Gang's op/ed piece in the NY Times last week.. although I am still not buying her master-planning approach to solving the mortgage crisis.

Thank you for having an honest dialog about whether this is realistic or not and bringing the architectural naivety of Cabrini Green into the mix -- an all too real example of the failures of big plans by architects trying to solve socio-economic issues from the outside.

Internet Banter, Press and Links, Reference and Comparison, (Un)Realistic Proposals

I wrote a blog response to Gang's NY Times piece last week, which also brings up the issue

I wrote a blog response to Gang's NY Times piece last week, (which also bring up the poor planning of Cabrini Green)
<http://takebackthebuilding.com/?p=456> Pre-Foreclosed: February 2012

Sarah Susanka also e-published a piece I wrote last week regarding smaller scale foreclosure fixes by design:
<http://archive.constantcontact.com/fs092/1101567186420/archive/1109262917637.html>

Posted by: David Pollard AIA | February 13, 2012 at 03:25 PM

I guess I missed the part where Gang explained how a family unable to make one-third of the mortgage payments on an inexpensive bungalow would be able to afford newly constructed housing that must use unionized labor, comply with multifamily and highrise construction codes, and carry the expense of several years' worth of environmental remediation.

And I missed the part where Mexican immigrants yearning for the American dream, with at least their own little yard for the kids to play in, say that no, they really want to live in an enormous futuristic warehouse where they can't even hear the kids playing and have to lug the groceries a full block from the car.

Yet Gang and her colleagues are totally mystified that production builders, designing for the middle-class suburbanite, don't turn to them more often.

Posted by: Dennis McClendon | February 13, 2012 at 07:27 PM

If this project is planned for 31st and Central, then I personally think this woman is a wack-job.

That location overlooks a huge switchyard, where freight trains are shuffled, reconfigured, loaded and unloaded constantly. Diesel fumes, noise. The only people who might be happy overlooking that are model railroad enthusiasts.

As far as public transportation access goes, you have buses that run along Ogden, and maybe along 31st Street. The LaVergne and Cicero Metra stops are both goodly hikes away, even the pseudo-downtown Cicero area at 31st and Laramie is a solid hike.

Nevermind that they're talking about taking away a factory from a blue-collar town, along with its real/potential jobs.

If Cicero truly wants to build such a project a better location would be WNW of the Cicero Metra Station. That would be a location where they wouldn't potentially take away jobs from the area and that would be close to Metra and the CTA and the buses that run on Cicero and Cermak.

I'd really like to learn more nitty-gritty details about this Jeanne Gang person, like where does SHE actually live, what sort of neighborhood, in what sort of building? I'm guessing it's not anything like Cicero.

Posted by: MaryContrary | February 13, 2012 at 07:30 PM

How about doing something like this in Maywood? They have a terrible foreclosure crisis due to the same factors, but it is a lovely town, I wish it would thrive.

Posted by: Mira Hynes | February 14, 2012 at 10:54 AM

So the blog has a picture of Gang taken nowhere near the proposed site.

The architectural renderings are showing a building situated nothing like the proposed site.

And she's considered a professional?

Posted by: Show and Tell the truth and maybe she could be taken seriously | February 14, 2012 at 12:29 PM

Excellent article and thanks for sharing.

Posted by: Tampa Architects | February 14, 2012 at 02:54 PM



Brian Sholis
@briansholis

Blair Kamin on Jeanne Gang's "blueprint" for a future Cicero, outside of Chicago. Part of new MoMA show "Foreclosed."
chicagotribune.com/news/local/ct-...

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Academic Hubris, Affordable Housing, American Dream, Populations and Demographics

Academic Hubris, Circulation, Jobs, Silliness and Seriousness, (Un)Realistic Proposals

Affordable Housing, (Un)Realistic Proposals

Academic Hubris, (Un)Realistic Proposals

Internet Banter

Press and Links

Blair Kamin, "A Blueprint for a New American Dream, with Architect Jeanne Gang's Ideas for Cicero Work in the Real World?" *Cityscapes* (blog), *Chicago Tribune*, February 13, 2012, <http://featuresblogs.chicagotribune.com/theskyline/2012/02/a-blueprint-for-a-new-american-dream-will-architect-jeanne-gangs-ideas-for-cicero-work-in-the-real-w.html/> (accessed June 20, 2012). Image Credit: Not provided in publication.

2ndgreenrevolution
by Eric Wilson on February 13th, 2012

New Exhibit at MoMA Highlights Reimagined Suburbs



This exhibit represents the work of architects, urban planners, ecologists, engineers, and landscape designers. In the first iteration of the suburbs, these five groups did not communicate, leading to the current situation.

Stroll through the suburbs (if there are sidewalks or anything is accessible by foot) and the uniformity, lack of retail space, and absence of food markets is readily apparent. Many of the proposals in the installation look to rectify the discontinuity between the suburbs and ecology. Undoubtedly, several of the *New Urbanist* ideals of mixed use neighborhoods, shunned during the explosive growth over the past decades, will be featured prominently in the renderings.

As Jeanne Gang and Greg Lindsay point out in their *New York Times* op-ed piece, zoning codes are inimical to many of the policies that allow for redevelopment — not growth. They cite the Chicago suburb of Cicero, Illinois. Issues facing Cicero are "typical of most suburbs, including the segregation of residential, commercial and industrial facilities; prohibitions on expanding and reusing buildings for new homes and businesses; and tight restrictions on mixed-use properties. Cicero's code also defines 'family' in a way that excludes the large, multigenerational groupings now common across the country." By redefining these codes to allow for development of underutilized property, the suburbs can become a thriving community that reuses structures and reimagines them as beneficial to humanity, instead of the abandoned structures that currently exist on the outskirts of cities across the US.

Eric Wilson, "New Exhibit at MoMA Highlights Reimagined Suburbs," *2ndgreenrevolution* (blog), February 13, 2012, <http://2ndgreenrevolution.com/2012/02/13/new-exhibit-at-moma-highlights-reimagined-suburbs> (accessed July 18, 2012). Image Credit: Not provided in publication.

The Workshop

Challenge of Suburbia, Circulation, Reference and Comparison

Family, Government and Policy, Land Use and Density, Retrofit or Redesign



Press and Links

Foreclosed

Foreclosed: Rehousing the American Dream opens at the Museum of Modern Art on 14 February 2012.

Housing and the 99 Percent



While the too-big-to-fail banks and government-sponsored enterprises Fannie Mae and Freddie Mac have received substantial support in the form of low-cost loans, guarantees and toxic asset purchases, defaulting homeowners have received comparatively little government assistance.

Affordable Housing, Government and Policy

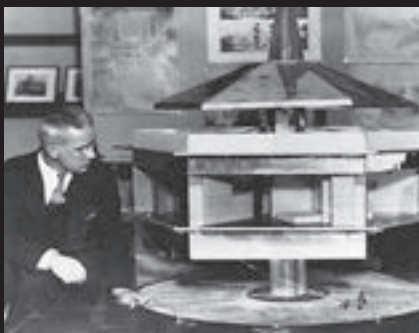
Another contributor, a man wearing glasses and black sweatshirt and standing beneath a beamed ceiling, holds up a text neatly printed in architect's block caps on a large pad of gridded paper:

American Dream, Government and Policy, Professional Practice

I am 62 years old.
I have worked honestly & hard my whole life (since I was 14) because that is how you "realize the American Dream."
I was a home builder & designer.
In 1980, the "Savings & Loan Crisis" forced me out of work & out of business. (The gov't helped the banks survive ...)

In 2007, the "Sub-prime Mortgage Crisis" crushed me again. I lost my home, my wife & my belief in that "American Dream." (The gov't saved the banks again ...)







Foreclosed: February 2012



The Buell Hypothesis imagines that the stimulus package codified in the 2009 American Recovery and Reinvestment Act had channeled federal funding into the provision of new public housing. This counterfactual provides the conceptual basis for *Foreclosed: Rehousing the American Dream*, a collaboration between the Buell Center and the Museum of Modern Art dedicated to changing the national housing conversation by projecting new imaginaries of American housing, suburbia and citizenship.

American Dream,
A New Conversation

"The foreclosure crisis has led to a major loss of confidence in the suburban dream. The idea of single-family houses on private lots reachable only by car has been broken, and this new reality has hit especially hard in suburbs. It is here, rather than in the next ring of potential sprawl, where architects, landscape designers, artists, ecologists, and elected officials need to rethink reshaping urban America for the coming decades.

American Dream,
Challenge of
Suburbia,
A New Conversation

Dear Jonathan

I printed out this post a couple of weeks back and have only just got around to reading it. I'm surprised no one has commented so I just wanted to belated say that I think this is an engaging post that covers a lot of important issues. Thanks and keep up the great work.
Dan

DJ Huppertz

03.08.12 at 05:38

Internet Banter

Jonathan Massey, "Housing and the 99 Percent," *Places* (blog), *Design Observer*, February 14, 2012, <http://places.designobserver.com/feature/housing-and-the-99-percent/32308/> (accessed July 18, 2012). Image Credit: We are the 99 Percent Tumblr archive; Photo by David Shankbone, via Wikimedia; Collage courtesy of Jonathan Massey; Photo via Penn State, Pennsylvania College of Technology; Photo at Western Michigan University, via The Making of Modern Michigan; Photo at Western Michigan University, via The Making of Modern Michigan; Photo at Western Michigan University, via The Making of Modern Michigan; Photo via King County Museum Collections; Photo via the Library of Congress; Photo via statemuseumpa.org; Photo courtesy of Daniel Kariko; Photo via Queens Museum; Photo via CUP.



Press and Links



A radical approach to homeownership

What if the home-buying process was easier to navigate and yielded more reward to the homeowner because of the innovative way the community was designed? Michael Bell, architect and professor at Columbia University, discusses his installation for the MoMA exhibition "Foreclosed: Rehousing the American Dream"

Homeownership



Felix Salmon (FS): So, I like this. So, you raise a large amount of money up front to build everything, and you raise that money by selling shares in the real estate investment trust to the broad public, to investors.

Homeownership, The Market

FS: So what you're doing is you're going along to the residents of Temple Terrace, and you're saying, "We have this great new model for you. It involves shrinking and no longer owning your home."

Homeownership, Land Use and Density

Michael Bell (MB): [laughs] You're trying to make it sound good.

FS: Essentially you're creating public housing here, which doesn't have great connotations. Historically speaking, it hasn't worked out that well.

Affordable Housing, Government and Policy, Homeownership

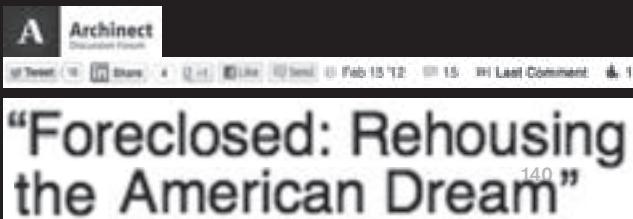
MB: The big issue I would get across here is that all housing is financially constructed. And in the United States, the single-family house for purchase with a mortgage is public. The mortgage deduction on your annual taxes means that everybody in this country has subsidized housing.

FS: Well, the homeowners do anyway.

Homeownership, Press and Links



"A Radical Approach to Homeownership," Thomson Reuters (blog), February 15, 2012, <http://blog.thomsonreuters.com/index.php/a-radical-approach-to-homeownership/> (accessed July 31, 2012). Felix TV, "A radical approach to homeownership." Reuters TV Video, 7:13. February 14, 2012. <http://www.youtube.com/watch?v=IG-5I5dAxr0/>.



I thought I would post this interesting interview w/ Michael Bell. It seems we are always discussing ways to put architects back in the driver's seat of the building process. I thought he posed some interesting solutions to immediate, real problems.

I really liked his holistic approach of re-casting the financing business model and working with members of that community to create a new paradigm.



Keith Carlson
Feb 15, 12 11:10 am

I thought I would post this interesting interview w/ Michael Bell. It seems we are always discussing ways to put architects back in the driver's seat of the building process. I thought he posed some interesting solutions to immediate, real problems.

I really liked his holistic approach of re-casting the financing business model and working with members of that community to create a new paradigm.

<http://www.reuters.com/video/2012/02/14/reuters-tv-a-radical-approach-to-homeownership-tel?videoId=230166482&videoChannel=117757>

I am hoping the show runs through June so I can see it in NY.

jla-x

Feb 15, 12 12:23 pm

Thanks for sharing that keith. Not really sure if I understand what he is proposing with this business plan.



Nam Henderson
Feb 15, 12 6:36 pm

I would be interested in hearing from any Nectors who have read the book/visited the exhibit/participated in the studios.

Particularly in light of Guy Horton's recent piece of criticism Thoughts on MoMA's Foreclosed: Rehousing the American Dream wherein he wrote "This is a shame because there are some valuable ideas. Ironically, most of those are contained in the boring data taken from economists and social scientists. Were the architects trying too diligently to spatialize the data?...As unsettling as the damage the financial crisis has wrought on the fabric of dwelling in America, the distance these proposals travel away from what caused these foreclosures is equally unsettling."

Or Justin Davidson who recently in NY Magazine wrote "Some ideas in the show sit on the border between bold and silly...As a whole, though, the show merges daydreams with pragmatism."

There he specifically critiqued Mr. Bell's vision as seeking to "herd newcomers to Temple Terrace, Florida, into a pair of high-tech megastructures lifted above vast urban plazas"

The Market,
Professional Practice,
(Un)Realistic
Proposals

The Market,
Press and Links,
Professional Practice,
(Un)Realistic
Proposals

Internet
Banter

Internet Banter,
Press and Links,
Reference and
Comparison

there is specifically critiqued. Bell's vision as seeking to "nerd newcomers to Temple Terrace, Florida, into a pair of high-tech megastructures lifted above vast urban plazas."

Comments on Foreclosed

Finally, more substantively to me was his feeling that "For all its thoughtfulness and rigor, though, a whiff of colonialism blows through the project, with its corps of city-based experts venturing into suburbia with maps and modern technology and plans for reforming the indigenous culture. The visions they come up with have a familiar urban feel, and the show replaces old conventional wisdom with the only slightly fresher dogma of density". Is it inevitable that this sort of project/process will perhaps come across as disconnected from on the ground socio-politics and communities. I wonder how a more organic approach to the problem could be articulated, perhaps even as simple as something like OccupyourHomes but more architecturally or spatially focused....

Also, this item Housing and the 99 Percent recently posted to News feed seem apropos.



Nam Henderson

Feb 15, 12 7:15 pm

Or to reference a line from Blair Kamin's review of Jeanne Gang studios contribution to the exhibit maybe what is needed is less concept more blueprint?

wurdan free

Feb 16, 12 10:06 am

Is this guy suggesting Condos are the solution to the real estate crisis? Or does everyone become a renter? Seems like another utopian community to me. And of course... he's going to tell me that if I have ONE child, I only get a two bedroom unit. No thanks. Why does innovation from Architects always have to come in the form of telling people how to live their lives? Maybe innovation could be a business model that allows Architects to incorporate all these good ideas and give the customer what they want instead of telling them what they want?

Some good ideas lost in translation, reducing cost of utilities. Simple solution there. Smaller footprint, better insulation and higher efficiency systems. Hmmm.... looks to be the kind of home that the home builders are putting out right now. Wonder why they're still in business?

go do it

Feb 16, 12 10:22 am

it would be a hard sell to convince people to abandon the traditional stand alone owner occupied home to become apartment dwellers.

it really is not that hard to build a very efficient or even a net zero home these days

toasteroven

Feb 16, 12 11:22 am

ending the subsidies that drastically lower the true cost of many aspects of the suburban lifestyle would be a very strong incentive for many people to move into apartments and denser neighborhoods. If you want urban-style services and utilities with the luxury of low density you should have to pay a premium for it. otherwise there are ways of living more "off the grid" if you're willing to do your own maintenance and pay a little more up front for these systems.

many people do have the dream of living in a detached single-family home, and I think this should be available to people if they can afford it, but I think until the crash people were pretty delusional about how much this lifestyle actually costs (i.e. taking out loans they couldn't afford), and how much it has been costing our country.

jls-x

Feb 16, 12 11:27 am

Why does innovation from Architects always have to come in the form of telling people how to live their lives?

Press and Links, Reference and Comparison, (Un)Realistic Proposals

Academic Hubris, Homeownership, Land Use and Density, The Market

Homeownership, Sustainability

American Dream, Government and Policy, Land Use and Density, Responsibility

Academic Hubris, American Dream, Reference and Comparison, Scale, Sustainability, Top-Down and Bottom-Up,

You hit the nail on the head. This goes back the the FLW broad acre city idea, that we can reinvent society in totality to fit a certain utopian vision. The problem is that every architect wants to invent the big cure not the gradual remedy, because the glory lies in being Jonas Salk not the guy who invented Robatusin. The problem with any utopian model is that it usually works in theory, but is completely unrealisable due to the given societal constraints with regard to culture and economy. I have been arguing on threads here that we need to become developers and offer realistic alternatives to crap suburbia. Once again, architects are thinking of top down solutions to what can only be achieved with bottom up models. We live in a free market society whether we like it or not. We need to create demand by building better stuff. "if you build it they will come" We can't just dictate our solutions and hope for society to demand our service. The suburban model is not going away because it is deeply part of the american culture. Rather than get rid of it, lets start by building more sustainable and enriching suburban communities that are affordable. Look at the way the auto industry copes with these constraints...Sure a small electric car that weighs 1000 lbs. may be the best solution, but they recognise that society will not change so quick, so they focus on hybrid suv's and 4 door sedans. We need to build the "civic hybrid" equivalent of architecture right now (transitional projects) not the electric smart car, because unfortunately many people out there still have steel testicles hanging from the back of their pick-up trucks. If we can't even do that, how the hell are we going to do anything more radical. While I wish society was easy to change and would love to see such grand projects, it just ain't gonna happen yet.

Foreclosed: February 2012



Kevin W.
Feb 16, 12 1:30 pm

Builders, developers and real estate people have been telling people how to live for years....it's obvious now, more than ever, thats how things are done....people don't know what they want...Architects stopped telling people what they want in the 1980's....see what we have now? I think as far as far as something devolor driven, the Eichler approach today would be a good start....Developer, hiring good and great Architects, offering something different that makes sense.

Academic Hubris,
The Market,
Reference and
Comparison

jla-x

Feb 16, 12 2:22 pm

Eichler, yes, I agree Kevin. You know of any contemporary developers that are doing this kind of work with a little more focus on community design and sustainability? I would love to do a little research into this.

Internet Banter,
Reference and
Comparison,
Sustainability



Kevin W.
Feb 16, 12 2:43 pm

I don't..if you find anything, please share with us.

Internet
Banter

toasteroven

Feb 21, 12 11:42 am

sustainable developers?? developers follow incentives and try to minimize risk - without government subsidizing sprawling (i.e. cheap & low capacity) infrastructure and overly restrictive zoning laws they'd very likely build far more high-density mixed-use buildings without parking (but also without green space). without utilities, roads, and other services land is pretty much worthless - and developers typically don't like challenging zoning unless they know the municipality is on board.

also - high-density outside of the city center presents another challenge because of the capacity of the existing services. Some towns in the northeast have put a moratorium on any new building because their existing water and sewer systems cannot handle any additional load. when you think of it, suburban development is often a function of how big the sewer systems are, or how much space is needed for a septic and/or leach field and buffer.

perhaps if as a culture we had a much healthier relationship with our own poop...

Challenge of
Suburbia,
Government and
Policy,
Infrastructure,
Land Use and Density,
The Market



J. James R.
Feb 22, 12 5:26 pm

Affordable Housing,
Government and
Policy,



Feb 22, 12 5:26 pm

Comments on Foreclosed

Builders, developers and real estate people have been telling people how to live for years....it's obvious now, more than ever, thats how things are done....people don't know what they want...

If you think it's just builders and developers telling people how to live, you're clearly missing a larger picture. Retailers are a huge factor here too. The problem with suburbia is the lack of "real job" creation.

The problem comes from the concept that many retailers sell products that more-or-less require single-unit, single-family housing units— lawnmowers, automobiles, chest freezers, full-sized appliances, furniture et cetera. The code for this word is "durable goods." And anytime you hear the government, planners or business-types talking about the increase in the purchase of durable goods or stimulating the durable goods market... they're clearly talking about suburbia.

And many of the companies that sell the tools of suburbia actively influence policy development by funding various non-profit and non-governmental organizations. We don't know who does what but there are fair examples.

Cato Institute, a supporter of laissez-faire capitalism, is quite a staunch critic of urban planning is or has been supported by the likes of General Motors, ExxonMobile, Toyota, Visa, Wal-mart, Volkswagon, Honda, FedEx and Time Warner. None of these companies want to see functioning cities.

And we end up the paradox of...

If most of the jobs are low-wage, who's buying goods and services?

And where do the armies of wage workers live if new suburban development is too expensive?

jla-x

Feb 23, 12 12:07 pm

Sub-urban and suburban are also two very different things. I would argue that sub-urban is not bad. A good example of this is in some parts of Brooklyn, Queens, and Nassau county NY. The density is greater than the typical suburban environment, and there is a small business walkable street scape that flanks a mix of multi and single family housing in many of these neighborhoods. There is also access to public transit in and out of the city. There is a mix of home owners and renters, and the opportunity to own a house and rent out the top floor. There is a sense of community and a feeling of being in a small town within a city. The film "Do the Right Thing" by Spike Lee so clearly expresses this. Another issue is density. More density is not the solution alone. We need to find an appropriate balance of density, production, and economy so that development can be in some sort of sustainable balance. I think that sub-urban form has the greatest potential for a sustainable development because there is enough space to support a mix of agriculture, industry,small business, housing, park space, etc...as well as enough density to support local businesses with regard to employees and consumers. Cities like manhattan will never be able to become hybrid typologies because things like urban agriculture and production will be far too expensive due to crazy high land prices. The only problem with the sub-urban typology is that it sometimes becomes gentrified over time as we see in brooklyn or the opposite happens where it becomes a ghetto due to the home values going down as density goes up like in Jamaica Queens (balance is always a thin line). On the other hand, suburban development lends itself to exploitation by corporate interests as James R. clearly articulates. The American dream of owning a single family home is not going away. It is a part of the American culture that dates back hundreds of years. We need to find a solution to the problem without ignoring the cultural mentality that led to it. This is why ideas like the ones in the MoMA exhibit never work. I believe that we need to study examples that already work like Astoria, and go from there.

toasteroven

Feb 23, 12 2:49 pm

if downtown is for people, then who are the suburbs for?



Nam Henderson

Apr 26, 12 7:38 pm

Government and Policy, Jobs, The Market, Responsibility

American Dream, Challenge of Suburbia, Circulation, Cities and Suburbs, Homeownership, Land Use and Density, Populations and Demographics, Quality of Life, Reference and Comparison, Scale, Sustainability, (Un)Realistic Proposals

Cities and Suburbs

Press and Links, (Un)Realistic Proposals

Recently saw that ICON took the same general critical tone regarding the exhibition.

Foreclosed: February 2012

"This sort of vague, non-ideological collectivism hangs over the entire show. Designs by Visible Weather and, in particular, Zago Architecture, stress the blurring of the usual lines between public and private, renting and owning, residential and commercial sites. Such imprecise boundaries give these projects a Ballardian air: what use is changing the dream if you replace it with a nightmare?"

More <http://www.iconeye.com/news/news/foreclosed-rehousing-the-american-dream>



Press and Links,
Sustainability

Keith Carlson, "Foreclosed: Rehousing the American Dream," *Discussion Forum, Archinect*, February 15, 2012, <http://archinect.com/forum/thread/38161117/foreclosed-rehousing-the-american-dream/> (accessed June 26, 2012). Felix TV, "A radical approach to homeownership," *Reuters TV Video*, 7:13. February 14, 2012. <http://www.youtube.com/watch?v=IG-5I5dAxr0/>.



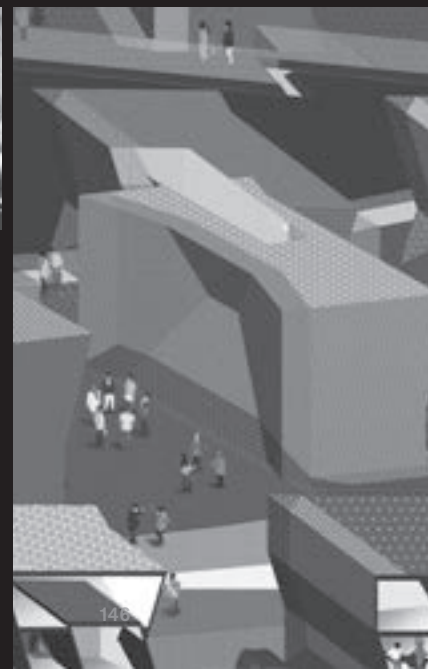
Foreclosed: Rehousing the American Dream at the MoMA



Starting today, through July 30, New York's Museum of Modern Art (MoMA) will be running an exhibit featuring the proposals of five interdisciplinary studios that were asked to re-think and re-invent the future of housing in the midst of the foreclosure crisis that remains a threat to many Americans and their homes. Over the Summer of 2011, WORKac, MOS Architects, Visible Weather, Zago Architecture and Studio Gang Architects selected five "megaregions" across the country on which to speculate the form that housing could take: physically, socially and economically. Late this summer, ArchDaily has provided coverage while the work was in progress. Opening today, the results of those speculative efforts will be presented at the MoMA as part of an exhibit called *Foreclosed: Rehousing the American Dream*. The Open Studios exercise was organized by Barry Bergdoll, MoMA's Philip Johnson Chief Curator of Architecture and Design, with Reinhold Martin, Director of Columbia University's Temple Hoyne Buell Center for the Study of American Architecture.

Press and Links,
The Workshop







Joe Klein says:



can some one explain to me when the horrendous proportions of contemporary developments (infrastructure) will be addressed. this seem to reflect and expectation of population engorgement. till this is addressed i say you stop being architects your proportions of way off.

your understanding of the human organism its entirely none considered as you payed not attention to physical well being providing no lessons for its observation. you are a empty economic driver with little prospective.

Nate says:



a little confused with your entry Joe, I would say that the proportions of human figures are hit-and-miss. It is hard to say though, since there are multiple presentations. Personally i am a bit lost to the takeaways. Did each firm propose a set of solutions or was this merely an expose of the current

crisis?

Ken Taisukki

bit.ly/3zwmxC Foreclosed: Rehousing the American Dream at the MoMA: By Irina Vinnitskaya (click here for o... buff.to/y4m7ad

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Ekaterina Dovjenko

SO COOL. I want to go! Foreclosed: Rehousing the American Dream at the MoMA | ArchDaily archdaily.com/199094/foreclo... via @archdaily7

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Infrastructure, Populations and Demographics, Scale

Internet Banter, (Un)Realistic Proposals

L: Press and Links R: Press and Links



L: Press and Links
R: Press and Links

Irina Vinnitskaya, "Foreclosed: Rehousing the American Dream at MoMA," *ArchDaily*, February 15, 2012, (accessed June 26, 2012). Image Credit: Don Pollard. © 2011 The Museum of Modern Art; Courtesy of WorkAC; Studio Gang Architects + Joseph Lekas Photography; Don Pollard. © 2011 The Museum of Modern Art; Courtesy of MOS Architects; Courtesy of MOS Architects; Studio Gang Architects + Joseph Lekas Photography; Courtesy of WorkAC; Courtesy of Michael Bell, Eunjeog Seong, Visible Weather; Courtesy of Zago Architecture; Don Pollard. © 2011 The Museum of Modern Art; Don Pollard. © 2011 The Museum of Modern Art; Don Pollard. © 2011 The Museum of Modern Art; Don Pollard. © 2011 The Museum of Modern Art; Don Pollard. © 2011 The Museum of Modern Art; Don Pollard. © 2011 The Museum of Modern Art; Don Pollard. © 2011 The Museum of Modern Art; Don Pollard. © 2011 The Museum of Modern Art; Don Pollard. © 2011 The Museum of Modern Art; Don Pollard.



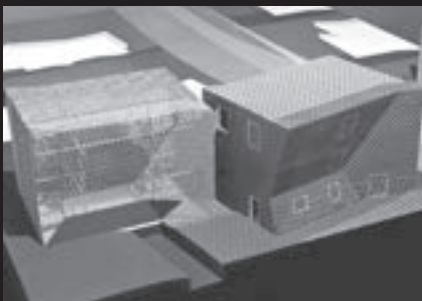
(Sub)urban Realities—

MoMA's new exhibition *Foreclosed* continues the museum's exploration of seminal issues in contemporary living. An architecture report from New York by Danielle Rago



This vision of the Museum as a proactive institution in which exhibitions are used for advocacy-related purposes relates back to MoMA's founding mission of "creating a dialogue between the established and the experimental, the past and the present, in an environment that is responsive to the issues of modern and contemporary art."

Role of the Museum





By altering the cultural narrative that is as pervasive as it was when first introduced into mainstream society in 1931 by James Truslow Adams, we can rewrite and ultimately redesign the future of American cities. These five proposals on display at MoMA, while optimistic and idealistic in nature, do capture the spirit of change and forward thinking in both design and practice. While differing in scale and execution, all five projects address the notion of the "American Dream" as an ideal that needs to be refigured in order to reflect current needs and demands of contemporary society.

American Dream, A New Conversation, Reference and Comparison



What happens next is the continuation of the dialogue that began at MoMA PS1 (where the architects began the initial stages of research and design) and has transferred into the Architecture and Design galleries in the Museum. In order to establish solutions to current problems, such as the emergency housing crisis in America, we must propose ideas (as the aforementioned teams have done) through careful research and study before proceeding with rebuilding and redevelopment efforts. What Bergdoll demonstrates throughout *Foreclosed* and in this exhibition series is the importance of involving architects and design practitioners in the early stages of development of larger problems and social issues, such as the housing crisis and the global warming crisis, respectively, on both a local and global scale. Thanks to these efforts, the architecture and design community can now offer a more substantial role in the redevelopment of cities and, more importantly, ways of thinking about how we live in the expanded spatial environment.

A New Conversation, Professional Practice, The Workshop



L: Press and Links, Role of the Museum
R: Press and Links, Role of the Museum

Danielle Rago, "(Sub)urban Realities," *Domus*, February 15, 2012, <http://www.domusweb.it/en/architecture/suburban-realities/> (accessed June 26, 2012). Image Credit: A view of Orange, New Jersey. Zago Architecture, Property with Properties, model; MOS Architects, Thoughts on a walking city, model; WORKac, Nature city, model; Jeanne Gang of Studio Gang presents her research at MoMA PS1; Michael Meredith and Hilary Sample of MOS present their research at MoMA PS1.

The American Dream, Revised



Saving the suburbs might mean starting essentially from scratch.

Retrofit or Redesign



But the sometimes grandiose architectural conceits are in the end less interesting than the economic ideas on display. It's not just the McMansion and the white picket fence that are deconstructed here; the very ideal of single-family home ownership comes under scrutiny as well. After all, the foreclosure crisis sprang from financial mechanisms as much as from the built environment.

The Market

The elimination of restrictive zoning in the Cicero proposal is emblematic of the way the various teams in "Foreclosed" challenge the physical and bureaucratic barriers that have defined American suburbia for generations. All five teams push for a vibrant mix of residential and business development. All challenge the idea that "suburbs" and "cities" are fundamentally different creatures. All advocate for variability in types and terms of ownership, with rental always an option, and shared spaces for work and play readily available.

Cities and Suburbs, Homeownership, Land Use and Density

The designs on display at MoMA will never be built in the real world. They are, however, a meaningful addition to a conversation we've waited too long to have about the way we will live and work in this country for the next hundred years, and the next American dream.

A New Conversation



Femrica

The Market

"He who pays the piper, dictates the tune." Housing delivery, its design and the general structure of the industry is controlled by the institutions that provide the money; whether GSEs(Fannie & Freddie) or banks, these are the true puppeteers. Even the physical architecture, the cookie cutter nature of everything is dictated by the "appraised value", the only language the money lenders understand. Builders, designers and architects can dream all they want, unless there are new ways of structuring how houses are paid for, what consumers want will always be compromised and subverted by dictators of finance.



Jesus Negros

Homeownership, Reference and Comparison

"decoupling the previous notion that ownership is a home and the land beneath it."

It's called a trailer park. It's already been invented.



TomFalset

150

Family, Populations and Demographics, Reference and

What crap. For example, says Jeanne Gang, "Cicero's code also defines "family" in a way that excludes the large, multigenerational groupings. Too much trouble to look? Here is the definition, from the Cicero Illinois Code of Ordinances, sec 46-466:

"Family means a single individual, doing his own cooking, and living upon the premises as a separate housekeeping unit, or a collective body of persons doing their own cooking and living together upon the premises as a separate housekeeping unit in a domestic relationship based upon birth, marriage, or other domestic bond, as distinguished from a group occupying a boardinghouse, lodginghouse, club, fraternity or hotel."

So, multigenerational, and related by birth? That's a family. Large? Not in the definition. Not related by blood, nor by marriage, but cooking and living together, based on a domestic bond? Family, again.

I have no love for Cicero, but Jeanne Gang can make municipal ordinances look reasonable by comparison.

Let's go on to the very next phrase, "now common across the country." Are we to believe that large multigenerational groupings are now common across the country? If they are common, then these onerous regulations aren't having much effect. If they aren't common, then we have Jeanne Gang reporting what she wishes were true, in place of what is. Tool.



Craig Kootsillas

I think there's no doubt that there is a trend towards "large multigenerational groupings" given the immigrant population explosion.

It's never been part of our culture.

Our goal used to be to become an adult and get out on one's own.

American Dream,
Populations and
Demographics



Richard Florida

The American Dream Revised -
@buttermilk1 on the new MOMA
"Foreclosed" exhibit - bit.ly/xEE6Mm via
@emilybadger

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Kimberly Dotseith

At MoMA in NYC - what to become of
foreclosed suburbs? The American Dream,
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L: American Dream,
Press and Links
R: American Dream,
Challenge of
Suburbia,
Press and Links



Alysia Bennett

#Architects + economists = #foreclosed:
change the dream...& you change the city
ow.ly/1GvZS7 #citiesfw #MoMA #futrchat

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American Dream,
Press and Links

Sarah Goodyear, "The American Dream, Revised," *The Atlantic Cities*, February 15, 2012, <http://www.theatlanticcities.com/housing/2012/02/american-dream-revised/1233/> (accessed June 26, 2012). Image Credit: The Museum of Modern Art.



Near Say™
Emilio Daily West, Feb 18, 2012

MoMA's New Exhibit Scrutinizes the Suburbs



The Museum of Modern Art's newest exhibit, "Foreclosed: Rehousing the American Dream," examines and troubleshoots the shortcomings of the modern suburb.

Challenge of Suburbia

According to *New York Magazine*, Some of the concepts posited by these visionaries are fanciful and even silly; others are bold but intriguing - Bergdoll asked the team, when ideas seemed exceedingly far fetched, to ask practical questions about energy consumption, fire codes, zoning laws, etc. that they would need to consider to make their projects feasible in real time.

Silliness and Seriousness, (Un)Realistic Proposals

He has many of his designers involved in a significant recycling of urban space. One artist' plan is to deconstruct obsolete factories using the parts to build apartment complexes fringed by communal gardens, another artist envisions an urban grid interwoven with pockets of wilderness so that deer and foxes might roam avenues of townhouses and businesses.

Retrofit or Redesign

Emelyn Daly, "MoMA's New Exhibit Scrutinizes the Suburbs," *NearSay* (blog), February 15, 2012, <http://newyork.nearsay.com/nyc/hells-kitchen-midtown/arts-culture-moma-new-exhibit-foreclosed/> (accessed July 19, 2012). Image Credit: Architectural model for WORKac's Nature City for Keizer, Oregon.



BEAUTIFUL DISASTER

A look inside the exhibit of American reawakening

The 2008 financial collapse sent shock waves all over the world—there is no question as to how devastating the recession has been, in regards to families exiled due to mortgage default, stagnant high unemployment rates, and the hopeless shellacking of the idea of a quick recovery. But for a few certain architects, the past three years has wiped the national slate clean, leaving a country that is ready to be rebuilt and reworked for the modern era.

Affordable Housing, Jobs, A New Conversation



Come see what these luminaries have in store for America.

Academic Hubris, A New Conversation

"Beautiful Disaster," *The Village Voice*, February 15, 2012, <http://www.villagevoice.com/2012-02-15/voice-choices/beautiful-disaster/> (accessed July 19, 2012). Image Credit: Not provided in publication.

MoMA Misses by 99%



The newly opened show at the Museum of Modern Art, *Foreclosed: Rehousing the American Dream*, through July 30, fails to accomplish what it claims: to address one of the most critical issues facing the public today – foreclosures. The result is a disservice to the people the show's organizers set out to help. What's worse, the exhibit takes design back ten years, attempting to re-aim design in a failed direction of the past.

Affordable Housing,
The Exhibition



For the past ten years, evidence has mounted in other exhibits and publications that design can play a direct role in addressing issues critical to the general public. Rather than just providing luxury to "the few," designers involved in those projects worked intensely with communities to reshape their built environments.

Community
Participation

One of the best of these was (ironically) another MoMA show, "*Small Scale, Big Change*," presented just last year. Curator Andres Lepik selected projects in which the architects maintained a sustained relationship with the communities they served. The projects were developed and carried out with the involvement of the communities, not invented in a museum for distant "beneficiaries". Rather than being esoteric ideas proposed for whole "mega-regions" of the country, these projects were site-specific and actually built, in cooperation with the people who benefited.

Academic Hubris,
Community
Participation,
Reference and
Comparison,
Scale

To be fair, a few efforts at community engagement could be found in *Foreclosed*. Jeanne Gang included three qualified advocates for the interests of the general public: Theaster Gates, Roberta Feldman, and Cristine Pope. As she states: "*Early in the process, our teammates Roberta Feldman and Theaster Gates worked with Cicero's Interfaith Leadership Project [Cristine Pope] to interview residents about their own personal foreclosure crises.*"

Community
Participation,
The Workshop



Rather than just serving the top 1%, design could be as meaningful as public health and public interest law in serving the people. In fact, the architectural profession now sees an opportunity for a needed rebirth. Based on the highest unemployment of any college degree. (January 6,

Academic Hubris,
Professional Practice

for a needed rebirth. Faced with the highest unemployment of any college degree, (January 5, 2011, *The New York Times*, "Want a Job? Go to College, and Don't Major in Architecture"), many architects are seeking nontraditional uses of their talents.



In the end, it is not a curator or the designer who will determine if design projects are successful or not. It is the public who will be the final judge, based on what the design achieves.

For architecture to reach its full potential the public must be involved, inviting designers to be a part of their conversations and solutions in addressing social needs. But before this happens, the public must first understand the newly-emerging role of design. And it is here that this show wastes so much possibility and a timely opportunity.

Community Participation, Professional Practice, Role of the Museum

1. Right on, Brian. It's a real shame that MoMA went from understanding something about community work to the idea that architects can magically help reverse decades of community disinvestment and financial industry assault through the use of digital design tools and esoteric philosophy. People facing foreclosure and the designers who want to help them (who may be one and the same) deserve better when our leading institutions investigate the situation.

Comment by *Raphael Sperry* — February 17, 2012, @ 2:44 pm

Academic Hubris, Community Participation

2. I feel the reviewer missed the mark this time. The design teams for *Foreclosed* are young architects (hardly deserving of the term "starchitects," since they have comparatively built far less than today's typical starchitect.) I visited the open studios and lectures that were held at P.S.1 over the past year and a half. The program is meant to be thought-provoking and exploratory, as opposed to concrete in its proposed solutions. I was impressed by the amount of data compiled by the teams (in their efforts to document the megaregions) and the thoughtfulness evident in their evolving research. The exhibition is meant to inspire people with new ideas, and new approaches to familiar problems. Obviously, architects can't solve the foreclosure problem (that's our banking system's responsibility), but they can document patterns of potential future growth for these massive regions, which the teams certainly accomplished by last August during the open studios. The purpose of the exercise is to imagine new housing opportunities in regions where two large cities share resources and transport systems. Mr. Bell doesn't mention this fact. If the teams were working in small neighborhoods and failed to engage the community, his criticisms would ring true. But these are large-scale regions with massive populations.

Comment by *Laurie Manfra* — February 22, 2012, @ 12:50 pm

A New Conversation, Scale, (Un)Realistic Proposals, The Workshop

3. Designers and architects should be actively engaging the public's opinions and ideas in order to creatively solve problems whether they are working in small villages or massive cities.

Comment by *Allison Tao* — June 15, 2012, @ 12:11 pm

Community Participation, Scale

Cheryl Hubbard @MuseumOfArt
 MoMA Misses by 99%: By Bryan Bell The newly opened show at the Museum of Modern Art, *Foreclosed: Rehousing the A...* bit.ly/ytq3G

Allison Arieff @arieff
 MoMA Misses by 99% bit.ly/AaLR3L. Great insights from Bryan Bell on "Foreclosed"; Droog's/DSR's Levittown show had same issues

L: Press and Links
 R: Press and Links, Reference and Comparison

AJ Javiera @AJJaviera
 MT @Jobnary Design Corps' Bryan Bell claims the new "Foreclosed" exhibition at the

André Morand @andremorand
 Good urban design is achieved through collaboration, not imposition. bit.ly/Andremorand

L: Press and Links
 R: Community Participation, Press and Links

claims the new "Foreclosed" exhibition at MoMA sets design back 10 years
bit.ly/wNt8W

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collaboration, not imposition. bit.ly/AaLr3L
Foreclosed: February 2012
Insights from Bryan Bell on "Foreclosed" at MoMA

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Press and Links

 **Marcelo López Dinardi**
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When it rains it pours: Foreclose exhibition at MoMA
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Bryan Bell, "MoMa Misses by 99%," *Point of View* (blog), *MetropolisMag.com*, February 16, 2012, <http://www.metropolismag.com/pov/20120216/moma-misses-by-99/> (accessed July 20, 2012). Image Credit: Images from MoMA exhibition site, <http://www.moma.org/foreclosed>.



The Museum of Modern Art exhibition "Foreclosed: Rehousing the American Dream"; Turkish born photographer Ferit Kuyas has documented the changing suburbs of Chongqing, China; the Urban Age Awards.



Lawrence Pollard (LP): That ideal of your own house and its own garden with room for the car isn't just American. It may have started there, but it's what people aspire to in China or in Brazil, in Africa. And if it's gone bust in the US, can it, should it, survive in the rest of the world?

Scale,
Sustainability

Andrew Purcell (AP): Do you think that Americans are giving up on the suburban dream, then? Because it's still seems quite resilient to me.

American Dream,
Challenge of
Suburbia,
The Market,
Populations and
Demographics

Barry Bergdoll (BB): It is astounding to what extent people's dreams are fulfilled by images that are supplied to them by the marketplace, by advertising, by television, but I do think that is shifting. And even some of the dream producers like movies, like television series, are beginning to address the complex realities of suburbs and are starting to show us images of suburbs which are arrival cities for immigrants which have multigenerational families living in the same house. Some of the kind of covering up of those realities in popular entertainment is itself beginning to erode. So, there are many many cracks in the dream.

AP: What chance does a scheme like this have of being realized?

Circulation,
The Market,
(Un)Realistic
Proposals

Jeanne Gang (JG): I think we can't afford not to realize something. We have so many issues especially in the inner ring suburbs where we were looking at, like Cicero, where developers kind of hop-skip over them and sprawl out into further and further-out suburbs, which just increases our dependence on the car.

LP: What have we learned about the Suburban ideal from the collapse of its American model? Is it sustainable, transferable to emerging economies?

Jobs,
Scale,
Sustainability

Ricky Burdett (RB): You just have to look at what's happened to cities, and unfortunately that's exactly what's happening. Most cities are suffering from middle-aged spread. They become really wide, and their footprint is becoming larger and larger. And as was said by many of the speakers in this piece, it's because the car is there and everyone aspires to it. It's fantastic that the MoMA, this august institution, instead of doing Deconstructivism or "Edible Minimalism" or whatever, is dealing with this stuff. But you can't talk about this issue of cities and foreclosure and all that unless you link jobs and housing.

RB: And it's not just design. That's my only gripe with the MoMA thing. You've got to have a political system, and I'm sure they raised that, which supports that level of intervention. So that architecture is meaningful socially.

Government and
Policy

LP: And architecture becomes the way that people will trust their government or trust their institutions.

RB: It can.

"Foreclosed: Rehousing the American Dream", Radio, *BBC*, February 16, 2012, http://www.bbc.co.uk/iplayer/episode/p00nm3h1/The_Strand_16_02_2012/. "Foreclosed Rehousing the American Dream". Presented by Lawrence Pollard. *The Strand*, *BBC*, February 16, 2012. http://www.bbc.co.uk/iplayer/episode/p00nm3h1/The_Strand_16_02_2012/.

inhabitat

by Bridgette Meinhold, 02/16/12

Jeanne Gang's Proposal Transforms Chicago's Rundown Cicero Into a Thriving Neighborhood

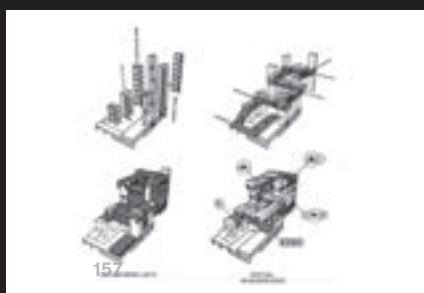
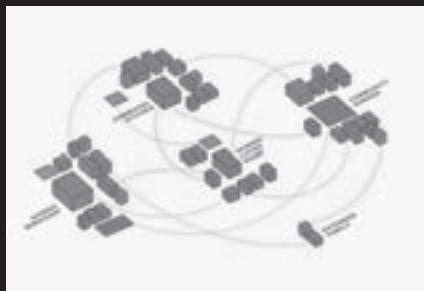
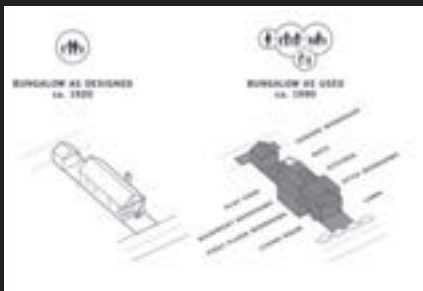
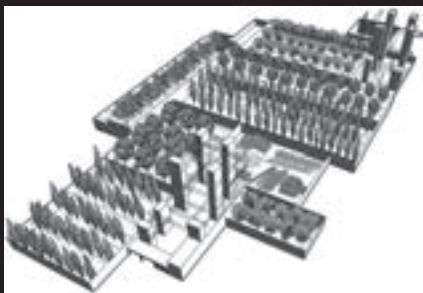


The Garden in the Machine is a proposal that uses nature and technology to improve the land, while combining housing and jobs within new, flexible live/work structures interwoven with a variety of public green spaces.

Land Use and Density

Making use of the existing infrastructure, Gang came up with "The Garden in the Machine", which demonstrates how the remains of Cicero's industry, its lands, building materials, and existing rail infrastructure could be the foundation for a new and better town. The new vision calls for an influx of vegetation, trees and gardens to improve the green space of the area. Housing would largely transition to new live/work units and would require a change in zoning and regulations to allow a different form of ownership — one that allows citizens to purchase and sell shares corresponding to the live/work units they occupy. A variety of flexible housing options would be occupied by families of all sizes and a new economy would be created through residents who live and work in the same area. Rather than raze the entire area and start again, Gang sees that the existing infrastructure can be utilized to build a better, more sustainable city.

Government
and Policy,
Homeownership,
Infrastructure,
Jobs,
Land Use and Density,
Sustainability





Circulation



sassy01247 says:
February 16, 2012 at 9:59 am

What appears to be missing from consideration is transportation infrastructure. More specifically, walking, biking and mass transit. There are many structural components to accommodate these modes such as ramps (which serve bikes, carriages, wheelchairs etc), and flat surfaces running along stairways. Separated and/or elevated lanes and parking and rental facilities for bikes etc.

Circulation,
Internet Banter



Geena says:
March 4, 2012 at 8:38 am

Love if Cicero is nicely located near downtown and public transport. Agree with first commenter about the bike unfriendly aspect.

Bridgette Meinhold, "Jeanne Gang's Proposal Transforms Chicago's Rundown Cicero into a Thriving Neighborhood," *Inhabitat* (blog), February 16, 2012, <http://inhabitat.com/jeanne-gangs-proposal-transforms-chicagos-rundown-cicero-into-a-thriving-neighborhood/> (accessed June 26, 2012). Image Credit: Not provided in publication.

inhabitat

by Lori Zimmer, 02/17/12

Architects Reimagine the American Suburb for MoMA's 'Foreclosed: Rehousing the American Dream' Exhibit

Each proposal in "Foreclosed" actively seeks to address the issues that many dying towns in America face today, as industry leaves and bills go unpaid. While the ideas may seem too radical to implement, it's this type of innovative thinking that will put American housing on a more sustainable and affordable path.

A New Conversation,
(Un)Realistic
Proposals





Jeremiah Russell
@inhabitat

RT @inhabitat: Architects re-imagine Amer suburb for MoMA's new exhibit, "Foreclosed: Rehousing the American Dream."
bit.ly/wNs5Wk

10:42 AM - 17 Feb 12 via mobile - Embed this Tweet

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Five brilliant ideas to fix our nation's foreclosure crisis are now on display at MoMA: bit.ly/zEGaxn

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L: Press and Links
R: Press and Links

Lori Zimmer, "Architects Reimagine the American Suburb for MoMA's 'Foreclosed: Rehousing the American Dream' Exhibit," *Inhabitat* (blog), February 17, 2012, <http://inhabitat.com/nyc/architects-reimagine-the-american-suburb-for-momas-foreclosed-rehousing-the-american-dream-exhibit> (accessed June 26, 2012). Image Credit: Not provided in publication.

legally *Sociable*

Posted by Brian • February 17, 2012 @ 10 AM • 2 comments

New MoMA exhibit "Foreclosed" reimagines suburban life

Perhaps a side effect of the downturn in the housing market in recent years is a willingness to think boldly about a new future for American suburbs. "Foreclosed," a new exhibit at MoMA, proposes several solutions:

Inner-ring suburbs are in need of some solutions as they often face big-city problems without the resources or attention they need to truly innovate.

Now the trick is to try to implement one of these options. (See some images here.) While it is interesting to consider what might be done, it would be useful to ask the architects about how they would go about putting these plans into action in particular

A New Conversation

Challenge of Suburbia, Cities and Suburbs

Art and Architecture, (Un)Realistic Proposals

While it is interesting to consider what might be done, it would be useful to ask the architects about how they would go about putting these plans into action in particular suburbs. What would suburban governments and residents approve? Where would the funding come from? A prominent composting plant? Gang's plan requires changing a lot of zoning laws? Looking at some of the comments to this story, there is some skepticism. If these designs are in a museum, is the exhibit intended to be more art or practical design?

Comments on Foreclosed

Questioning the value of an outsider's perspective in MoMA's "Foreclosed" | Legally Sociable says:

February 22, 2012 at 11:15 AM

[...] seems to be provoking a lot of strong reactions (see Brian's previous commentary here). Diana Lind, editor in chief of Next American City, questions both the motives and the [...]

Press and Links,
Reference and
Comparison

A surplus of 5 million McMansion in the United States? | Legally Sociable says:

March 14, 2012 at 5:02 PM

[...] the middle of a review of the Foreclosed exhibit at MoMA, a housing analyst makes an interesting statement about the surplus of housing currently in the [...]

The Market

Further discussion of MoMA's "Foreclosure" exhibit | Legally Sociable says:

June 26, 2012 at 4:35 PM

[...] few months ago, we wrote a couple of times about the "Foreclosed" exhibit at MoMa (see here and here). Here is an extended "roundtable debate" about the exhibit and a paragraph of [...]

Internet Banter,
Press and Links

Brian Miller, "New MoMA Exhibit 'Foreclosed' Reimagines Suburban Life," *Legally Sociable* (blog), February 17, 2012, <http://legallysociable.com/2012/02/17/new-moma-exhibit-foreclosed-reimagines-suburban-life> (accessed July 20, 2012).

Real Crash - By Howard

February 17th 2012

Housing Crash at MOMA



MOMA, the Museum of Modern Art, New York, NY is getting into the act with art concerning the great American Housing foreclosure crisis. With all their ecological and environmentalist talk, their solutions may be a bit on the Pol Pot side of things. Oh well, what do you expect.

Academic Hubris,
Top-Down and
Bottom-Up

Howard Giske, "Housing Crash at MoMA," *Real Crash* (blog), February 17, 2012, <http://www.realcrash.com/housing-crash-at-moma> (accessed July 20, 2012). Image Credit: MoMA, NY.

STUDIO 630

17th of February 2012

Jeanne Gang's Proposal To Transform Chicago's Rundown Cicero Into a

This is a...
60

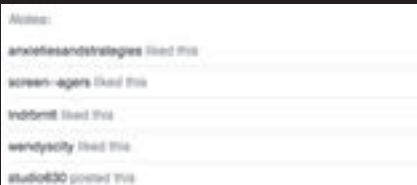
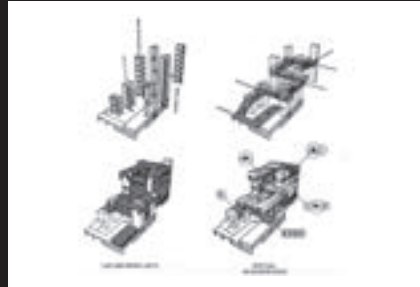
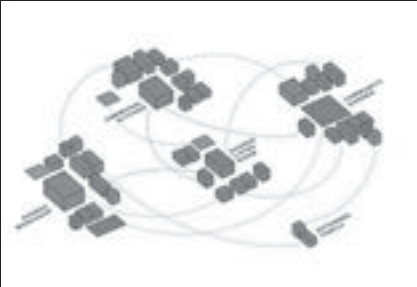
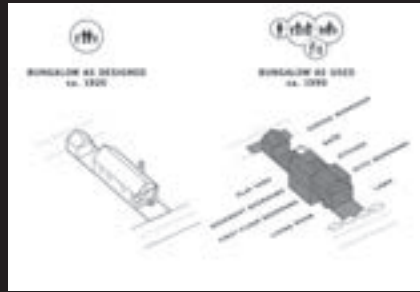
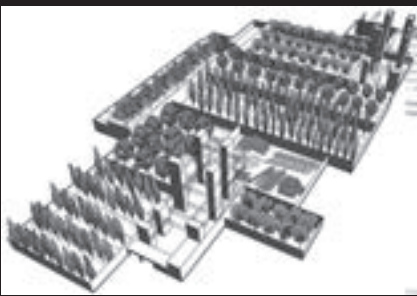
Chicago's Rundown Cicero into a Thriving Neighborhood

Foreclosed: February 2012



"Like many areas throughout the country, Cicero, Illinois is blighted with a large percentage of foreclosed and rundown properties. As part of the MOMA exhibition **Foreclosed: Rehousing the American Dream**, Jeanne Gang has created a new vision for the area which could transform it into a thriving and healthy neighborhood. **The Garden in the Machine** is a proposal that uses nature and technology to improve the land, while combining housing and jobs within new, flexible live/work structures interwoven with a variety of public green spaces.*

Land Use and Density,
The Market,
Press and Links



"Jeanne Gang's Proposal to Transform Chicago's Rundown Cicero into a Thriving Neighborhood," *Studio 630* (tumblr), February 17, 2012, <http://studio630.tumblr.com/post/17762660422/jeanne-gangs-proposal-to-transform-chicagos> (accessed July 20, 2012). Image Credit: Not provided in publication.

DKrantz Harris (@ARCHCULTURE) [Follow](#)

More on #MoMA's new Suburban focused "Foreclosed" exhibit: RT @ArchDaily: Nature-City by WORKac: archdaily.com/A171gb #architecture

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Alexander Stähle (@StahleArchitect) [Follow](#)

This is none other than modernism 2.0. Boring-low livability. Sad @ArchDaily: Nature-City /WORKac /MoMA archdaily.com/A171gb #architecture

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7:24 AM - 17 Feb 12 via Twitter for iPhone - Embed this Tweet

L: Press and Links
R: Press and Links, Quality of Life, Reference and Comparison

Greg Lindsay (@Greg_Lindsay) [Follow](#)

The topic of discussion: "nature," "town & country" and the suburb is neither. bit.ly/uxXO4f #foreclosed

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CBR Products - Broda (@CBRProducts) [Follow](#)

Interesting designs in the wake of the foreclosure crisis bit.ly/AbG2LC

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L: Cities and Suburbs, Press and Links
R: Press and Links

alaina harkness (@alainaharkness) [Follow](#)

Get a glimpse of the future of #housing at "Foreclosed," new exhibit @MuseumModernArt moma.org/interactives/e...

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Greg Lindsay (@Greg_Lindsay) [Follow](#)

Up now: Jeanne Gang, presenting our project, "The Garden in the Machine" and telling the story of Cicero, bit.ly/uxXO4f #foreclosed

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@Moma's take on walkable cities. View the various projects @OPinDC @DDOTDC moma.org/interactives/e...

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What do you think? RT @edestesdesign: @Moma's take on walkable cities. View the various projects @OPinDC @DDOTDC moma.org/interactives/e...

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L: Circulation, Press and Links
R: Circulation, Press and Links

Alan McConchie (@alanmcconchie) [Follow](#)

So, the "Foreclosed" show at MoMA is not really about foreclosures. Nor is it any "good". Give it a miss. #AAG2012 moma.org/visit/calendar...

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5:46 AM - 18 Feb 12 via Twitter - Embed this Tweet

Affordable Housing, The Exhibition, Press and Links



Sunday, February 19, 2012, 5:03 AM Updated: Sunday, February 19, 2012, 12:43 PM
By Michael J. Fraasella

Suburban renewal at the Museum of Modern Art





Foreclosed: February 2012

In a difficult but arresting new exhibit, "Foreclosure: Rehousing the American Dream," MoMA is suggesting that architecture and design can help reconfigure how/where we live, and how we own homes (or don't).

The Exhibition, Homeownership, Professional Practice

Overall, urbanization seems to be part of the solution. All five designs replace the single-family home, so beloved of suburbia, with diverse alternatives. Similarly, transportation options — like walking! — replace private cars, necessary evils more often than not in suburbia.

Circulation, Cities and Suburbs, Land Use and Density

The large pale-blue three-dimensional model is handsome, but difficult to imagine as a real place.

The Exhibition

It's a spectacular, futuristic enclave with "sky gardens," urban farms and ribbons of native habitat snaking into handsome arrangements of what would be called "garden apartments" if it were, say, 1955.

Reference and Comparison

Michael J. Fressola, "Suburban Renewal at the Museum of Modern Art," *SILive.com*, February 19, 2012, http://www.silive.com/entertainment/arts/index.ssf/2012/02/suburban_renewal.html/ (accessed July 19, 2012). Image Credit: Photo Courtesy of MoMA.

THE GLASS HOUSE CONVERSATIONS

In December, I was at Design Miami/Art Basel and had a great time connecting with so many old friends, clients, press contacts, etc. At some point during the week, I sent a text message to a friend to recount some of the new work I'd seen, the run-ins, the parties, the tote-bags...

Art and Architecture, Internet Banter, Professional Practice

Her response was: "So, how is life with the 1%?" After a career in design, I certainly didn't feel like a member of the 1%, but from my view of the champagne bar in the VIP lounge it was clear that I was in close proximity. Then, I began to wonder:

Has "design" become an activity of, by, and for the 1%?


Jeannie Kim

Reaction to (and, at times, shrill critique of) the recently opened exhibition at the Museum of Modern Art, "Foreclosed: Rehousing the American Dream," might suggest that — yes — perhaps designers are better off sticking to the 1% that they know well, given architecture's repeated historic failures to address complex urban (and suburban) challenges. After all, as Steven Holl apparently said in a 2010 interview, "It's always about the clients. Without good clients you can't have good architecture." (quoted in Nicolai Ouroussoff, "By the Architects, for the People: A Trend for 2010s," *The New York Times*, May 3, 2010) and the 99% is a notoriously difficult client. Yet the most innovative architects have and, thankfully, will continue to engage these questions, whether speculatively or with actual "blueprints" rather than just "visions". OWS and the 99% have been galvanized by mortgage foreclosures, setting up camp at the same time the MoMA teams were first presenting their proposals (nee "visions") last fall. Any design activity that engages these questions needs to be linked to radical changes in fiscal policy and transit infrastructure as well, however. The announcement that the Obama administration will be unveiling new standards this week for how banks treat the millions of people facing foreclosure may help, therefore, but it's just a step toward addressing a vast problem that architects and designers alone cannot solve.

Community Participation, Government and Policy, Internet Banter, Professional Practice, Reference and Comparison, Top-Down and Bottom-Up

EBR - Stefanie and Sustainability

SUNDAY, FEBRUARY 19, 2012

Rehousing the American Dream

Reinventing the American dream is quite a daunting task and I really wanted to check what the MoMA had to say about this. Do these elite architects have a real alternative to what took us to the mess we are in today? We are talking about the MoMA here, so I was really expecting to be blown away by at least some of the 5 design projects. Well instead I kind of felt like I was at some 1950's World's fair show (The Jetsons even came to mind) Why this sensation of deja vu?

Academic Hubris,
Reference and
Comparison



So I looked closer, reading everything I could but it seemed like "Rehousing the American dream" meant putting a band-aid on these cities and suburbs instead of rethinking the problem altogether.

A New Conversation,
Retrofit or Redesign

The

The Exhibition

renderings of the buildings (which looked like the unfinished renderings from an undergrad class) were not conveying any sense of intimacy or belonging. Further along, I was looking at funky shapes in crayola colors (art?) that did not have any cultural relationship with the local or regional culture of the inhabitants. Another proposal, which was developed with an ecologist on board (good start!) suggested "re-wilding": blending with the natural habitat and even suggesting the importance of reintroducing the predators of an ecosystem, but all I saw was buildings that were forced under the turf of artificial forests... and last a flower shaped reflecting pools (biophilia?).



Michael February 22, 2012 1:57 PM

Foreclosed: February 2012

This saddens me. I will still probably check out the exhibit, but I'll definitely go in with a healthy dose of skepticism – though of course I would have most likely gone in like that anyway. You're totally right: band aid solutions aren't going to get us anywhere, and as I've been reading for our sector projects what we really need is a relatively radical reinvention of our previous notions. One thing stressed again and again (and which you mention above) is the concept of 'bioregionalism' where not only local climate and indigenous materials are factored into design but also the idea of connecting people to place and an inherent celebration of local culture and practice. What a shame this exhibit misses the mark!

Retrofit or Redesign



Nora February 26, 2012 9:04 AM

Interesting to see that you are raising bioregionalism here. And I am glad to see Stefanie addressing the issue of connectedness. I wonder if we can see this more effectively in a class full of interiors people, than we would see in Architecture. This is an area that has been addressed for decades by ID though I would like to see it crossing the scale spectrum. Bioregionalism addresses connectedness. Interiors (sometimes) addresses it. Shaun will be discussing it in tomorrow's class at the planning scale. Is Architecture out of the picture?

Scale

Stefanie Krzymiak, "Rehousing the American Dream," *EBR- Stefanie and Sustainability* (blog), February 19, 2012, <http://stefanie-eb.blogspot.no/2012/02/rehousing-american-dream-talk-talk-but.html> (accessed July 28, 2012). Image Credit: Not provided in publication.



Noah Chestnut
@noahchestnut

Follow

Great Cicero designs
moma.org/interactives/e... MoMa's
Foreclosed exhibit also re-imagines
Kezler, Rialto, Temple Terrace & The Oranges.

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BLOK Conference
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What do you think about a bit different
neighborhood ? ...
moma.org/interactives/e...

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L: Press and Links
R: Press and Links,
Quality of Life



Harriet Smart
@HarrietSmart

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Rather Utopian approaches to reconfiguring
US suburbs. moma.org/interactives/e... Not
sure people would actually want to live in
these...

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Press and Links,
(Un)Realistic
Proposals



Sympathy for the Suburbs



Modern Art (MoMA), *Foreclosed*, wants to change that, by insisting that suburban single-family homes have played a role in the foreclosure crisis. Curated by Barry Bergdoll and produced in less than three years (lightning-fast for large museums like MoMA), *Foreclosed* presents five architectural projects that rethink the suburbs from their economic underpinnings to their aesthetic character. But while the exhibit's thesis that sprawl is toxic jives with that of many urbanists, the architectural remedies on display seem almost as problematic.

But *Foreclosed* seethes with disdain for the suburbs, and the lack of an empathetic understanding of how the suburbs function and are changing, ultimately makes the exhibit look less visionary than ignorant. As an urban dweller who is deeply frustrated by the social, economic and environmental consequences of sprawl and car-centered communities, I too want to see clever ways of retrofitting these parts of the country. But saying that, I wish the exhibit had improved upon the suburbs rather than suggest transforming them beyond recognition.

This outsider perspective on the suburbs is the exhibit's crucial flaw and inevitably influenced the architects to propose interventions in suburbia that have all the grace of a superblock in the middle of the city grid. Despite their good intentions, their efforts at sustainability and their smart alternatives to homeownership, the architects' wrath for the suburbs has caused them to create projects that annihilate the suburbs rather than improve them.

In order to change the narrative of the American Dream, the teams have attacked it. With the exception of Andrew Zago's project in Rialto, California that retains a cul-de-sac structure while beefing up the housing density, these projects are aggressively anti-suburban in their form.

These fanciful responses seem most ignorant of a basic cause of the foreclosure crisis: With cheap money, we simply overbuilt the country. Even without building new homes, we are still probably a few years away from reaching a point of real demand that will drive the housing market. The problem in The Oranges isn't that it needs new housing or buildings—The Oranges lost almost 10 percent of their population between 2000 and 2010—but rather that it needs people with jobs. Unfortunately none of *Foreclosed*'s projects propose ways of removing housing, an incredibly difficult but important task that has stymied communities from Detroit to Phoenix.

It's important to take a long view of the suburban/urban divide and realize that the pendulum has by now swung all the way to cities and may be swinging back to the 'burbs. Poverty, unemployment and environmental degradation are now facing cities and suburbs in equal measure. But there are good reasons to expect that the suburbs, with their ethnic diversity, will become increasingly vibrant places. By contrast, you look at places like New York where

Urbanists should look beyond the simplistic view that suburbs are, ipso facto, unsustainable. Los Angeles, essentially one of the country's largest suburbs, also has one of the country's lowest carbon emission rates when counting transportation and residential energy usage. More important than reducing car emissions may be to reduce the amount of energy derived from coal and increase alternative energy.

We need to stop demonizing the suburbs and start recognizing that we are all in this together. Is it better to annihilate suburbia or perfect it? Pragmatic solutions, like changing zoning to encourage density, more sustainable landscaping and agriculture, could be relatively easy to enact and would go a long way to improving the vitality of the suburbs.

These radical visions that are so insensitive to the suburbs remind me of the Modernist public housing projects that were once foisted on inner cities. Created by well-intentioned but essentially ignorant architects and planners, those buildings made sense in theory but not in practice. They didn't respond to the rhythms and needs of the people who would be housed there, because the architects didn't really respect or understand the lives of poor people. MoMA should have found some architects who could love and live in the suburbs, showing us the way to make the most of suburban housing instead of wishing it didn't exist.

Cities and Suburbs,
The Exhibition,
Land Use and Density,
(Un)Realistic
Proposals

Challenge of
Suburbia,
Cities and Suburbs,
Retrofit or Redesign,
Silliness and
Seriousness

Cities and Suburbs,
Community
Participation,
Retrofit or Redesign

American Dream,
Cities and Suburbs,
Land Use and Density

Jobs,
The Market,
Silliness and
Seriousness

Cities and Suburbs,
Populations and
Demographics

Cities and Suburbs,
Sustainability

Challenge of
Suburbia,
Retrofit or Redesign

Academic Hubris,
The Exhibition,
Reference and
Comparison

Circulation

While I do happen to live on a cul-de-sac, I live in an inner-ring suburb of Washington DC. I walk to the metro and use it everyday to get to downtown DC. I only drive my car on the weekends. Supermarkets and stores are (finally) being built so that my neighborhood will become completely walkable within the next year or so.

Foreclosed: February 2012



Sprawl Repair

Ms. Lind correctly states that we should avoid the simplistic view of suburbia, but then asks the simplistic question of whether it's better to annihilate it or perfect it. Pragmatic solutions will include both, as well as many other approaches.

"Sprawl" might be a better word to use than "suburb." Not all suburbs are sprawl — in fact, some suburbs are already perfect as they are, while some sprawl will unfortunately need to be annihilated. Others will require different approaches. The key is to analyze each place, ideally beginning at the regional level, and identify the needs, opportunities, and measures to be taken. Ellen Dunham-Jones said as much in the article published on this site one day before (<http://goo.gl/qK5p9>).

The Sprawl Repair Manual (sprawlrepair.com) (<http://goo.gl/BgICW>) provides the practical solutions Ms. Lind refers to. They include techniques for analyzing (from the region to the building), planning, zoning, designing, financing, and implementing the repair of sprawl.

Reference and Comparison, Retrofit or Redesign



doober

LA has low residential carbon emission rates because people there don't need to heat their homes. it works because of the climate.

Sustainability



Diana Lind

Wish I had more time to write this blog post, but nonetheless, thoughts on suburbia and MoMA's *Foreclosed* @nextamcity americancity.org/buzz/entry/337...

8:20 AM - 21 Feb 12 via web - Embed this Tweet



Jason Farago

On-target @dianalindindex review of the suburban annihilation in MoMA's "less visionary than ignorant" *Foreclosed* show. americancity.org/buzz/entry/337...

7:01 AM - 21 Feb 12 via web - Embed this Tweet

L: Press and Links
R: Press and Links, Silliness and Seriousness



Amanda Kolson Hurley

As an unashamed suburbanite, I'm so happy to see this whip-smart review of MoMA's *Foreclosed* by @dianalindindex americancity.org/buzz/entry/337...

7:44 AM - 21 Feb 12 via web - Embed this Tweet



MoMA's *Foreclosed*: Rehousing the American Dream is inspiring interesting discussions about the suburban/urban divide: goo.gl/MYJYy

11:10 AM - 21 Feb 12 via web - Embed this Tweet

L: Cities and Suburbs, Press and Links
R: Cities and Suburbs, A New Conversation, Press and Links



Whittlesey Doyle

MOMA's *Foreclosed* exhibit showcases suburbs. Are suburbs dead? We think not! #realestate Next #American City: americancity.org/buzz/entry/337...

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Marcelo López Dinardi

When it rains it pours: *Foreclosed* exhibition at MoMA metropolismag.com/pov/20120216/m... americancity.org/buzz/entry/337... nymag.com/arts/architect... observersroom.designobserver.com/alexandralange...

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L: Challenge of Suburbia, Press and Links
R: Press and Links



Anna Bergren Miller

Is MOMA's *Foreclosed* too critical of the suburbs? americancity.org/buzz/entry/337...

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nina boccia

"But *Foreclosed*' seams with disdain for the suburbs..." - @NextAmCity's Diana Lind on MoMA's new exhibit. americancity.org/buzz/entry/337...

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L: Challenge of Suburbia, The Exhibition, Press and Links
R: The Exhibition, Press and Links

OpenArchitecture
Feb 21, 2012

MoMA's 'foreclosed: rehousing the american dream' exhibit.



With this exhibit, MoMA heightens an awareness of the U.S. foreclosure problem via architecture, design, and planning, albeit a niche perspective. This exhibit both inspires and provokes. Depending on who's telling the foreclosure story: the promises of government and bankers, the opinions of economists and media, the taut tales of the foreclosed, our planners are hardwired dreamers raising questions, presenting the what-ifs, creating visions and realities that can inspire. Ironically, the woeful boarded up homes that are seen everywhere as we drive through neighborhoods, dreaded by those who own housing near the monuments of foreclosure, are also needed reminders and initiators at this juncture that there is still much to do and more what ifs are desirable.

The Exhibition,
A New Conversation





"MoMA's 'Foreclosed: Rehousing the American Dream' Exhibit," *Design Applause*, February 21, 2012, <http://designapplause.com/2012/momas-foreclosed-rehousing-the-american-dream-exhibit/23309/> (accessed June 27, 2012). Image Credit: Not provided in publication.

THE DESIGN OBSERVER GROUP

Alexandra Lange Foster 02.21.12 Comments (4)

Reassembling the American Dream



It also seems prescient. But I wonder if the museum, and the five interdisciplinary teams, haven't tried to do too much in to a nine-month process, and into a single gallery. A preliminary read suggests terrific unpacking, but many question marks before we're able to put American housing back together.

The Exhibition, The Workshop



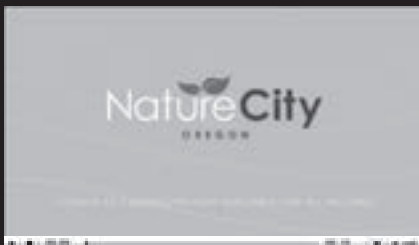
At MoMA none are presented as particularly interesting visually (though there's a certain amount of bleak "as is" imagery in the online presentations), but as interesting data sets, illustrative of specific suburban problems. There's growth versus open space, new models of the family, high unemployment and low levels of home ownership, abandoned subdivisions. If you are in New York, it is worth going to the exhibition in person, but only a very patient visitor would be able to absorb the materials, ranging from The Buell Hypothesis ("Change the dream and you change the city"), each team's statement of

Challenge of Suburbia, The Exhibition

but only a very patient visitor could be able to absorb the materials, ranging from the Open Hypothesis ("Change the dream and you change the city."), each team's statement of purpose and diagrams of their site, plus hours of video, at the museum. Most of the material is online, and frankly more comfortably accessed in parts and while seated. (Do I sound old? A knee operation will do that to you.)

For me, the most interesting shared idea in "Foreclosed" came in the form of lists. The task embedded in "Simultaneous City," the project led by architects Michael Bell and Eunjeong Seong of Visible Weather is the identification of what people really like about suburban living and the question, *Can they do that with less?* Their list includes outdoor space, privacy, and room to move. Their solution involved a higher-density, energy-efficient mixed use development, owned in common by the citizens via a public REIT.

The Exhibition,
Quality of Life



What is it that you really need? the architects ask. And How long will you need it? Their responses are flexible spaces and flexible financial instruments, a clever response to the frustration one feels over homeless here and empty houses there, people with too much space and those with too little. These are necessary questions, and there is no doubt architects need to be involved from the beginning with finding answers. The fact that every team felt the need to redesign the ownership structure of the suburbs, as well as the suburban home, indicates a willingness to go beyond the aesthetic that is one of the best reveals of this MoMA series.

A New Conversation,
Quality of Life



And yet, one can't discount the aesthetic. I can't visualize an REIT, can you? And the museum clearly felt they couldn't exhibit one. Part of the rationale for bringing architects in early is not just to shake up the suburban form, but to offer a visible alternative model.

The Exhibition

Deconstructing the bungalow is all well and good, but what if I love my front porch? When you ask me to live with less, how much are you really taking away? Which is why the models, which dutifully occupy the center of the gallery, are such a disappointment. Instead of getting me excited for a hybrid town-country, work-play, walk-bike future, they read as architectural shorthand. The recent vogue for shipping container architecture has made the studio practice of treating program as blocks as a form of 3D sketching into real buildings.

architectural showrooms. The recent vogue for shipping container architecture has made the studio practice of treating program as blocks as a form of 3D sketching into real buildings. Too many of the models looked like stacks of blocks, dressed up with transparent panels.

Diana Lind wrote a fairly heated denunciation of the exhibition at *Next American City*; I didn't feel the architects involved "demonized" the suburbs, but I also didn't see a natural bridge between the visions and blueprints. I wonder if the show might have been stronger if it had stopped short of asking the architects to build new towns, which end up looking and sounding a lot like new Brooklyns. Three stories, home offices, granny flats, walkable. That's my life, but many of my friends don't want it.



As Justin Davidson pointed out in *New York Magazine*, there's still a chasm between urban architects and suburban architecture, and part of getting out of the foreclosed mess is not only creating a better checklist but one in a form people are willing to buy, rent or lease. That's why the Wieden+Kennedy ads were so brilliant. Impossible to look away, they offered you an emotional investment in the new American dream ... without having to show you the house.

The Exhibition, Quality of Life, Reference and Comparison

Retrofitting the American Dream in a flat world

Carl W. Smith
02.26.12 at 07:29

I hate the over developed suburban wasteland, having grown up in a small town in eastern PA. Shortly after developers cut down the apple orchard at the end of my street to build more houses I escaped to art school. Ironically I grew up in a town that had a lot of history & culture — where American folk artist Edward Hicks painted the Peaceable Kingdom. In that Newtown, which is a very old American town, I learned a few things. If we combine a time for work (the lion), a time for home (the lamb) and a time for culture (the horse) we will rediscover the American Dream. Our Dream just needs a little pruning to flourish.

I agree with Ellen Dunham's optimistic ideas for retrofitting suburbia. She touches on the idea of people having a third place to go to after the home and the workplace. We need to develop this idea. The only thing I would add to Ellen's summary is to build equestrian centers on public land through out the American suburban landscape to add culture to the town centers. People need a place to meet and reconnect. We need to get back on the horse and rediscover our culture.

Thank you for your post.

American Dream, Cities and Suburbs, The Exhibition

American Dream, Reference and Comparison, Retrofit or Redesign



OK. Perhaps building equestrian centers may be a bazaar idea and taking the American dream idea to an extreme, but re-greening suburbia and adding some local food as Ellen Dunham's recommends would certainly help point us in the right direction.

Carl W. Smith
02.26.12 at 11:50

Internet Banter

One of the answers to "what is it that you really need?" is, probably, NOT architects. Since well over 90% of the building in America is done without the aid of an architect, it seems that, particularly in the foreclosed suburbs, an architect is a luxury, a status symbol, and one of the first things to be cut.

Riles
03.02.12 at 03:31

Jobs, The Market, Professional Practice

Certainly architects can bring value to a project- but, in most cases, its not monetary value- and, in fact, it usually adds quite a bit of cost

Certainly architects can bring value to a project - but, in most cases, its not monetary value, and, in fact, it usually adds quite a bit of cost to any project, well beyond the fee, to bring an architect in.

Comments on Foreclosed

This is a recession based on financial shenanigans, not one caused by a lack of good design.

I fail to see how, in most exurbs, good design will have any affect on the financial aspects that caused this - the lack of jobs, the predatory lending practices, the upside down real estate market, and the inability of many to sell their homes without going bankrupt.

The reason there is a chasm between urban architects and suburban "architecture" is because the stuff they build in the suburbs is driven by an entirely different set of desires, fashions, fantasies, and, most importantly, price points.

@Ries is correct. Many people live in the burbs because they don't want to live in city, and visa versa. And, let's not forget that many people live where they live, love it or hate it, because (gasp) they can't afford to live elsewhere. Let's also not forget about the cost of the commute, no matter what form that takes. Design is part of the intrigue, but it's not the whole enchilada.

John Mindala
III
03.08.12 at 09:55

Cities and Suburbs,
Internet Banter,
The Market

Marcelo López Dinardi
@marcelolopezdinardi
When it rains it pours: Foreclose exhibition at MoMA
metropolismag.com/pov/20120216/m...
americacity.org/buzz/entry/337--
nymag.com/arts/architect...
observersroom.designobserver.com/alexand
ralange...

12:07 PM - 22 Feb 12 via web - Embed this Tweet

Hayley Roberts
@HayleyRoberts
"Is it better to annihilate suburbia or perfect it?" bit.ly/xQy577 Check out this fantastic critique of MoMA's "Foreclosed" exhibit.

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L: Press and Links
R: Press and Links,
Retrofit or Redesign

DesignObserver
@DesignObserver
"Foreclosed" at the MOMA asks what people really like about suburban living - from @langalexandra: dogroup.co/xCQPPb

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Art Threat
@ArtThreat
Foreclosed: Reassembling the American Dream at MoMA: j.mp/xTG3RI

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L: Cities and Suburbs,
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R: Press and Links

SPUR
@SPUR_Updated
Alexandra Lange: Reassembling the American Dream, a review of MOMA's "Foreclosed" bit.ly/yc8wCw

8:28 AM - 8 Mar 12 via Tweet Button - Embed this Tweet

Press and Links

Alexandra Lange, "Reassembling the American Dream," *Observatory* (blog), *Design Observer*, February 22, 2012, <http://observatory.designobserver.com/feature/reassembling-the-american-dream/32888> (accessed June 28, 2012). *WorkAC*, "Nature-City." *WorkAC* Video, 03:09. February 22, 2012. <http://observatory.designobserver.com/feature/reassembling-the-american-dream/32888>. Image Credit: courtesy MoMA; Photograph courtesy of James Ewing. © 2011 James Ewing; Image courtesy Studio Gang Architects.; Photograph courtesy of James Ewing. © 2011 James Ewing; Image courtesy MOS.; Photograph courtesy of James Ewing. © 2011 James Ewing.

Greater Greater Washington
by Steven Yates • February 22, 2012 8:57 am

Breakfast links: Phones

Second look at suburbs: A new MoMA exhibit ties suburbs to the foreclosure crisis, but Diana Lind argues that we need to stop demonizing the suburbs and think about how to improve, not abolish, suburbia. (Next American City)

Press and Links

re: Second look at the suburbs:

Foreclosed: February 2012

We need to stop demonizing the suburbs and start recognizing that we are all in this together. Is it better to annihilate suburbia or perfect it? Pragmatic solutions, like changing zoning to encourage density, more sustainable landscaping and agriculture, could be relatively easy to enact and would go a long way to improving the vitality of the suburbs

I think this misses the critique by a long shot. The problem of the suburbs is not that it's being demonized, and being "nicer" to the suburbs ain't going to redeem them.

The suburbs will be "fixed" when an overwhelming political majority of suburbanites buy into the "pragmatic solutions" the author listed. The question is whether that will happen or not. That someone somewhere made fun of Applebee's is irrelevant.

What stuns me, though, is the claim that things like zoning changes would be "relatively easy to enact". In the absence of democracy this is clearly the case. That's not the world we live in, though. Hell, DC has arguably one of the most liberal, pro-urban voting populations in the country, and implementing such changes here, in the heart of the city, are almost impossible.

(As an example, there's been an almost decade long struggle to allow a 2000 square foot day care facility to operate just north of Lincoln Park on Capitol Hill. There was angry resistance when neighbors found the newly opened Hill Center planned on allowing wedding receptions until midnight. The examples are endless).

The idea that it will be "relatively easy" to get existing suburban homeowners on board with such radically changes of policy is naive. Frankly, I'm stunned whenever a place like DC or Arlington manages to eke out a minor pro-urbanist victory. The cynic in me says meaningful change in the suburbs are orders of magnitude more difficult, and is contingent on outside factors like resource depletion. And there's a further argument to be made that a suburbs without the resources to maintain itself certainly hasn't got the resources to reinvent itself.

by oboe on Feb 22, 2012 10:20 am • [link](#) • [report](#)

I was just reminded but yesterday on tv during a commercial break there was a story about how both the MD. and VA. agreed to start talking about a new potomac bridge.

Re: the suburbs. Again, its not suburbs that should be demonized, it's sprawl. There is a difference despite the fact that suburbs and sprawl have mostly gone hand in hand for a long time.

by Canaan on Feb 22, 2012 10:41 am • [link](#) • [report](#)

@ oboe "Frankly, I'm stunned whenever a place like DC or Arlington manages to eke out a minor pro-urbanist victory. The cynic in me says meaningful change in the suburbs are orders of magnitude more difficult, and is contingent on outside factors like resource depletion. And there's a further argument to be made that a suburbs without the resources to maintain itself certainly hasn't got the resources to reinvent itself."

Arlington is only out of the category of "suburban" (to the extent it is) due to the large scale urbanist victories there.

In fact lots of suburban jurisdictions are making urbanist changes -in greater DC (excluding arlington and City of Alex as urban) we have them in Fairfax, in City of Falls Church, in MoCo, and even in PG (and even a tiny bit in Loudoun). Now, those are often only in select locations, or are balanced by antiurbanist decisions. But see, thats where the demonization blinds people - if you can accept that auto centric suburbia is going to continue to be the preferred way to live for many (possibly the majority) then the fact that only 5-10% say, of Fairfax, is going to end up walkable TOD may be an acceptable result.

As for demonization mattering to the political process, I think it does. I have participated in such discussions with fellow NoVans, and I think the more extreme viewpoints including have left people very defensive, and believing things about urbanism that give ammo the antiurbanists, and make their job of persuasion easier. These include the impressions that urbanists believe A. that everyone should be carfree B. That no one should live in a SFH C. That everyplace on Greater Washington outside of the district is "bad" regardless of density, etc, etc.

Obviously there are larger, real issues that drive suburban politics, not just these discourse focused issues, and obviously there are things in the discourse on these issues that are

Land Use and Density

Cities and Suburbs,
Government and
Policy,
Land Use and Density

focused issues, and obviously there are things in the discourse on these issues that are unhelpful aside from extremist urbanism memes. But they are not trivial in their impact, IMO. And as someone who values urbanism, I find the distortion of urbanism involved in those memes particularly troubling. It makes a sophisticated vision of a reinvented metropolitan America sound like the ravings of naive hipsters.

by AWalkerInTheCity on Feb 22, 2012 10:47 am • [link](#) • [report](#)

I think the more extreme viewpoints including have left people very defensive, and believing things about urbanism that give ammo the antiurbanists, and make their job of persuasion easier.

By way of a comparison: gay people have been struggling for marriage equality for decades now. Many cultural conservatives are very angry about this, and feel their way of life is under assault. It's a difficult thing to persuade them. Frequently, you'll see footage of some gay pride parade somewhere, which is repeated on a loop for the express purpose of stoking this outrage.

Do gay pride parades make arguing for gay marriage more difficult? Of course. But that's not the fundamental problem.

Same goes for environmentalism: if it weren't for that guy with dreadlocks on that college campus somewhere in the midwest who goes on about Gala, would folks like George Will have signed on to "cap and trade" by now?

If no one ever said anything mean about suburban cul-de-sacs on GGW, do you think the Randall O'Toole's of the world would cease talking about shadowy urbanists trying to take away your car? Or UN initiatives that threaten our freedom? After all, that's where your average "man on the street" gets such nonsense, not because they read some urbanist gadfly in the comments section of an obscure blog somewhere.

Cmon. Municipalities are trying to retrofit to urbanism because the experts feel they don't have a choice, long-term. But industries (and that includes conservative political parties) that benefit from suburban sprawl will fight with every fiber of their being to prevent that from happening. Do you really think the Rush Limbaughs of the world are going to find TOD religion if the David Alperets of the world start praising ample parking?

Sure there are individuals with essentially zero influence who bad-mouth suburbia, and that may register with the very, very few people who read GGW, but in the larger debate, they're hardly even background noise.

by oboe on Feb 22, 2012 11:47 am • [link](#) • [report](#)

@oboe

Im not concerned about randall otooole and Rush limbaugh - im concerned about my neighbors in Fairfax county. And yes, they do hear the memes floating around - GGW may have a small audience, but they see this stuff in City Data, in City Paper, etc, etc.

WRT to gay pride parades - presumably they help individuals finding their identities. I presume urbanists have no such needs, as a general rule.

And yeah, I would suggest that over the top environmentalism ("industry must die" types) DO impact the conversation on cap and trade.

yes, there are powerful lobbies against the kinds of changes a place like FFX needs. There are ALSO powerful lobbies for, including owners of land that is suitable for high density development. When those powerful forces clash, the inclinations of the citizenry can matter. And yes, the belief by some folks who dont listen to Rush that urbanism is about demonizing their way of life, is an obstacle.

by AWalkerInTheCity on Feb 22, 2012 11:58 am • [link](#) • [report](#)

Re: fixing the suburbs

The author's jimmies seem to be particularly rustled at the thought of replacing cul-de-sacs with a cold, urban grid. "The winding cul-de-sac roads are then met with a grid form. This disrespect for the rhythms of a suburban lifestyle..." We do not need a grid of streets to fix the suburbs, or so he argues.

174

Actually, you kinda do. IMO, the cul-de-sacs are part of the core of the problem. A landscape

Liberal versus Conservative, A New Conversation, Reference and Comparison, Retrofit or Redesign

Liberal versus Conservative, A New Conversation

Circulation, Cities and Suburbs, Land Use and Density

the suburbs, or so he argues.

Actually, you kinda do. IMO, the cul-de-sacs are part of the core of the problem. A landscape that is very permeable for walkers and cyclists is essential. A grid of streets makes it much easier/faster to walk from one place to another. A grid of streets is easier to mentally map. The author doesn't really understand what makes the city different than the burbs.

by Amber on Feb 22, 2012 12:14 pm • [link](#) • [report](#)

@boboe - Municipalities are trying to retrofit to urbanism because the experts feel they don't have a choice, long-term.

Do you mean in terms of the long view on sustainability wrt energy and health? B/c I think part of the short term motivation for the retro-fit is economic factors; e.g. demand, attracting/retaining people by providing what the "market" indicates people want, etc.

by Tina on Feb 22, 2012 12:38 pm • [link](#) • [report](#)

@AWalker, But see, that's where the demonization blinds people...and I think the more extreme viewpoints including have left people very defensive, and believing things about urbanism that give ammo the antiurbanists, and make their job of persuasion easier. These include the impressions that urbanists believe A. that everyone should be carfree B. That no one should live in a SFH C. That everyplace on Greater Washington outside of the district is "bad" regardless of density, etc, etc....I find the distortion of urbanism involved in those memes particularly troubling. It makes a sophisticated vision of a reinvented metropolitan america sound like the ravings of naive hipsters.

Well you've surely said a mouthful here and it is as reasonable and objective and nonconfrontational as they come. The problem is, you'll still have people defending (maybe naturally) the idea that "well that's not us, we're just trying to better xyz."

I can't tell you the number of times I've heard similar sentiments shared by DC residents who don't consider themselves "urbanists" but do rely on their cars and in cases, transit.

by HogWash on Feb 22, 2012 12:57 pm • [link](#) • [report](#)

Do you mean in terms of the long view on sustainability wrt energy and health? B/c I think part of the short term motivation for the retro-fit is economic factors; e.g. demand, attracting/retaining people by providing what the "market" indicates people want, etc.

No, absolutely. You make a good point about what's driving the short-term urgency. I was thinking in terms of "what happens if the deadlock can't be broken". Eventually that which can't be sustained comes to an end.

What we have now is a deadlock between market forces (and owners of developable property as AWalker pointed out) on the one hand, and existing owners (call them NIMBY's at the risk of starting a fight). Of course, the property owners are few, and potential residents don't necessarily get a vote. So obviously the influence of existing owners is large.

Anyway, I think you see the defenders of the status quo harnessing the power of the culture war. That's why, in my opinion, it makes little sense to say, "I don't care what [the WSJ editorial page] says, I care what my neighbors think." The debate is informed (and distorted) by the big outlets. Not to be too cynical, but your neighbors think what the WSJ/WaPo editorial page tells them to. And that goes for the city as well as the suburbs.

As far as ambient city-mouse/country-mouse trash-talking goes ("they insulted Franconia in the City Paper"), I doubt we'll ever be completely free of that. My guess is that cultural trends (and hopefully not decreasing quality of life) will be what drives the transformation of these "urbanizing nodes" in the suburbs.

by boboe on Feb 22, 2012 1:01 pm • [link](#) • [report](#)

Municipalities are trying to retrofit to urbanism because the experts feel they don't have a choice, long-term.

I think the disconnect between the urbanists and many suburbanites is in the intensity of belief. Plenty of suburbanites think that a transformation to a more urban form would be good but think it's way off-base to say that without such a transformation, the burbs will fail. It would be similar to saying that DC cannot be successful or sustainable without radical change in its public education system. Obviously, it would be great if DC schools got a lot better but I don't see another collapse happening for DC anytime soon, with or without better schools.

The Market, Retrofit or Redesign, Sustainability

Internet Banter, A New Conversation

The Market, A New Conversation

Reference and Comparison, Retrofit or Redesign, Scale

better but I don't see another collapse happening for DC anytime soon, with or without better schools.

Comments on Foreclosed

It's also like saying that DC can never be successful without better governance. Frankly, some people in DC would find it insulting if you said that DC can never be successful with certain CMs as part of the Council (just like some suburbanites find some things that urbanists say to be condescending). In fact, there are many people who would have been insulted if you said that about Harry Thomas up until the day he was arrested. Once again, clearly DC would benefit from better CMs but there will be no collapse even with continued bumbling along with the current crop of CMs.

by Falls Church on Feb 22, 2012 5:53 pm • [link](#) • [report](#)

Steven Yates, "Breakfast Links: Phones," *Greater Greater Washington* (blog), February 22, 2012, <http://greatergreaterwashington.org/post/13811/breakfast-links-phones/> (accessed July 31, 2012).

Holiday 22 FEB

Lena Beug at MoMA

Holiday Films' director Lena Beug's latest project, *Nature City*, premiered last week at the MoMA as part of the exhibition, *Foreclosed: Rehousing the American Dream*.

The Exhibition

The exhibition is an exploration of new architectural possibilities for American cities and suburbs in the wake of the recent housing crisis. The spots, directed by Beug for urban planning firm WORKac via Wieden+Kennedy, New York, promote a theoretical environmentally friendly housing community in Oregon.

The aesthetic of the spots, with their clean and simplistic art direction and locked-down shots, reflects the back-to-basics nature of the project.

The Exhibition



YOUR HOUSE DOESN'T LOOK LIKE
EVERY OTHER HOUSE



NatureCity
OREGON

WEAN YOURSELF OFF OIL



"Lena Beug at MoMA," *Holiday Films*, February 22, 2012, <http://holidayfilms.wordpress.com/2012/02/22/lena-beug-at-moma/> (accessed July 31, 2012). Lena Beug, "Nature City - House, Nature City - Gas (DC), and Nature City - Trash." *Holiday Films* Video, 00:27. February 22, 2012. <http://holidayfilms.wiredrive.com/present-reel/token/d14b2a008cd27753c5762a937bacda0a/>. Image Credit: Lena Beug.

legally *Sociable*

Posted by Joel Sage - February 22, 2012 11:15 AM - 1 comment

Questioning the value of an outsider's perspective in MoMA's "Foreclosed"

For all their problems, suburbs clearly "work" on some levels. (If they didn't, suburbs would hold little attraction for to the millions happily residing in them.) Lind's specific examples of cultural cluelessness on the part of the MoMA-commissioned architects are well worth pondering. She suggests that failing to consider what aspects of suburbs work (and how) results the same sort of ham-fisted, bureaucratic approach that destroyed thriving urban neighborhoods in the mid-twentieth century:

Who is going to pay for those architect-designed plans for the suburbs? | Legally Sociable says:

March 16, 2012 at 12:04 PM

[...] reviewing the "Foreclosed" exhibit at MoMA, Felix Salmon raises an interesting question: who is going to pay for these projects to be built? [...]

Joel Sage, "Questioning the Value of an Outsider's Perspective in MoMA's "Foreclosed," *Legally Sociable* (blog), February 22, 2012, <http://legallysociable.com/2012/02/22/questioning-the-value-of-an-outsiders-perspective-in-momas-foreclosed/> (accessed July 20, 2012).

Cities and Suburbs,
Reference and
Comparison

(Un)Realistic
Proposals

 **Tiffany Robinson** @troberson
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MOMA exhibit examining foreclosures in Orange and discussing the redesign of its housing and supporting infrastructure moma.org/interactives/e...

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2:52 PM - 22 Feb '12 via Safari on iOS - Embed this Tweet

Infrastructure,
Press & Links

TheRecord

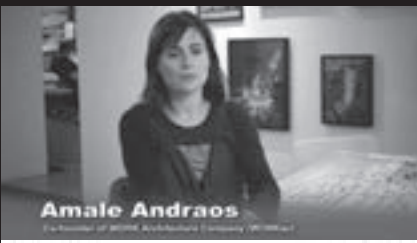
Foreclosed: Architecture Center Reimagines Suburbia After Housing Crisis





Who better to realize those alternatives than architects? According to Bergdoll, the mandate of *Foreclosed* is "to reveal that design is central to solving" America's housing crisis. The architects he and Martin chose—three of them Columbia faculty members—formed teams with economists, ecologists, activists and engineers to develop new ideas for America's declining suburbs.

Academic Hubris



FORECLOSED FORUM: SUBURBS, CITIES, AND CRISIS



The show at MoMA responds to demographic and economic trends that were exacerbated by the foreclosure crisis. "Architects are repositioning to undo this violent work that we as architects and planners have undertaken," said Rich. "The built environment helped create the crisis." Rich also addressed criticism that *Foreclosed* show was too theoretical. "It takes a theory to makes something happen," he said. Later when the discussion opened to the floor, the general consensus was that theoretical work done at the architecture school often gets dismissed by the schools of economics, business and international studies —the very audiences architects need to engage. "How do we hitch them so that we do connect reality to theory," he asked.

Academic Hubris

Fishman said that perhaps developers should have paid more attention to work coming out of architecture schools. "The economics didn't take into consideration that the demographic movement was going back to the core," he said. He added that the subdivisions promoted sprawl, and while they may have been cheap to build, developers never factored in eventual transportation costs. Quite often when developers do consider design a factor it's not always top notch. He cited advertising for Toll Brothers that trumpet "award winning design" but never tell you what award they won.

Infrastructure,
 The Market,
 Professional Practice

Tom Stoelker, "Foreclosed Forum: Suburbs, Cities, and Crisis," *The Architect's Newspaper* Blog, February 23, 2012, <http://blog.archpaper.com/wordpress/archives/32894/>. (accessed July 26, 2012). Image Credit: Not provided in publication.



L: Press & Links,
 Retrofit or Redesign
 R: Art & Architecture,
 The Exhibition,
 Press & Links,
 Sustainability



L: American Dream,
 Press & Links
 R: Press & Links

The Museum of Modern Art tackles the foreclosure crisis

Comments on Foreclosed

Lately, an increasing number of museums are giving their art-for-art's-sake mantras a bit of a rest and behaving more like think tanks. I'm all for this. Pure experience is great, but museum's are ultimately about a balance of things.

Here's a great case in point. The Museum of Modern Art recently opened a new and ambitious exhibit, "Foreclosed: Rehousing the American Dream." Last summer, MoMA invited some of the best architects, urban planners, ecologists, engineers and landscape designers to be in residence at MoMA P.S. 1. Their task? To reimagine housing and transportation infrastructures, particularly in the suburbs and areas plagued by foreclosure. The exhibit, which features models and animations, is also accompanied by a strong line up of events and a public blog. MoMA has made itself a center of dialogue on an important subject for a set period of time.

Role of the Museum, The Workshop

04eastsider - Feb 27 at 1:06 PM - Report Abuse

Yes, the Milwaukee Art Museum, could definitely use a "architecture curator" in some capacity (free agent, in-residence, visiting, promo-person,) or another Milwaukee has some really tough opportunities in this area. I volunteer to go to Seoul, South Korea to report on their apparently "hugely successful transformation" of a post-Korean Conflict neighborhood! Funds to be paid for by the County of Milwaukee (I am a taxpayer); please do not send any City of Milwaukee employees, they have more than enough to do (from their past and present TRACK RECORDS, COMMITMENTS, AND COMMENTS!)

Internet Banter

Mary Louise Schumacher, "The Museum of Modern Art Tackles the Foreclosure Crisis," *Art City* (blog), *Milwaukee Wisconsin Journal Sentinel*, February 24, 2012, <http://www.jsonline.com/blogs/entertainment/140330583.html> (accessed July 20, 2012).



Architects re-imagine foreclosed cities



A New Conversation

Poppy Harlow (PH): Looking at life after the foreclosure crisis, the exhibit reimagines how we live.

PH: It's creative, but how is it a solution to foreclosures?

The Exhibition, The Market

Barry Bergdoll (BB): The show, I should say, in general is not trying to solve the mortgage crisis. That's for the banks to sort out. We're saying that, since we also have learned from it, that the way we build is part and parcel of this massive foreclosure crisis.

PH: We took the plans out to Orange in Essex County, which has one of the state's highest foreclosure rates.

(Un)Realistic Proposals

Woman on Street: [looking at images] I really like it.

Man on Street: [looking at images] Fantastic.

Foreclosed: February 2012

Woman 2 on Street: [looking at images] Sounds like something from the Jetsons.

PH [Voice over]: Orange Mayor Eldridge Hawkins had not yet seen the plans.

[to Mayor Eldridge Hawkins (EH)]: Could it help solve the crisis?

EH: I think it's a novel idea. I think it might be a little bit more futuristic, something down the road, but the theme in and of itself is not that strange or different than what we're trying to establish here.

PH: So will be buildings in the streets be next?

EH: Maybe in the future, but I will say directly answering your question: The entire city of Orange will not be a carless community.

(Un)Realistic Proposals

Circulation



Poppy Harlow (@PoppyHarlowCNN) Follow

Building a "new america" after the foreclosure crisis: cnmmon.ie/zpERT #CNMoney

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Jennifer C. Wolfe (@JenniferWCNN) Follow

"New MoMA exhibit rethinks foreclosure, housing & the American Dream via @PoppyHarlowCNN & @JulianCummins) cnmmon.ie/y7yGzB"

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L: American Dream, Press and Links
R: Press and Links



CNNMoney.com (@CNNMoney) Follow

RT @jsanchezcnn: Supercool story by @PoppyHarlowCNN on how great design could help cities w/foreclosures cnmmon.ie/znnAvJ

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12:26 PM · 27 Feb 12 via TweetDeck · Embed this Tweet

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"Foreclosed: Rehousing the American Dream" @MOMA - Architects re-imagine foreclosed cities ow.ly/9k5rO

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Jeff Lieberman (@ExpertMortgage) Follow

Very cool: Architects re-imagine foreclosed cities money.znn.com/video/news/201...

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How do you fix America's foreclosure crisis? Architects at MoMA think they have the answer. Watch: cnmmon.ie/ArchForeclosed...

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Travis Waller, CRS (@TravisWallerCRS) Follow

Architects re-imagine #foreclosed cities - Video - Business News - goo.gl/8p7WA #realestate #fb

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Buildings in the streets? Check out a video on how "Architects re-imagine foreclosed cities" ow.ly/9t3J5

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L: Press and Links
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Clark Wieman (@ClarkWieman) Follow

Underwhelmed by MOMA's "Foreclosed" exhibition. Only 2 of 5 suburban renewal schemes point to #greendesign. bit.ly/y5YWoo

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MOS interrupted the street network with housing to make Orange a pedestrian paradise ow.ly/9ncrc #ShiftingSuburbia

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Comments on Foreclosed

Land Use and Density, Press and Links

CNNMoney Reports, "Architects Re-imagine Foreclosed Cities." *CNNMoney*, February 24, 2012, http://money.cnn.com/video/news/2012/02/24/n_moma_foreclosed_homes. cnnmoney (accessed July 31, 2012). Video Credit: Poppy Harlow, "Architects Re-imagine Foreclosed Cities." *CNNMoney*, 2:52. February 24, 2012. http://money.cnn.com/video/news/2012/02/24/n_moma_foreclosed_homes.cnnmoney.



L: Press and Links
R: American Dream, Press and Links



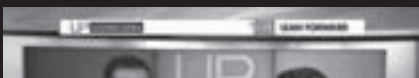
L: Press and Links
R: Press and Links



A New Conversation, Press and Links

UP

Architecture Brings New Life to Foreclosure Crisis





Chris Hayes (CH): Part of what makes Detroit so symbolically powerful is the fact that it is the birthplace of the American car, and the car is one of the two pillars of the American Dream. The other, of course, is the detached single-family home. Such structures make up almost two-thirds of the nation's housing stock, but more than that, the single-family home is an essential plot point in the story of the American Dream. We all know how it goes: you spend your twenties renting, aimless. You meet someone you love. You marry, settle down, get a career, and get a mortgage on a single-family home in a suburb with a good school district and enough space for children. Of course, it was this aspiration that provided fuel for the maniacal engine of destruction that was the great housing securitization machine that Wall Street built during the last decade. The trauma of the housing bubble, and then the financial crisis and the foreclosure epidemic it has left in its wake, has created a landscape of ruin and abandonment. Half-completed developments of McMansions dot exurban cornfields. Blocks of vacant, boarded-up homes blight neighborhoods in inner-ring suburbs. And all of this forces us to reassess our fundamental adherence to the single-family suburban home as the cornerstone of American life. In a brilliant new exhibition at New York's Museum of Modern Art, five teams of architects were each assigned a suburban community with a higher foreclosure rate than the national average and asked to imagine in the design a vision for what sustainable, vibrant, post-crisis communities could be if we rethink our most fundamental beliefs about the American house.

American Dream,
The Exhibition,
Homeownership,
The Market,
Sustainability

CH: I cannot tell you how much I love this exhibit. I just thought it was really fascinating to start thinking in these terms. And in some ways it brings the discussion we've had in Detroit—which is a discussion about “How do you take this moment of crisis and ruin and abandonment and turn it into an opportunity to kind of rethink things?”—to the national level where we have communities ... some of these communities that were assigned have foreclosure rates as high as thirteen, fourteen, fifteen percent. Tell me about what your team did, where you were assigned to look at, and how you started to think about what kind of place you would design in the wake of the foreclosure crisis.

Cities and Suburbs,
A New Conversation,
Populations and
Demographics,
Sustainability

Michael Bell (MB): We were asked by the Museum to work on a site called Temple Terrace, Florida. It's the northeast corner of Tampa, and a little town. It's 22,000 people. It was an incorporated city in 1926. It preceded the growth of Tampa. Tampa eventually came to meet Temple Terrace, in a kind of typical American situation where something that was very rural became urban, “quasi-urban” one could say. Temple Terrace actually had a relatively low foreclosure rate: 168 foreclosures in a town of 10,000 households. So, in looking at all of this, it actually became much more of a scenario of looking at “How did Temple Terrace operate historically? Financially? What was its density?” Etc., etc. It became much more of a project about trying to produce a future that would be more secure against those kinds of problems, rather than being immediately reactive to the problem now. And I think that's true for the whole exhibition.

CH: What does that mean? I think we sort of have a sense of the automobile, the sort of oil-fueled world of post-World War II America and suburban sprawl as these kinds of the things that have conspired to build the great sprawling American suburban landscape. What does rethinking that involve from a design perspective? From a policy perspective?

Affordable Housing,
American Dream,
Circulation,
Government and
Policy,
Land Use and Density,
The Market,
Quality of Life,
Professional Practice,
Reference and

MB: [...] In the 1990s you had a booming economy, you had a kind of push to alter if not end the welfare state. By the 2000s, you have a

push to alter, if not end, the welfare state. By the 2000s, you have a real estate bubble. And today you have a foreclosure crisis. But in all of these situations, there are a couple things that have been consistent. The amount of money people spend on housing and transportation is immense. They can't afford it. You don't want to tell people they can't afford something and say that's the reason to change. You want to be more positive than that. But there are many, many factors about affordability, about energy consumption, and frankly about the role of design in any of it. The American single-family house is a commodity product that has virtually no research and development, no design. Architects, in a spec house in Houston in the late 1990s—their fee was about twelve dollars per house. These are mass-produced commodities. There is no professional engagement. [...] I think most of the people in this exhibition are quite positive and excited about the suburbs. We know it's a deeply, deeply important part of the American ethos, if not just everyday life of course. But, they're not inevitable. And the financial underpinnings of them have really dramatically shifted in the last five, ten, fifteen years—not just the last two.

CH: Talk about that R&D thing. You made a point in the video in the exhibition that blew my mind about the comparison between how much money in R&D goes into your iPhone or anti-lock brakes versus an American home.

MB: I did mention anti-lock brakes. For many commodities, before they hit the market, there are billions of dollars that might precede it, whether it's Clorox or whether it's an iPhone or a Honda Civic which is quite an ingenious product. Housing as we know it has kind of ironed all of that out of it, and it did it a long time ago. [...] They are paying Mercedes Benz prices for a twenty-year-old used car. The single-family house market atomizes out all of the financial processes, and you still are spending large sums of money, but you're not getting the sophisticated product. It's not that it's not a nice product or something people love, but it could be much, much better in energy and everything else.

Thomas Schaller (TS): Are you envisioning a resuburbanization of America in the next twenty or thirty years? At its peak, houses got gluttonous and big, and the physical footprints that those houses were sitting on got really big. So, I'm wondering if it's going to be smaller plots? Smaller homes? A little bit of both?

CH: Increased density?

MB: All five projects in the show deal with density, and they also deal with trying to find housing that is probably more financially and size-wise appropriate to its user, but also that would use dramatically less energy to basically dramatically lower carrying costs. But I think many of the people, including ourselves, we were looking at ways to take underutilized property, publicly held or publicly controlled, and increase density around infrastructure because the public has already paid for all of that infrastructure and isn't using it.

CH: The future of the American home and the American Dream which are sort of married together, I think. One of the things this exhibition makes you think about is the underlying financial structure and policy structure that gives rise to the American suburb and the single-family home, because we all think of it as "They grow like corn in cornfields, right?" Particularly during the housing bubble, where I was living in Chicago, you'd go eighty miles west, and they are. They're just being built, and it's almost like an organic process. No one said, "Oh. Let there be McMansions. Let there be sub-developments." But actually there is a structure underneath. There is a public policy structure, particularly the mortgage interest deduction that helps produce this.

Professional Practice,
Reference and
Comparison,
Sustainability

Affordable Housing,
Cities and Suburbs,
Government and
Policy,
Infrastructure,
Land Use and Density,
Scale

Affordable Housing,
American Dream,
Government
and Policy,
Homeownership,
Responsibility

Foreclosed, February 2012

MB: [...] One of the big points of the show for anyone who deals with housing issues academically is, yeah, that deduction makes basically a huge amount of American housing public housing at some level. It's a far bigger expenditure on the federal level than, for example, funding for HUD for homelessness.

TS: It's about \$80 billion or something, right?

MB: It's about \$80 billion. Low-income housing tax credits, I think, are probably \$30 billion. So, the federal government at this point in time really does not build directly public housing any longer. It incentivizes it through tax credits.

CH: And it incentivizes for people to purchase their own homes and take out a lot of debt, the interest of which they can then take off against their taxes.

Victoria DeFrancesco Soto (VDS): I also think there's the emotional part of it. How do you roll back half a century of the American Dream? I mean, what type of public service announcements are you going to put forward? "The American Dream has changed..." I mean, that's even a bigger challenge. It's a huge challenge.

CH: How's this: "Embrace the Dream: Rent." Anyone? Any takers on that?

CH: One of the other architects, Jeanne Gang, who did a project in Cicero in the exhibit, makes this great point that I never thought about in these terms. She said that you're sort of making a casino bet when you buy a house. You're betting that it's going to rise in value. That was a bet that a lot of people made, and now they're on the wrong side of that bet. But, you're also betting about what your life is going to look like. How many people are going to inhabit that house? You're putting money down—you're putting all your wealth in most cases—into this structure that says, "I am going to be married with the two kids and the dog" or whatever. And the fact is that new family members come in as immigrants possibly or you get divorced or you lose your job or your kids have to move back because they can't get jobs. So the house is insufficiently flexible to deal with the changing American family.

MB: People have looked toward changing or improving the suburbs for a long time. You can go back to the 1970s, and academics are often lambasted for not being sensitive about it. But the reason I'm bringing this up is that what is different at this point in time is everything from globalization in terms of where is production happening, what are the jobs. When you talk about housing, you ultimately always—even if you're an architect—end up talking about jobs. What will secure that loan in the future? So, flexibility comes in. But the difference now, I think, is that what people realize... And the foreclosure crisis is an awful thing, it is absolutely a crisis, but it does start to create a situation where people start to imagine that what we have is not inevitable. And, in fact, it was produced, and it was dreamed. I think, people don't like change in housing, and they should worry about change in housing, but what we have is also not terribly secure. And, so, I think that's what you're bringing up, and Jeanne was bringing that up quite brilliantly.

CH: One of the things I think Detroit forces us to think of is the fact that the things we think are natural are contingent.

Bob Herbert (BH): What's going to inevitably happen is that the American Dream is going to get redefined if it survives. But we're moving ahead into a landscape where standards of living in general in this country are just going to be lower, and then I assume that housing becomes an integral

Dream,
Homeownership,
A New Conversation

American Dream,
Family,
Homeownership,
Jobs,
The Market,
Responsibility,
Sustainability

Affordable Housing,
American Dream,
Homeownership,
Scale,
Sustainability

going to be lower, and then I assume that housing becomes an integral part of that. And it seems to me that more people are going to rent. It seems to me that houses are going to have to be smaller. They're going to have to at some point become more affordable, I assume. So, the question becomes what does that look like ten, fifteen years from now?

TS: The mortgage deduction incentivizes buying the biggest lot you can and putting the biggest, 3,000-square-foot house that you can on it. Bob is right. If we're going to move to a future where that's not what the model is—it's maybe scaled down a little bit more, maybe more demure—then, we should reincentivize the way the tax cut—

Government and Policy,
A New Conversation,
Scale

MB: There's the Glass-Steagall Act which segregated commercial and investment banking. There's the Wagner-Steagall Act which funded public housing. Steagall was on both.

CH: Interesting.

MB: It's very interesting.

CH: Now we've got huge conglomerate banks and no public housing.

Government and Policy,
The Market,
Reference and Comparison

CH: The other question is whether we'll see the market begin to produce smaller homes in the wake of this crisis, whether there's going to be a lesson learned there, or if we're just going to start the old Wurlitzer up again and try to dance like we did in the last decade?

The Market,
A New Conversation,
Scale,
Sustainability

MB: I personally think that the people that invest in housing will be fearful of investing in the old versions of housing and they're going to look for a new product to invest in.

Up with Chris Hayes, "Architecture Brings New Life to Foreclosure Crisis," *MSNBC, NBC News*, February 25, 2012, <http://www.msnbc.msn.com/id/21134540/vp/46523147#46523147> (accessed August 1, 2012). Up with Chris Hayes, "Architecture Brings New Life to Foreclosure Crisis," *MSNBC*, 15:22, February 25, 2012. <http://www.msnbc.msn.com/id/21134540/vp/46523147#46523147>.

viz.

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Art + Architecture: Fact and Fiction in The Buell Hypothesis



A few days ago, New York City's Museum of Modern Art (MoMA) unveiled its newest exhibition, *Foreclosed: Rehousing the American Dream*. A collection of five architectural plans that reimagine how five different suburbs in America could have benefitted significantly from Troubled Asset Relief Program (TARP) funds, *Foreclosed* is an amazing exhibition that melds art and architecture, politics and place. Today, I'm going to discuss the impetus of this exhibition. *The Buell Hypothesis: The Hypothesis is an amazing hybrid publication*

The Exhibition,
The Workshop

that melds art and architecture, politics and place. Today, I'm going to discuss the impetus of this exhibition—*The Buell Hypothesis*. The *Hypothesis* is an amazing hybrid publication created by Columbia University's Temple Hoyne Buell Center for the Study of American Architecture. According to the publication's graphic designers, *The Buell Hypothesis* is "part socratic dialogue, part contemporary screenplay, part media scape and part power point slide presentation." This hybrid production, with its emphasis on collaboration and reinterpretation, is an appropriate point of genesis for *Foreclosed*.



The *Hypothesis* has already affected the real world with MoMA's *Foreclosed* exhibition, an art/architecture exhibition which takes Diotima's PowerPoint case studies of a few suburbs around the United States and imagines alternate futures for five of them. Read *Foreclosed*'s inspiration, *The Buell Hypothesis*, in its entirety at the Buell Center's site.

The Exhibition,
Press and Links

Lisa Gulesserian, "Art+Architecture: Fact and Fiction in The Buell Hypothesis," *Lisa Gulesserian's blog, Viz/Visual Rethoric- Visual Culture-Pedagogy*, February 26, 2012, <http://viz.dwrl.utexas.edu/content/art-architecture-fact-and-fiction-buell-hypothesis/> (accessed July 20, 2012).
Image Credit: Not provided in publication.



The Exhibition,
Press and Links

AZURE

Posted on February 27, 2012
by Catherine Osborne | Comments

What's On: Foreclosed at the MoMA



The firms were further informed by *The Buell Hypothesis*, a study published by Columbia University that argues that if you change the dream, you change the city. In other words, if private housing is no longer the goal, the process of redirecting suburban sprawl can begin.

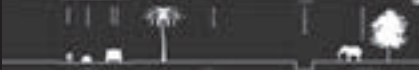
American Dream, Homeownership

Each project touches on the complexities that come with changing entire tracts of land into new enterprises. They also reveal how massive, and potentially myopic, new ideas can be.

Scale

Finding solutions for post-suburbia is one of the most critical issues facing North America and this exhibition, not surprisingly, has touched a nerve with observers well versed with the pitfalls of pie-in-the-sky planning. With or without its contentious POVs, *Foreclosed* has nonetheless opened a timely and critically-loaded discourse to broader audiences.

A New Conversation



Catherine Osborne, "What's On: Foreclosed at the MoMA," *Azure*, February 27, 2012, <http://www.azuremagazine.com/article/whats-on-foreclosed-at-the-moma-2/> (accessed July 20, 2012). Image Credit: Norman Mayot.

Weeks Population

MONDAY, FEBRUARY 27, 2012

Re-Imagining American Suburbs

The ideas underlying the project are drawn from SMART growth strategies that have been developed to stem the tide of urban sprawl. But this project also dips into important issues related to the demographic change in the structure of neighborhoods that needs to be taken into account. For example, the case of Cicero, Illinois, emphasizes the role of immigration from Mexico in changing the sociodemographic structure of this Chicago suburb. In fact, they even name the Mexican states of Jalisco, Colima, and Michoacan as being major sources of the area's residents. It's a complicated story, of course, but two things that I did not see in the exhibit (despite the apparent emphasis on their importance) were references to where jobs are and what transportation systems exist to get people from these re-imagined communities to their jobs--whatever and wherever they may be.

Jobs, Populations and Demographics, Reference and Comparison

HoweStreet.com

Monday, February 27th, 2012

Gary Gibson, Minneapolis, Minnesota... *Building in the streets...*

The modern city is one built around a sprawling network of roads for cars. The cities are also serviced and linked by federal highways. This system encourages anti-pedestrian development: things in the cities themselves are spaced too far apart to manage without a car and completely car-dependent "separation of uses" development results with cul-de-sac housing pods and strip malls along the highway.

This is just as much a government-spawned mess as the mortgage crisis itself. When you bring up the idea of stateless societies, one of the very first things people ask is "What about infrastructure and roads?" The answer is that a stateless society would have a very different physical setup. Roads may be needed a lot less...or not at all.

We would argue that neither case is true. We would argue that suburban sprawl is a horribly inefficient (i.e. unsustainably expensive) physical arrangement that free markets would never have allowed to develop the way it did.

(This is proving as faulty as the government's attempts to pitch home buying -- with increasingly long payment times -- as investment instead of what it really is: debt-based consumption of a durable good.)

The curators at MOMA are definitely thinking about the box. They are thinking beyond the old arrangements. We are pretty sure they are not thinking of a stateless city per se...but they are thinking beyond the crutch that governments insist governments must provide: roads.

When the CNN reporter working on this report took the ideas to the people on the street in Orange, NJ, one person remarked, "Sounds like something from the Jetsons." How right they are!

That's the idea, good patrons. Free markets don't just mean liberty. They also mean progress. They mean development that turns unseen worlds out of science fiction into reality.

Circulation

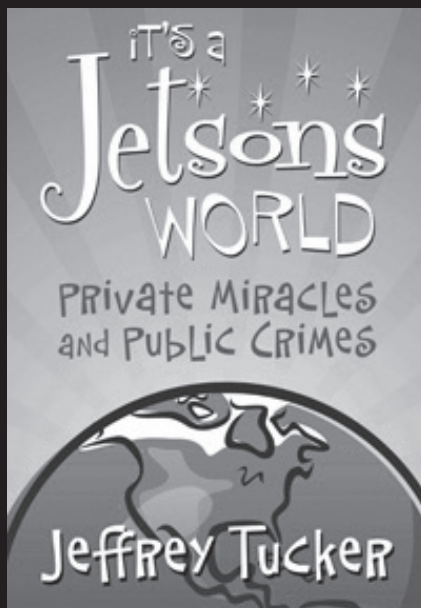
Government and
Policy,
Liberal versus
Conservative

Liberal versus
Conservative,
The Market,
Sustainability

Government
and Policy,
Homeownership

Government and
Policy,
Infrastructure

The Market,
Silliness and
Seriousness



Gary Gibson and Jeffrey Tucker, "Building in the Streets..." *Whiskey and Gunpowder* (blog), *HomeStreet.com*, February 27, 2012, <http://howestreet.com/2012/02/economic-lessons-of-silly-putty> (accessed July 24, 2012). Image Credit: Not provided in publication.

Suburbs, Jetsons style: MoMA remaps America [SLIDESHOW]



Press and Links

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New show at MoMA! "Foreclosed: Rehousing the American Dream." Ecologists, landscape designers reimagine suburbia bit.ly/wICVTI

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Foreclosed: February 2012

Guy Horton (@GuyHorton) [Follow](#)

Thoughts on MoMA's <i>Foreclosed</i>:
Rehousing the American Dream
huffingtonpost.com/guy-horton/mom... via
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@MuseumModernArt "Foreclosed"
exhibition challenged designers to reexamine
the American Dream. See what changed.
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L: Press and Links
R: American Dream,
Press and Links

Richard Pietro (@richardpietro) 28 Feb

@japhy Which makes this exhibit by
MoMA so interesting: bit.ly/yq8RFF1/2

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Challenge of
Suburbia,
Press and Links

beckt.nyc

Moma: Foreclosure Exhibit | Part 1

New York is a dense area accessible to public transit, Tampa, Los Angeles, and Portland are areas full of 'failed' housing, and Chicago is overwhelmed with abandoned unused factories. The teams are reconfiguring what is the best way to live in the current economical conditions, so when development takes place, it doesn't eat more land. 'Real' problems are being looked at as a start for models and the question of how to change these already existing structures not only economically, but physically and socially too. Michael Meredith and Hilary Sample of the design in New York feel like architecture has become to passive. Stating so, they focus on the issue of health/stress as inspiration for ideas and want to redefine the street as a social space. How do we cater to current important problems through architecture?

Challenge of
Suburbia,
Retrofit or Redesign,
(Un)Realistic
Proposals

We live in a society for the last half of a century based on the idea of suburbia as the "American Dream" - the dream of owning a house with a white picket fence and the fresh green lawn. Lately this dream is either nonexistent or fading away in most Americans. The need to change the entitlements and essentially rewrite the home equity system for housing will allow the owners to "play" with programming and developing types. Thus, will create a new coding system and modify what the definition of a standard lot is. People can then rent and own spaces at the same time rather than just one or the other. Cooperative housing for families to share spaces (such as kitchens, laundry room, etc) is a common thought throughout each and every design and is one of the many ways to redefine housing.

American Dream,
Homeownership



Christina, "Moma: Foreclosure Exhibit | Part 1," Beckt.nyc (blog), February 29, 2012, <http://becktnyc.blogspot.no/2012/02/moma-pt-1-foreclosure-exhibit.html/> (accessed July 24, 2012). Image Credit: courtesy of James Ewing. © 2011 James Ewing.

Roger Keil (@rkeil) [Follow](#)

Foreclosed: Rousing the American Dream
| If you are visiting New York, you should see
this great exhibit at the MoMA:
moma.org/interactives/e...

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I'm now saving for a trip to NYC |
Foreclosed: Rousing the American Dream
at MoMA.org bit.ly/wOPHGE

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Comments on Foreclosed

Press and Links

March 2012

perspective exhibitions

IN PLACING AN EMPHASIS ON SOCIALLY AND ENVIRONMENTALLY CONSCIOUS SUBJECTS, TWO NEW YORK MUSEUMS MUST ADDRESS THE CHALLENGES OF PRESENTATION.



ARCHITECTURAL EXHIBITIONS aimed at a general audience are hard to pull off. Small-scale representations—photographs, models, drawings, and, increasingly, video—can only approximate the sense of the full-size work. Like art objects, they need to captivate the museum visitor while acknowledging the thicket of constraints—program, site, budget—that shape the form. If the projects have a socially or environmentally conscious dimension, the challenge is tougher: The display may lack the wow factor—the visual panache of extravagantly innovative or elegant architectural works and objects that make museum visitors stop in their tracks. And the danger lurks that providing the necessary information to appreciate the projects displayed will make the show look like a walk-in book.

Like the *Rising Currents* show, the *Foreclosed* exhibition put MoMA in an activist role, actually commissioning speculative solutions, developed through a workshop process. Bergdoll, who organized the project with Reinhold Martin, Director of Columbia University's Temple Hoyne Buell Center for the Study of American Architecture, isolated five geographical areas in the U.S., from Florida to California, where the banking mortgage crisis of 2007–08 led to stalled projects and swaths of

The Exhibition

The Exhibition,
Role of the Museum,
The Workshop

California, where the banking mortgage crisis of 2007-08 led to stalled projects and swaths of publicly held land now available for development. For each of the five sites—identified based on Buell Center research—Bergdoll and Martin assigned a team, led by architects and including experts in finance, housing, planning, and infrastructure. Each team created proposals meant to provoke new ways of thinking about housing and dense community living: Bergdoll wants to engage the public in understanding “how architects think.”

Foreclosed: March 2012

As is typical in socially oriented exhibitions, *Foreclosed* includes a good deal of nonvisual material: One gallery is devoted solely to presenting data underpinning the show's program.

The Exhibition



suzanne_stephens wrote:

Please sign your name at the end of your comment. We find signed comments are more helpful than purely “anonymous” ones. Thank you, Suzanne Stephens, Deputy Editor, AR

3/5/2012 10:03 AM CST

Internet Banter



Anonymous wrote:

Please sign your name as anonymous, as a protest against the “identity hall monitors” who stubbornly and disrespectfully refuse to recognize the value of and right to anonymity in public discourse.

3/7/2012 2:16 AM CST

Internet Banter



Anonymous wrote:

Why would socially and/or eco-conscious projects not be able to document their work in such a way as to hang in an art gallery? Photographers take pictures of conventional looking buildings and make them look beautiful all the time. Why couldn't they show incredibly detailed models, at enormous scales, like we see from the ever-despised “star-architects?” I see no reason why socially and eco-consciously focused firms shouldn't be able to fill a gallery space. Every architect should have a design process and a documentation process that is artful and ready to show. In my opinion, the entire process of making architecture is what makes it architecture. The process has to be authentic. But I don't think there's any reason simple or even conventional buildings that are focused on other issues than high-design (like the environment or social problems) can't document the process of creating them in a very modern and artistic way. It's not like these socially/eco-consciously focused architects don't know what good graphic design looks like. There's no limit on how artistic a socially-minded architect can be with their process and documentation. Even conventional looking buildings can be documented in unusual and dramatically beautiful ways. People do it all the time in the very first photography classes they take. Architects who do socially and eco-consciously focused work need to seduce the kind of people who go to MoMA and bother with exhibits like this, because they're often going to be the clients for doing more work like it. I'd say the seduction of a well considered/artistic design and documentation process is a moral imperative for socially minded architects, if they want to make big change and affect things at a large scale.

3/7/2012 2:32 AM CST

Art and Architecture



Anonymous wrote:

While I very much appreciate MoMA's and the Smithsonian Cooper Hewitt's efforts to infuse activism more forcefully into their programs, I have been unsatisfied with exactly the topic of this article - their modes of display. Anonymous - I couldn't disagree more that exhibiting a “socially conscious” project (such as the schools or transportation systems included in “Small Scale, Big Change” for example) is exactly the same as exhibiting a “conventional” building (perhaps a high-end residential building here in New York). As Ms. Stephens acknowledges, what's supposedly on display in an exhibition about architecture is much more than the form of the building. And it is exactly the differences between these complex political, economic, and cultural processes in the so-called developing world that make these projects worth trying to understand. Unfortunately, and this is where I disagree with Ms. Stephens, the exhibitions here under analysis do little to differentiate what a high-end residential tower in New York and a school in West Africa are summed up and displayed to an unfamiliar public. For me, the title of the article has yet to be proven, and the subtitle remains as an unfulfilled challenge for these institutions within what is otherwise a worthy cause.

195

Jacob Moore, New York, NY

3/21/2012 9:25 AM CST

The Exhibition



Anonymous wrote:

In a world with an ever diminishing attention span, notoriety is best achieved with one-liner gimmicks featuring a calculated mix of simplistic graphics, pseudo-intellectual pretension and the requisite shock value that appeals primarily to adolescents. Fashionable nonsense and superficiality trumps substance every time. We've seen it from Ville Radieuse to Pruitt Igoe and to other slums designed by self-styled "intellectuals" lacking the compassion and talent to create meaningful places and homes. 'Foreclosed', the latest incarnation of ill-informed ideas rooted in the abstract ruminations of amateurs with (mostly) little or no real world building experience, fits this sad mold exactly. Remarkable principally for its lack of insight in the research and dignity on the end products, it comes across as the work of self-indulgent poseurs proposing novelty for novelty's sake as though 'invention' is somehow synonymous with 'solution'. Candy-colored shape-making is offered in lieu of sincerity.

The use of charged buzzwords words and phrases like "activist" and "socially or environmentally conscious dimension" suggests some serious import where none is evident in the work itself. It is a common liberal ploy to distract from any more intuitive thought processes that would likely conclude that these ill-conceived experiments will almost certainly be the slums of tomorrow.

Dr. D.S. Abrams
New York City

3/23/2012 12:31 PM CDT

Academic Hubris,
The Exhibition,
Liberal versus
Conservative,
Reference and
Comparison



Anonymous wrote:

Jacob,

As Deb Gans made clear in her interview on this website, it's critical that architects in 2012 address both formalism and green issues. It's not enough to be either/or. Either/or is only doing half an architect's job, and that's not enough. Everyone deserves access to progressive contemporary design, rich people, poor people, Americans, Africans, everyone. It's about equality and respect and not patronizing people.

3/23/2012 1:46 PM CDT

Professional Practice,
Reference and
Comparison



Anonymous wrote:

People need to understand the point of these projects. A good article was written on this topic in Metropolis. The 1st point to make is that these are largely political and social problems that have to be tackled in that realm in order for architects to even have the ability to address them. For example, Americans can't keep electing people who don't believe in sustainability and who are beholden to oil companies if they want to solve these problems. Architects can't overcome the weight of political and legal restrictions holding them back without help from American voters. There need to be subsidies for green tech, mass transit, sustainable development, etc. These architects know enough about these issues to know this is the case. I have no problem with utopian solutions in this case, because the point of the projects are to reinforce what first needs to be done in order to get anywhere on these issues. Therefore mass transit is critical, even though it's nearly impossible in our current political climate. Does that mean architects should abandon proposing ideas that make mass transit central to their designs? No. The point of projects like this is to reinforce what the model needs to be. Once people understand what the model needs to be, they can vote accordingly for people that will allow architects to move the country in that direction. People who are overly critical of utopian proposals are missing the forest for the trees. Utopian proposals have a critical role to play in making sure everyone is facing up to reality in terms of what our goals should be. If we cut architects off at the legs and force them to only propose ideas that work for today's developers, then we get nowhere and in reality architects aren't doing their jobs. They're just legitimizing bad developers and their values.

3/23/2012 1:52 PM CDT

Government and
Policy,
Reference and
Comparison,
Silliness and
Seriousness



Anonymous wrote:

People write in so that they can be part of a conversation. That's it! Obviously ,the coment is being written by A Person. If the comment is appropriate and interesting, based on the author's point of view, who cares who wrote it.

3/31/2012 10:59 AM CDT

Internet Banter

ABITARE
Giovanna Borasi

FORECLOSED:
REHOUSING
THE AMERICAN DREAM

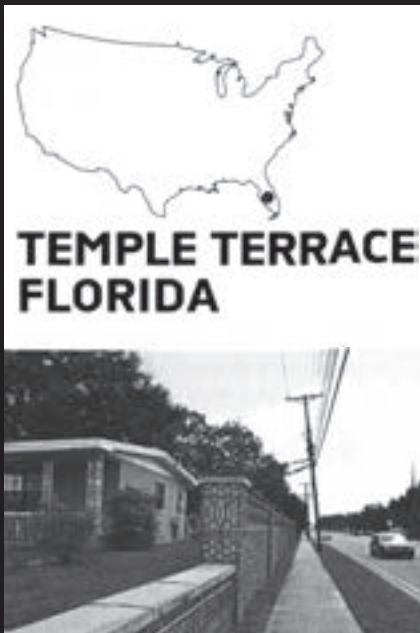
MOMA

NEW YORK
STILL DREAMING AFTER THE COLLAPSE





Comments on this closed



The central question today, in particular in the USA where this crisis began, is linked to the rethinking of an entire economic model, the very idea of property and the role of politics in terms of its global governance. More generally, this crisis has led to a rethinking of the myth of the *American Dream* and its implications in today's world.

American Dream, Government and Policy, Homeownership

The Buell Hypothesis also highlights another central fact: the need for architects to return to research on these non urban areas. Until now, the suburbs have been analysed by a specific group of architects linked to the New Urbanism movement. Usually the argument has been that a mixture of nostalgia and contemporary priorities (sustainability, green space, pedestrian zones and so on) has been the idea which has inspired the form of these areas, in most cases. And thus prevailing opinion has often linked the reading of suburbs more to that of a village than a city. *The Hypothesis* attempts to provide another way of understanding these areas.

Cities and Suburbs, Professional Practice, Reference and Comparison

a city. The *Thoughts* attempts to provide another way of understanding these areas.

Foreclosed: March 2012

Moreover, this project redistributes various tasks in a way which leads towards new forms of intervention (but while the teams include experts from various fields, team leadership is always taken up by an architectural studio) in a project which radically alters the role of a cultural institution.

Role of the Museum

The work of the Estudio Teddy Cruz, *McMansion Retrofitted* (2008), which is referred to in this exhibition, is linked to this very question: if a resident could buy a house, would they buy a typical McMansion? The market, in recent years, has developed its image in order to look like the built form of a dream which is then sold as an aspiration. In this sense the MoMA exhibition carries out an important function: it puts these questions back in the hands of the architects and asks them to come up with new and original ideas. And this is done in an intelligent way, as each team has been asked to come up with architectural and planning proposals, but these teams have also been supported in this enterprise by other experts (each project looks at economic questions, and proposed alternatives to traditional concepts of property ownership, resource use and so on). In this way the various answers proposed are not aimed at simply creating a new typology or a new urban form, but also try and understand how the economic, legal and administrative system needs to be changed in order to support these new models.

The Exhibition,
The Market,
Professional Practice

In this sense, the projects on show here also provide an interesting overview of the state of contemporary architecture in the US, where an architect who is tuned in to what is going on cannot fail to think about green issues, the problem of health, the use of resources and public transport systems when drawing up projects.

Challenge of Suburbia

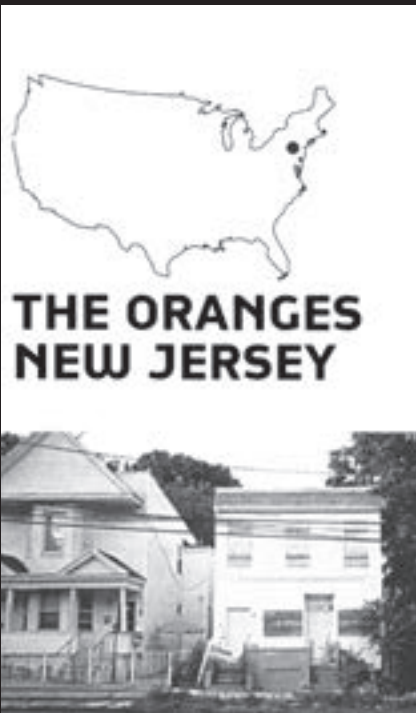
After the MOS project, everyone who works in that area will have to take into account what they have proposed. A new idea is thus introduced into suburbia, something which is typical of the historic city: whatever is added must take account of what is already there. The merit of *Thoughts on Walking City* is that, perhaps, it creates a new dream which is not necessarily happy or workable. In a realistic way it asks residents to attempt to live in spaces which have greater limits (the project is marked by many stairways and pedestrian routes).

A New Conversation,
(Un)Realistic
Proposals

A deep crisis like that which has hit the US has left in its wake a huge number of unfinished and half built projects. Andrew Zeiss has looked at this issue

Retrofit or Redesign

in its wake a huge number of unfinished and half built projects. Andrew Zago has looked at this issue and, through the case of Rosena Ranch, has gone back to the outbreak of the crisis in order to try and understand how a typical suburban area could be developed in a different way. This is a highly sophisticated project, which apparently does not throw out completely what is already there but works through what Zago defines as a "relaxation of boundaries". The idea here is that if you work on the types of streets used, the use of space between houses, the typologies involved ... you can then create a new form of space.



When we look at contemporary suburbia, it looks more like private property than public property. The system of single family homes and marks vast areas of residential development in the US is an inefficient model, because the collective and investment costs needed to sustain it are not part of a system. The public-private proposal by Bell and Seong underlines a form of reality which is already there. The current system of property ownership, based on mortgages (backed by government through low interest rates) is actually a system of *public or subsidized housing*.

Jeanne Gang's project, *The Garden in The Machine*, is perhaps the project which deals most directly with a redefinition of the American Dream and with how the market needs to change in order to create a new set of ideas lined to the real demands created by new demographic groups (immigrants, new kinds of families) and with the mixed and simultaneous use of spaces for work and living. Gang argues that a

Government
and Policy,
Homeownership,
The Market

American Dream,
Jobs,
Populations and
Demographics

...families) and ... in the mixed and simultaneous use of spaces for work and living. Gang argues that a redefinition of "The Dream" is not only a question of housing, but also involves a transformation of economic systems linked to work and education.

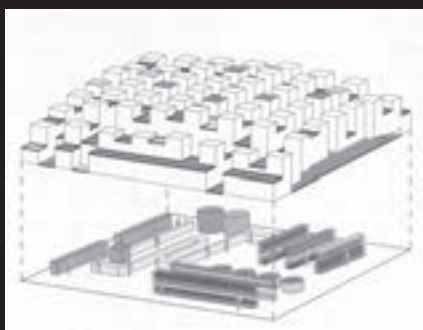
Foreclosed March 2012

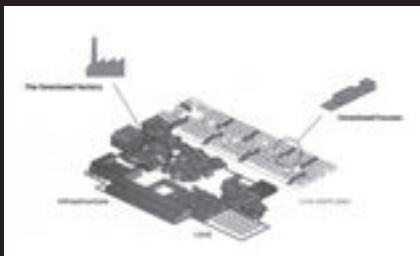
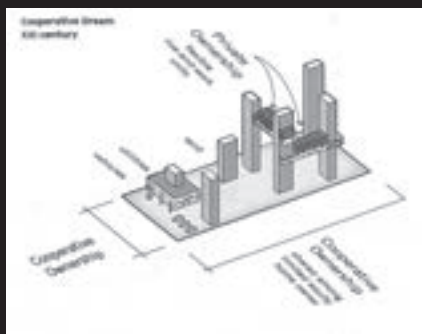
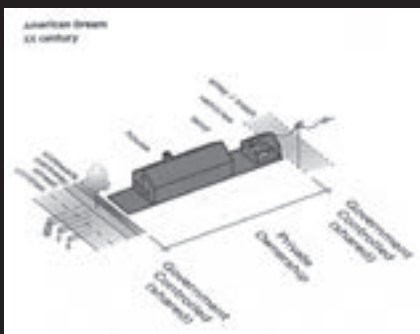
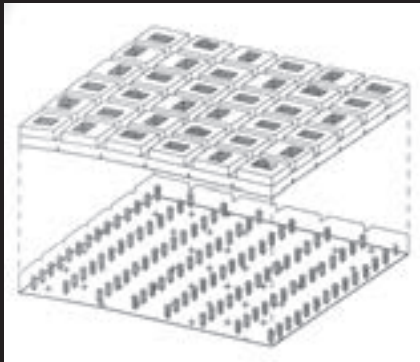
It is thus extremely important that this exhibition and its accompanying research are taking place during an ongoing crisis. This has created the necessary sense of urgency which has been transmitted into the ideas themselves. As we are still suffering from the effects of the crisis, these projects put themselves forward as possible post-crisis realities, but also as ways of overcoming the crisis itself. At the same time, however, these projects also suffer from this sense of urgency. They do not, in fact, discuss one key question, which is central to contemporary architectural debate and is concerned with the instruments which are available to architectural practitioners. The open question is this: why should the solution to all problems always be the same one: the building of new architecture? Nobody here has really moved towards other and more radical solutions, which move beyond the very idea of an architectural project.

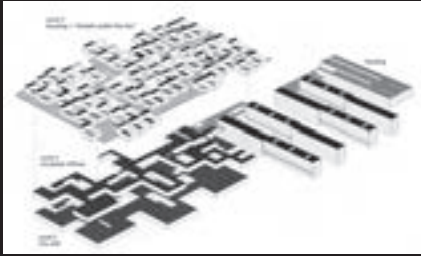
Professional Practice, Silliness and Seriousness, (Un)Realistic Proposals

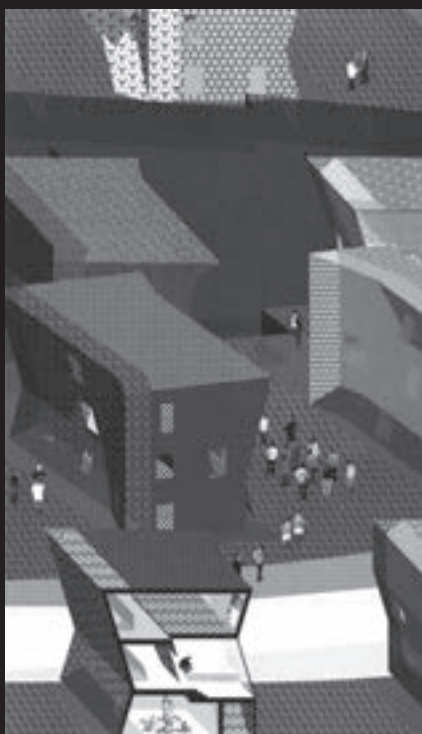
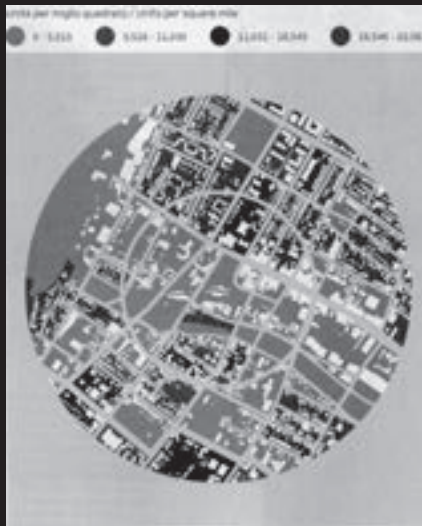
In conclusion, these five projects open up debates concerning a process of change, and offer some sophisticated and informed ideas about future development and new values. They understand the need for radical change and offer answers which are linked to contemporary realities, including demographic changes, new social structures and advanced economic models. But on their own, perhaps, they have not succeeded in creating a different "Dream" or a new collective idea centered on real radical change. Despite this, it is to be hoped that the progress that these projects represent is not lost in the future, when we finally overcome this crisis and, as in 1973, the need for structural change is no longer seen as a priority.

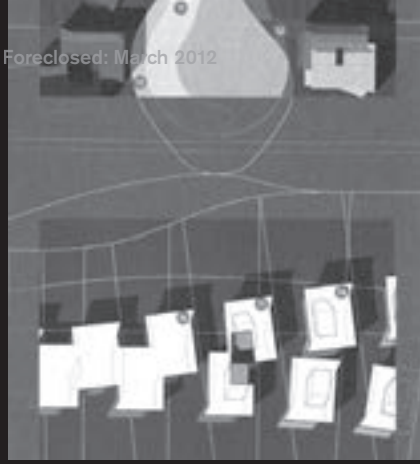
American Dream, A New Conversation, Silliness and Seriousness









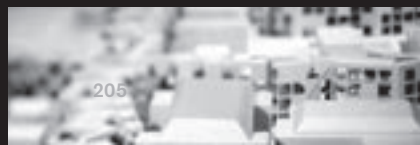
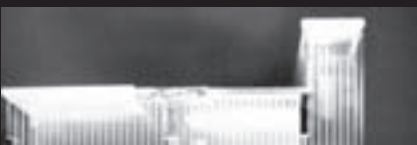
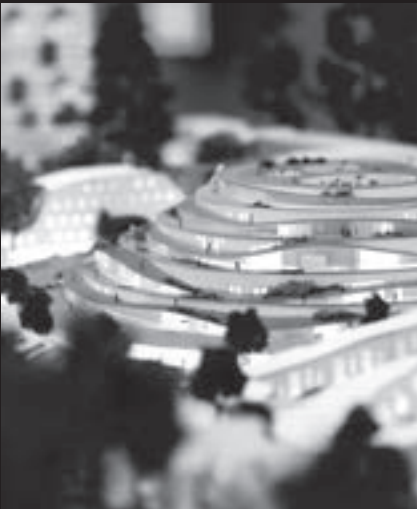


Giovanna Borasi, "Foreclosed: Rehousing the American Dream," *Abitare*, March, 2012, 44–67.
Giovanna Borasi, "Foreclosed: Rehousing the American Dream," *Abitare*, March, 2012, <http://www.abitare.it/en/architecture/rehousing-the-american-dream/> (accessed August 23, 2012).
Image Credit: Not provided in publication.

COLUMBIA

By Paul Hond

DREAMING AMERICAN





"The house is a sacred term in American public discourse," says Martin. "But a house could just be a house, like a car, or a chair, or a computer. It doesn't necessarily bring with it — nor should it, I think — transcendent social meaning. A house isn't sacred: it's just one among many artifacts with which we live. You could say that we have attempted to gently secularize the idea of the house.

American Dream,
Homeownership

III. Public Outcry!

The provocations lived up to their name. The show was widely praised in the media for its ambition, vision, and social and environmental engagement, but there has also been some dust raising on the architectural blogs. Dissenters called the proposals out of touch, self-indulgent, elitist, esoteric. Some saw a cabal of ivory-tower types imposing their social-engineering fantasies upon a constituency they don't know or understand. Others confused a theoretical exercise meant to incite discussion with a shovel-ready project.

Academic Hubris,
(Un)Realistic
Proposals

For Martin, the vitriol on the Internet illustrates how public discourse on housing crumbles at its foundation. "What hasn't been asked is, what is the role of the government in addressing the housing crisis?" Martin says. "Again, that's a question we're barely able to enunciate in public because of the stigmas associated with public housing and the durability of the fetish of the single-family home. You can see from some of the reactions that we were denounced for asking that. There was a certain amount of name-calling. That is not surprising, but it's interesting: even though these are hypothetical projects, they draw out the political contours of the country. They draw out different strategies: more activist strategies that consider this to be fiddling while Rome burns, purely academic speculation that doesn't take into account the voices of the people who would actually live in these places.

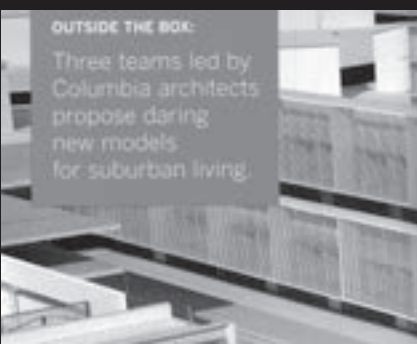
Affordable Housing,
Government and
Policy,
Liberal versus
Conservative,
A New Conversation

But for Martin, one possibility was conspicuously absent.

"In my view, some options were overlooked, like public housing. I'm not surprised, but it's a fact. Despite our encouragements — we even provided publicly owned land, and identified sites that were either publicly owned or under the supervision of the local municipalities — in virtually all cases that alternative was side-stepped. So the results have proven that it's very difficult to contemplate options outside the market.

Government and
Policy

"That's the bottom line: the option of public housing is not currently available in the mainstream." 🙄



OUTSIDE THE BOX:

Three teams led by Columbia architects propose daring new models for suburban living.





Paul Hond, "Dreaming American," *Columbia Magazine*, Spring 2012, 14-21. Image Credit: Museum of Modern Art.

COLUMBIA
DREAM HOUSES
letters.

The proposed housing models featured in your Spring 2012 issue ("Dreaming American") are best described as solutions in search of a problem. In particular, the proposal for the Oranges, in New Jersey — which would fill underused streets between existing buildings with ribbons of new developments — creates problems for which there are no reasonable solutions.

Problem number one is that the new structures, to meet disability-access regulations and building codes, would require elevators and public corridors leading to enclosed exit stairways, neither of which can be accommodated within the proposed configurations. Problem number two is that the structures would interfere with access for emergency vehicles.

But aided by the reclamation of previously private spaces ("The idea is that private space that is now abandoned, foreclosed, or empty would be given back to the public"), a more realistic project could be conceived featuring the following:

- Narrowed and reconfigured roads for use by bicyclists and joggers, and access for emergency vehicles.
- Playgrounds, parks, and open space enabled by the demolition of buildings deemed to be unsuited for adaptive reuse.

• Varied housing types to accommodate residents with a wide range of family structures and financial resources.

• Ground-level spaces for such services as childcare, health care, laundry, and community administration.

• Community-owned shuttle buses to provide access to shops and schools.

I'm sure that Jane Jacobs, if she were alive today, would be pleased to see this concept implemented.

Aaron Cohn '49GSAPP
Los Angeles, CA

Circulation,
Reference and
Comparison,
(Un)Realistic
Proposals

Aaron Cohn, "Dream Houses," *Columbia Magazine*, Summer 2012, 3.

Thoughts on MoMA's Foreclosed: Rehousing the American Dream

Comments on Foreclosed



In February, an exhibition of architectural models, videos and descriptions of their ideas opened at the Museum of Modern Art. There was an open panel discussion held on March 8 for the architects to answer questions and discuss how they truly felt about the future of these developments. When all was said and done there were six unique projects but what caught the attention of most was the sheer scale of their proposals. This emphasized that the issue at hand was much greater than maybe what was first conceptualized, that to propose an incremental shift within this suburban framework would not be dramatic enough to change the course of time, or is it. Although neighborhoods look like a grain of sand on a map "... they are the result of processes that took hundreds of years to evolve." Does this really call for the need of a grand proposal? Yes it is true that it would be very difficult to change zoning laws to permit denser new development patterns but is there not an innate power nestled in a simple architectural infill.

Scale



The economic and demographic factors at hand may seem immense but I am not sure that a revised American Dream could not have an equally great influence. Guy Horton of author on Archinect comments that he does not believe architects have the power to dictate a solution to the crisis. "To them, this is further evidence of the irrelevance of what architects have to offer in terms of solving real problems." I am afraid to say that many others feel the same that architects are along for the ride as much as anyone else, architects are not problem solvers. Really? Of anyone who has been trained day in and day out to make something out of nothing. To merge the gap between reality and imaginary we are the innovators those with visions of a different future. Yes we may not be able to single handedly solve major issues but we are in a great position to express our thoughts on a global scale. I think we are selling ourselves short over humbling our potential to make an impact on the future. "In architecture we have become inured to the special effects of formal bigness and dramatic constructs." but isn't this not a perception stemming from those ideas buried in the American dream. This maybe exactly where we need to start initiating a shift, why BIG, why More? In the end the architects apart of the workshop are just adding to something already dead. This unsustainable template has been passed down as a ritual and we are blind to its presence.

Academic Hubris, American Dream, Professional Practice, Scale



L: Affordable Housing, Press and Links, Sustainability
R: Affordable Housing, Press and Links, Sustainability

cotainco, "Thoughts on MoMA's Foreclosed: Rehousing the American Dream," *Co-Tain*, March 2012, <http://co-tain.com/1813/uncategorized/thoughts-on-momas-foreclosed-rehousing-the-american-dream/> (accessed July 25, 2012). Image Credit: Not provided in publication.

REHOUSING THE AMERICAN DREAM AT MOMA



The content of the show tracks closely with a preview presentation held last September at PS1, MoMA's contemporary annex. The participating teams—headed by architects Jeanne Gang, Michael Bell, Andrew Zago, partners Amale Andraos and Dan Wood (of partnership WORKac), and Hilary Sample and Michael Meredith (MOS Architects)—have taken real tract developments, in locations across the U.S., and turned them into theaters for conceptual intervention. Using models, renderings, and videos, the group leaders and their co-designers demonstrate how creative real estate contracts and innovative architectural solutions could combine to forge a revitalized suburbia, one inoculated against the kind of economic shocks that precipitated the current real estate crunch.

The Exhibition, (Un)Realistic Proposals



Of the proposals on view, perhaps the most appealing is Nature-City, WorkAC's inventive re-imagining of the modest Portland feeder town of Keizer, Oregon. A surprisingly urban vision for a relatively remote locale, the design boasts a wide variety of housing typologies, all of them arrayed around a municipal complex whose tumulus-like forms suggest a connection to nature fully qualified by the development's eco-friendly features. As with the Zago group's plan for Rialto, California, and Gang's for Cicero, Illinois, Nature-City puts a premium on communal space and services, not only as a means to foster community but as a hedge against the mercenary commercialism that gave us the late housing boom and bust. And to the special credit of Andraos, Wood, and their academic and engineer collaborators, the Keizer scheme avoids the trap (into which Michael Bell's proposal, *Simultaneous City*, slips all too easily) of rehearsing the problematic motifs of 20th century social housing, creating instead a novel and lively template for the future of American life.

Land Use and Density, The Market, Reference and Comparison



 **Bry Sarte** @BrySarte Follow

very flattering review of our project w @WorkAC 4 @MuseumModernArt
Foreclosed: Rehousing American Dream in @Dwell mag: ow.ly/9ovAa

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Check out the Dwell article on 'Foreclosed: Rehousing the American Dream' in tinyurl.com/7hl5853 - praise for Nature-City

← Reply ↻ Retweet ★ Favorite

7:21 AM - 2 Mar 12 via web · [Embed this Tweet](#)

L: Press and Links
R: Press and Links

Ian Volner, "Rehousing the American Dream at MoMA," Dwell, March 1, 2012, <http://www.dwell.com/articles/rehousing-the-american-dream-at-moma.html/> (accessed July 30, 2012). Image Credit: Not provided in publication.



Press and Links, Sustainability



TEXT BY FELIX SALMON

Dream Deferred

THE MUSEUM OF MODERN ART'S "FORECLOSED" EXHIBIT IS LONG ON ART AND SHORT ON REALITY.



The message of "Foreclosed: Rehousing the American Dream," a new exhibition at the Museum of Modern Art, is that it didn't need to be this way—and that economic crises can have architectural solutions. But from the start, MoMA pulls its punches: Barry Bergdoll, chief curator of architecture and design for MoMA and the show's curator, concedes in his catalog introduction that "architects, urban and landscape designers, and infrastructure engineers can do little directly about the problem of foreclosed mortgages and households 'under water' (that being a crisis of the financial architecture of America)."

The Market, Professional Practice





If the housing crisis taught us anything, it's that we can't go on like this anymore. Today, the average American family spends 52 cents of every earned dollar on housing and transportation, according to the U.S. Department of Housing and Urban Development (HUD). That's a fixable problem, and for "Foreclosed," five different groups came up with conceptual plans for five different suburbs around the country—all of which attempt to create something more sustainable going forward.

Affordable Housing, Sustainability

Of course, for an idea to be sustainable, it also has to be realistic. Much of the MoMA show fails that criterion miserably. Orange, N.J., is not going to build long strings of apartments in the middle of its streets, as suggested by MOS Architects' Michael Meredith, AIA, and Hilary Sample, AIA. Neither is Keizer, Ore., going to bite on huge towers of three-story homes teetering atop each other—complete with indoor waterfalls—as put forward by Amale Andraos and Dan Wood, AIA, of Work AC. And are those elephants that Andrew Zago dropped in the backyards of Rialto, Calif.? Yes, they really are.

Academic Hubris, Cities and Suburbs, Community Participation, Government and Policy, Liberal versus Conservative, The Market

The basic idea is stirring: "Temple Terrace's residents could spend 30 percent of the \$700 million they collectively earn annually and remain within HUD housing-cost guidelines," write Visible Weather's Michael Bell and Eunjeong Seong, "but the disaggregated way in which housing monies are spent means that they are spent on a very low-level commodity."

Silliness and Seriousness, (Un)Realistic Proposals

But there's the rub: If you try to get 10,000 people to live together in a single development, you're cutting against the very impulses that drive people out of the city and into the suburbs in the first place.

There's something almost colonialist about this exhibition: Witness five architectural practices hailing from New York City, Los Angeles, and Chicago parachute into relatively poor suburbs, spend very little time actually talking to the people who live there, and pitch projects that only a city-dweller could love, and that only a socialist state could finance. "City-building does not necessarily have to take the path laid out by the markets," writes co-curator Reinhold Martin, who set the terms of the teams' engagement with The Buell Hypothesis—an eclectic text (it is in part a screenplay) that quite explicitly proposes "unapologetically public housing models on government land."

Affordable Housing, Challenge of Suburbia, The Market

But despite this prejudice against development, the proposals in the show are basically mini-cities, to be developed as single projects at vast expense. There's precious little scope for organic growth in this exhibit: Instead, all residents have to fit into a preconceived plan where the costs are front-loaded and where financing seems to magically appear whenever the municipality wants it. Meanwhile, the existing residents of the suburbs in question, the ones still underwater on their American Dream houses, are barely considered in these plans.

Scale, (Un)Realistic Proposals

Any honest attempt to fix the suburbs has to start with facing up to why so many Americans live in the suburbs in the first place, and who those Americans are. Suburban families are bigger than urban families; they like their space; and they like living in places where they're a good distance from their neighbors and a long way indeed from people of other social classes.


Challenge of Suburbia, Family, Populations and Demographics

All of the projects in this exhibition, in one way or another, pile Americans on top of each other; squeeze them into homes that are much smaller than those currently found in the suburbs; and extol the wonders of urban mixed-use developments that feature the broadest possible range of owners, renters, and even businesses. They basically comprise a simple message to suburbanites: We city-dwellers are better at living than you are, and if you want to improve your lifestyle, you're going to have to become much more like us.

Cities and Suburbs, Land Use and Density

It's a message that doesn't really solve the problems of suburbia so much as simply eradicate them by decree. Studio Gang's proposal gleefully attacks Cicero's suburban zoning code, deleting most of it with neat red lines and replacing it with the language of "density," "diversity," and "a variety of living types." Congratulations on reinventing the city. Now, what are we going to do about the suburbs?

Challenge of Suburbia, Cities and Suburbs, Retrofit or Redesign

 **Daniel Gregory** 134 days ago
An excellent critique.

Internet Banter

 **Jon Blehar** 134 days ago

Academic Hubris, Internet Banter

Jon Blehar 134 days ago
 Yes, finally someone who realizes; as soon as most Americans have 2 kids, it's off to the suburbs to stay most of their lives. Also the gentleman points out that the two coasts (and the big city in between) have the greatest access to publications, so the two coasts produce most of the noise about what should be done to improve our built environment.

Academic Hubris,
 Internet Banter

Jeremiah Eck FAIA 134 days ago
 Felix, thank you. Over the last four decades over half of all the single family homes were built in this country, most of them in the suburbs, through a production system that is inextricably bound up with bankers, builders and brokers. The good news is we will need the same number again over the next four decades, but we must offer a viable alternative to the suburban status quo, just as we have done with the iPad or the Hybrid car. The current system is bankrupt- physically, psychologically, and financially—but America has the capacity to constantly reinvent itself. Unfortunately, academic exercises like "Foreclosed" only put those off who can make the changes and need our help the most.

Academic Hubris,
 The Market,
 A New Conversation

Dee Carter 134 days ago
 Weren't these experiments tried in the late 50's, 60's and 70's post modernist movement? I think they ended up calling them "the projects"! Epic FAIL!
 ...I guess these are different because they are proposed for the suburbs. Yeah, that's it...that's it.

Reference and
 Comparison

Robert 133 days ago
 Here we go again - architects attempting to be the deciders on who lives in a cooked up utopian paradise. I agree with Dee - didn't we go through this before - actually several times before - go back to Lutyns and others pre-Victorian UK for other references. This argument is as old as time in architecture circles and frankly something I believe in my bones architects need to stay way far away from.
 The problems associated with the current debacle in housing goes way beyond just cooking up alternatives to a model that for decades had worked pretty well until the restraints of the banking system and the policy makers in DEE CEE were unshackled. Thank you Barney Frank, Jimmy Carter, Bill Clinton, Sarbanes / Oxley, CRA, Derivatives, MBS, CDO's, Wall Street, Glass Steagle (no more), FHA, HMA, Phil Gramm, Rudman, Fannie, Freddie, National Assoc. of Realtors, Mortgage Banking Association, TARP, QE whatever, Helicopter Ben, HARP, HAMP, Obama and the porkulus - the list of imposters posing as statesmen and policy wonks and their attendant fixes goes on and on. To just read this article on the surface and agree would be in my humble opinion horribly misguided and naive.
 Wake up architects - putting the design binders on only will not serve you nor your clients well. A much broader and active view is needed - bone up on economics, finance, politics, local government, proper spheres of authority, the scriptures - you name it. Without a broader and DEEPER view of the market the profession will continue to wallow in the ditch it finds itself in, unable to provide any added value to projects and their sponsoring clients. Clients want value - not just ideas!!! And one final thing.....
 I LIKE LIVING IN THE SUBURBS!!!

Academic Hubris,
 Government and
 Policy,
 The Market,
 Professional Practice,
 Reference and
 Comparison

Kunal Ghevaria 132 days ago
 Excellent critique. I had the same thoughts when I saw the exhibit. Especially about the ridiculous MOS proposal. What a waste.

Internet Banter

Amanda Kolson Hurley [Follow](#)
 "There's something almost colonialist about this exhibition:" Felix Salmon on MoMA's *Foreclosed*,
architectmagazine.com/exhibitions/dr...
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L: Press and Links
 R: Press and Links

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 one driving idea of the show holds firm, Bergdoll's binder notwithstanding: Suburbs are generally an architect-f... bit.ly/xaxoBP
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 1:23 PM - 12 Mar 12 via Twitterrific Embed this Tweet

Architect [Follow](#)
 Dream Deferred; Felix Salmon on MoMA's "Foreclosed" bit.ly/yen7pV
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L: Press and Links
 R: Press and Links

Felix Salmon, "Dream Deferred" *Architect*, March 2012, 60-3. Felix Salmon, "Dream Deferred," *Architect*, March 2, 2012, <http://www.architectmagazine.com/exhibitions/dream-deferred.aspx/> (accessed July 25, 2012). Image Credit: Not provided in publication.



Pomp and paternalism

Foreclosed: March 2012



EVERY exhibition aspires to make a strong impression. "Foreclosed: Rehousing the American Dream" at the Museum of Modern Art (MoMA) manages to bowl over the visitor within the first 15 seconds. Unfortunately, the impression is one of intermingled bemusement and nausea. For this viewer, the feeling has yet to subside.

The exhibition is disappointing largely because its premise is so fascinating. Barry Bergdoll, MoMA's chief curator of architecture and design, and Reinhold Martin, director of Columbia University's Buell Centre, set out to explore five struggling suburbs. These pockets of the American landscape are in the midst of a transformation. Yes, they were ravaged by the housing crisis, but they were changing even before the recession. Suburban poverty rose by 53% from 2000 to 2010, compared with a 26% jump in cities. In many suburbs, white, nuclear families have been replaced by multigenerational Hispanic ones. The old car culture has become unsustainable, as petrol guzzles a greater share of families' budgets and the need for exercise becomes ever more apparent. All this begs for new types of transport and housing. MoMA wisely seized the chance to imagine a new future for the suburbs. The result, unfortunately, is absurd.

The Exhibition, Populations and Demographics, Silliness and Seriousness, Sustainability

Presumably the curators chose to display certain pages because they were particularly enlightening. "For despite what you may have heard," Socrates explains, "we do not live in a cave. In fact, in this country there is a term for the place in which we live. It is called the American Dream." If this is the best of the screenplay, one shudders to think of the rest of the 436-page manuscript.

The Exhibition

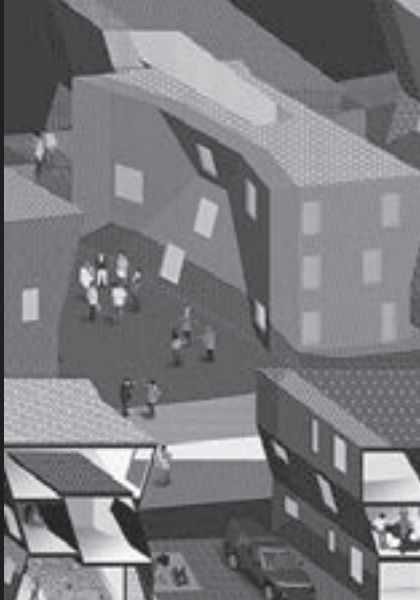
Still reeling from this display, your correspondent rounded a corner to the main room of the exhibition. The gallery presents a new vision for each of five suburbs. The first project is for the Oranges, in New Jersey. The curators' decision to lead with this design is unwise, particularly as its only proper place is the dustbin. MOS, an architecture firm based in New York, came to the astounding conclusion that the roads of the Oranges should be filled with new buildings. The monolithic new structures would have walls that zig and zag, making it impossible to see if someone was lurking behind a corner. With no conventional streets, there are only narrow paths for bicyclists and walkers. Heaven help residents if a fire ever broke out. Perhaps the firefighters could use scooters?

The Exhibition, Silliness and Seriousness, (Un)Realistic Proposals

A design for a suburb near Tampa, Florida is much less dangerous and slightly less silly. The suburb, which never had a town centre, suggested building one at a busy intersection. This sounds quite sensible. But the architects at Visible Weather scrap this plan and propose instead a 225-acre site along a commercial strip north of town. The result is a complex of offices for city bureaucrats and start-ups, with homes on the top floor. Part of suburbia's challenge is creating a sense of community while still preserving privacy.

Populations and Demographics, Silliness and Seriousness, (Un)Realistic Proposals





Andrew Zago imagines building Rosena Ranch with shared outdoor space and many types of homes, so that families of different incomes and sizes could be neighbours. Mr Zago's plan has the benefit of beautiful design—buildings are shaded by intricate, coloured lattices. Yet even this plan, sadly, indulges in the ridiculous. A design for an adjacent zoo of elephants and lions might be forgiven if Mr Zago did not also welcome wildlife into the development itself. He suggests watering holes and feeders to attract not just birds and wild sheep but mountain lions and coyotes. A child's jaunt on a tricycle might become quite exciting.

Populations and Demographics, Silliness and Seriousness

A plan for Cicero, a suburb of Chicago, may be the most reasonable of the bunch (pictured top). Studio Gang Architects try to accommodate Cicero's influx of Hispanic families. The suburb's old bungalows are replaced by stacks of flats and spaces that can be shared among families. The most enthralling site, however, is the one imagined by WORKac for Keizer, a suburb of Oregon. A high-rise is a stack of individual, peak-roofed houses—a bland suburban form becomes a building block for a fantastical tower. A small mountain has a path that spirals down its slope, passing flats tucked neatly into the hillside. One wonders, however, whether the inhabitants of this hill will relish the scent of compost burning in the mountain's interior. Similarly, residents enjoying a grass-covered roof might be unsettled by the immediate proximity of a grizzly bear, as displayed in the architects' model.

Populations and Demographics, Silliness and Seriousness, (Un)Realistic Proposals

The suburbs may be in need of change, but surely not the changes proposed here.





Foreclosed: March 2012

typingmonkey Mar 2nd, 19:31

It looks to me like the Orange NJ proposal is to place buildings in the centers of certain street segments to create

- 1 - density
- 2 - mixed use (neighborhood retail/commercial services)
- 3 - capillary cul-de-sacs (where kids can play without through traffic)

These could put services close to residents, and make walking/biking to them more attractive at the same time. This, in turn, could reinvigorate the local economy and sense of community. Not an easy task in existing grids, so we must begin thinking of unconventional solutions. Fire engines, by the way, routinely serve cul-de-sacs.

I have also long championed flexibility in housing to better accommodate the diverse life paths taken in modern times and other cultures. The American Dream/white picket fence/Mayberry suburb fails badly at this, making your Cicero concept another valuable exercise. In 2012 America, we have a working class that may marry 3 times or not at all. We are all step-this and step-that. College kids might need to return home for years. Grandma might need closer care. Families aren't really nuclear, they are fissile, fusile, orbital and subatomic. So bring back the courtyard, with apartments around it.

The reintegration of nature into our communities is another worthy goal. I think creek daylighting, community gardens, and village greens are all good ideas. The cougar idea must be whimsy, but it helps us avoid getting trapped in the fallacy that land is a purely human medium.

CH, I advise you to spend more time off the island of Manhattan. Go to Alaska. Go to Detroit. Go to a hutong. And go to a desolate American suburb. Then go back to MoMA and tell me what you see.

American Dream, Family, Land Use and Density, Populations and Demographics

NotanEconomistFrank Mar 2nd, 22:48

What a strange review. It seems that anyone questioning the car in American urbanism is considered ridiculous. MOS's Orange NJ proposal is completely reasonable in a world where our policies towards automobile driven urbanism is making the working poor even poorer and more unhealthy/obese. It's based around pedestrians and mass transit, not really that radical actually.... To propose a dense city based upon the pedestrian instead of car seems like the type of urban thinking we need.

Circulation, Land Use and Density

johnberkowitz Mar 3rd, 09:32

I think that contemporary architecture should reflect the community needs of the current population. The idea of changing the old style of living into more dynamic one is great. Replacing bungalows by the condo style type of living is just a great idea. I can see the European and Canadian influence in the battle against the old English style of living.

From my point of view, creating the new "centers" of life in the suburbs is also very interesting idea. Sometimes it is much better to reconstruct everything from the scratch than to continue with the old structures and ideas. Never ending House Flipping can not sustain the houses forever and sooner or later, the old suburb has to be replaced by a new one.

With new model of suburb, you get more possibilities to evade old mistakes and give people better life conditions and space for their everyday lives.

Land Use and Density, Reference and Comparison, Sustainability

Rob S in reply to johnberkowitz Mar 7th, 08:27

Community Participation

I wonder if anybody thought to ask those people who live in these communities what they wanted. These proposed changes sound as if they were generated in somebody's downtown office. How about you, John? What do your neighbors in the suburb you live in think about being moved into condos? About tearing down the old and starting from scratch?

My own guess is that they think you would come up with a whole new list of mistakes to replace the old ones that they have become used to.

SometimesLeftSometimesRight Mar 3rd, 13:35

I saw the show two days ago with my husband and kids (9 and 11). It's been the topic of conversation since then. I hate to think about what sort of world we are leaving our children, not only are our cities and infrastructure falling apart but more importantly there seems to be nobody proposing an alternative to our current state of decay. Although they look very well considered, I'm not sure all the proposals are reasonable, but it's wonderful to have people seriously proposing an alternative to our sinking status quo. I wish there was more of exhibitions like this forcing us to think how we are all responsible for the construction of our world, our cities and suburbs. And more importantly that urban development and infrastructure are our legacy we leave our children.

johnberkowitz in reply to SometimesLeftSometimesRight... Mar 3rd, 14:36

I agree with you 100%. The problem is that the market is not controlled by people with ideas but by people seeking profit. And building a sustainable and children-friendly environment is not that important. Each building has its own architect, own solutions and etc. But look on the wonderful planning of Brasil (the capital of Brazil), with the coherent architecture and sustainable environment. And it is almost 50 years old right now, but it looks wonderful!

Rob S in reply to SometimesLeftSometimesRight... Mar 7th, 00:44

Danger! Cliche alert!

real DAO Mar 4th, 10:08

crazy imagination must depend on real need and life.

Anderson-2 Mar 5th, 13:25

This stuff looks like the public housing experiments of the 60s given an absolutely fabulous facelift and a couple of pairs of mahalos. I'm all into walking and dense housing and good public transport, and lived that for 8 years in Cologne, but this stuff gives me the screaming hebijibies.

"Privacy is a sense of realising who is where and what they are doing, and that allows you to be calm." ? WTF

Anderson-2 Mar 5th, 13:46

One think that might be interesting is to set up one of these big internet games to virtually re-develop one of these places.

What would folks do if they had their choice? The urbanist ideas make a lot of sense to me. What might happen if you set up things like transport and development guidelines in terms of population density and small and large retail for a small satellite city and then let a whole bunch of people just wiki it out?

lapin229 Mar 5th, 14:55

Family,
A New Conversation,
Sustainability

The Market,
Reference and
Comparison,
Top-Down and
Bottom-Up

Internet Banter

(Un)Realistic
Proposals

Land Use and Density,
Reference and
Comparison

Top-Down and
Bottom-Up

Academic Hubris,
Reference and
Comparison,

Architects (some) have always had an over-evolved sense of their own importance. At least Paulo Soleri had style, these guys are recycling stuff we did in the 70's, just not as well. The big design solutions and Urban planning of the past don't work for the future. The next step will be devolution, self sustaining, smaller, less susceptible to economic changes and power failures. I think you call them villages in Europe. We don't have that concept in the USA. The curator screwed the pooch on this one, there's a lot of interesting alternate work out there.

Reference and
Comparison,
Scale,
Sustainability

Graham Peterson Mar 5th, 22:32

My roomie is a fan of central-planned designs to beautify cities. I was always skeptical based on libertarian principle. Now I'm just mystified anyone let these people out of high-school.

Liberal versus
Conservative

Peter Sellers Mar 6th, 07:17

"Nature-City" for Keizer, Oregon resembles what Singapore has begun to look like. Ughhh

Disclosure: I live in Singapore (and am obviously not pleased with the changes I see here).

Reference and
Comparison

Mad Hatter Mar 6th, 13:29

Architects/Urban planners often suffer from the same level of hubris as religious and political zealots. They "believe" they know how humanity should behave and think. When presenting they will say, "One walks along this avenue, and feels a sense of..." Huh? The world abounds with architectural and urban planning disasters. Look at a park where instead of following some meandering walkway, there is a muddy path straight across the grass.

Le Corbusier was amongst the worst, and subsequent generations not much better. A case of the "Emperor's Clothes".

Throw in a little anti-capitalist, anti-car, eco looniness, and you end up with Milton Keynes, or worse, Bracknell where I am spending too much time. I need Sat-Nav to get in and out of town and contribute to muddy paths straight across roundabouts. Now we have computers, curves and angles thrive, simply because they can be designed, not because they make sense,

Why reinvent the wheel? We have spent thousands of years evolving buildings and spaces that work.

Essential reading. Jane Jacobs : "The Death and Life of Great American Cities", Peter Collins: "Changing Ideals in Modern Architecture", John Summerson, "Heavenly Mansions". All classic texts on modern architecture and urban design. And anything by Colin Davies.

Classic examples of Urban planning disasters caused by hubris? Brasilia along with Chandigarh in India. Loved by the acolytes of modern architecture, a failure by everybody else's standards.

Academic Hubris,
Reference and
Comparison

Yamatotimes Mar 7th, 00:12

Walkable suburbs - the most important future development for suburban planning and refurbishment.

Circulation

OpinionFromAustralia Mar 7th, 05:07

Isn't the museum of Modern Art a place for Art?

I don't know if I'm missing something, but any art gallery/museum I've been to rarely lets reality get in the way of weird and wonderful art (especially if it's of the 'modern' genre).

Was this exhibition meant to showcase real options for architectural redesign of these

Art and Architecture,
Role of the Museum,
(Un)Realistic
Proposals

Was this exhibition meant to showcase real options for architectural redesign of these places or was it's objective to do art?

I'm confused...

Comments on Foreclosed

Neo Urban Planner Mar 24th, 11:25

I have been working on new style of urban planing among capital cities. The fundamental difference between urban city and suburb has almost similar meaning of difference between individual-life style and nuclear family-life style. Urban city needs excitement. Suburb needs relax. It is good to be focused on Hispanic-Family's tradition for re-developing suburb community environment. Is there any support to business start-up for those new residents ? Maybe they should develop those project with economists and/or investors to be real american dream makers.....

Cities and Suburbs, Family, Jobs, Populations and Demographics

Clark Wieman @PanicG200
Note to MOMA's Foreclosed Exhibition Architects (and viewers), Suburban redesign that works. bit.ly/AxFFsp #greendesign

BLAH CITY @BLAH_CITY
Suburban design: Pomp and paternalism | The Economist reviews MoMA "Foreclosed: Rehousing the American Dream" econ.st/wKzPHU

L: Press and Links
R: Press and Links

Rajat Kumar @Rajatkumar
"Foreclosed: Rehousing the American Dream" Architects come up w/ eccentric ideas ina new exhibit at #MoMA. #art #design economist.com/blogs/prospero...

Alastair Townsend @AaTown
The Economist calls bullshit on the MOMA's Foreclosed exhibit. It does look like a good opportunity missed. ow.ly/9rSzA

L: Press and Links
R: Press and Links

C.H., "Suburban Design: and Paternalism," *Prospero* (blog), *The Economist*, March 2, 2012, <http://www.economist.com/blogs/prospero/2012/03/suburban-design/> (accessed August 25, 2012). Image Credit: Studio Gang Architects; Zago Architecture; 2011 James Ewing; Studio Gang Architects; 2011 James Ewing; WORKac; MOS Architects ; MOS Architects; Zago Architecture; Jason Mandella.

DAILY NEWS
BY KING PAGES | NEW YORK ONLY PAGES
AUG 24TH 2012 | 12:00 AM
WWW.DAILYNEWS.COM

Does your suburb look like THIS?

MoMA challenges architects to come up with new visions of the American Dream. The result is neighborhoods which are hip and architecturally cutting edge.





Foreclosed: March 2012

The projects range from ready-to-build to conceptual to downright wild. Barry Bergdoll, MoMA's chief curator for architecture and Design, who conceived the exhibition with Reinhold Martin, the director of Columbia University's Temple Hoyne Buell Center for the Study of American Architecture, hopes that each can serve as a catalyst for discussion. Lots of hot-button issues involving housing are hinted at, including who pays for it, how is it made and how it can impact our health.

A New Conversation, (Un)Realistic Proposals



Some of the projects have the ability to create quite a lively town hall debate. Hilary Sample and Michael Meredith from MOS Architects worked on a proposal for urban-leaning Orange, N.J., that would create ribbon-like structures that would house a combination of homes, businesses and commercial space — and be built on top of current public streets. It's not exactly car-friendly.

Circulation, A New Conversation

In Cicero, Ill., team leader Jeanne Gang confronted the issue that the housing stock of the town, mostly single-family bungalow houses, doesn't really work with the population, which includes many new immigrants. Repurposing an old factory, Studio Gang Architects came up with a concept in which housing could be acquired in pieces according to need. It's also friendly to the cottage industries that have sprung up as the town lost 45,000 factory jobs — workspaces in the factory could also be rented and shared. The proposal is based on a limited equity cooperative model. The land and shared amenities would be jointly owned — but the residents would own personal spaces.

Homeownership, Jobs

The most visually stunning and forward-thinking model comes from WORKac, a team of lower East Side architects led by Amale Andraos and Dan Wood. They were inspired by British urbanist Ebenezer Howard's 1890s concept of the "Town-Country," which combined the best of nature and agriculture with the conveniences of urban life. WORKac tried to create that mix for Kelzer, Ore. The city, an hour outside of Portland, is expected to grow by 13,000 people in the next 20 years. Rather than expand the Urban Growth Boundary — which was created in Oregon to contain sprawl — WORKac reworked an area currently occupied by big-box retailers to hold a combination of housing types and a variety of green space from sky gardens to urban farms.

Land Use and Density, Reference and Comparison



Gina Pace, "Does your Suburb look like THIS?", *Daily News*, March 2, 2012, <http://www.nydailynews.com/life-style/real-estate/suburb-article-1.1047300/> (accessed July 19, 2012). Image Credit: James Ewing; James Ewing; Studio Gang Architects; MOS; Don Pollard; Bryan Smith for New York Daily News; WORKac.

Press and Links, Retrofit or Redesign





Images by [i]PhotoBank [i] Page 10 of 10
421 Views 2 likes 12 comments - 10/20/12 10:00 AM

MailOnline News

By CHARLES WALFORD
UPDATED: 10:25 EST, 3 March 2012

The new American Dream: Stunning designs for the suburbs of the future

The financial crisis left large swathes of the the US derelict and decimated, leading many to question the pursuit of the American Dream. And with the problem of widespread foreclosures embodying the issues faced by families and communities across the country, leading designers have now offered a new vision of the future.

American Dream,
A New Conversation





This won't fly...
- paevo, USA,
3/3/2012 10:00

(Un)Realistic
Proposals

I'll stick to my cabin on 12 wooded acres thanks.
- Jon, Cheyenne,
Wy, 3/3/2012
10:54

Land Use and Density

Usual soulless and inhuman "solutions" from those desperate-for-attention, anti-social egoists we call Architects. Horrible rubbish really - but if there's profit enough developers might build this garbage - pity the inhabitants.
- Al Foster, ex-Londoner,
3/3/2012 10:55

Academic Hubris

I remember all the futuristic designs from the 50s - and how many do we have?
- Pete, Lincs,
3/3/2012 11:01

Reference and
Comparison

It's never going to happen, there's not a chance in hell that America will EVER look like this. It would be fabulous if it did happen but I just don't ever see it coming to fruition.
- Ocean Blue,
USA , Santa
Barbara, 3/3/2012
11:13

(Un)Realistic
Proposals

my local Socialist council "has this dream" about one of our sea side towns that looks like Beirut on a bad day,dream on, dream on!
- pat, cleveland,
3/3/2012 11:22

Liberal versus
Conservative,
Reference and
Comparison

Himm...most of it looks suspiciously like the stuff produced by the Bauhaus movement in 1930's Germany.
- Steve, The
Shire, 3/3/2012
12:33

Reference and
Comparison

Urban planers will never understand that 50%+ of the population DONT WANT to live in multi-unit dwellings in their beloved cities, but they keep trying anyway. Like Jon from Cheyenne said, many prefer and like our own S-P-A-C-E away from all of the traffic, crime, and supposed "enlightenment" that city life purports to offer. They can have it and LEAVE US ALONE!
- C/W, Tracy, CA
USA, 3/3/2012
12:55

Cities and Suburbs,
Quality of Life,
Top-Down and
Bottom-Up

Instead of spending all this ridiculous time and money on space-age housing concepts, why not solve the REAL problem, and put the American workforce, BACK TO WORK !!
- sore eyes in CA,
USA, 3/3/2012
13:00

Jobs,
Silliness and
Seriousness

Awful...
- AverageBrit, UK,
3/3/2012 13:18

The Exhibition

Truly hideous architecture.
- K.M., Coeur
d'Alene, Idaho,
USA , 3/3/2012
13:31

The Exhibition

More grandiose plans...which will entail the usual results...after the motivators have been paid.
- N. Waters,
Ontario, Canada,
3/3/2012 13:31

The Market,
Scale

Mainly, they look like prisons.
- Neil Kerslake,
Germany

Reference and
Comparison

- Neil Kerslake,
Germany,
3/3/2012 13:50

Comments on Foreclosed

While the The Garden in the Machine project for Cicero, Illinois is interesting to look at, the 'container' living fad that has been played out in design and, now, architecture, for sometime is just that. A fad. I think it's legacy would be that of Brutalist Architecture; vulgar and out-dated 20/30 years in the future. 8 house in Denmark is a lovely example of compound/community living. I've never been fully convinced on this 1930s/bauhaus notion of suburbia, I think I've read too much Richard Yates.

- Rachel Foss,
Glasgow,
3/3/2012 13:52

Reference and
Comparison

Foreclosures - done to benefit the bankers who pull the strings of whatever government is sitting in the White-house.

- Ian Jenkins, UK,
3/3/2012 14:16

Government and
Policy,
The Market

It looks like the place where the cartoon characters "The Jetsons" lived in space! Futuristic and lifeless.

- Cecilia,
Glasgow,
3/3/2012 14:40

Reference and
Comparison,
Silliness and
Seriousness

plus ca change...

- George,
Lymington,
3/3/2012 14:48

A New Conversation,
Reference and
Comparison

People aspire to live in their own homes - not apartment blocks, not condos. They want a house, with a garden for their kids. Stop with the unrealistic idea that you can force people into these sorts of housing projects.

- Tony, Bristol,
UK, 3/3/2012
15:12

Family,
Quality of Life,
Top-Down and
Bottom-Up

Robert Moses, many many years ago, suggested that we save all the beauty areas of the country for ALL the people, so the rich couldn't take up acreage on the beach in same the Hamptons, etc. HE suggested, smaller homes with huge common gardens, playgrounds...yet we would all have beach access, lake access, etc. I think its a good idea (in theory)...in reality, I don't want to pick up others doggie doo, or garbage. If we were all abiding and pleasant, it would be wonderful. BUT I DO agree that it is not right for the very rich to be able to 'control' a beach area. WHY should they be able to claim part of the Atlantic or Pacific for their very own? makes no sense. ALL beaches should be public, be in Malibu or Quogue.

- Justine, USA,
3/3/2012 15:44

Homeownership,
Reference and
Comparison

Ugly. There need to be more artistic architects and with a sense of culture. Not merely technicians.

- V. Pollard,
Bristol, 3/3/2012
15:46

The Exhibition

The ghettos of the future. I wonder how many of these visionaries would actually like to live there.

- plukty, nova
scotia, 3/3/2012
15:47

Academic Hubris

Looks like PR for Agenda 21 aka Smart Cities, Sustainable Living, Plannopolis etc, nice pack 'em and stack 'em blocks close to PUBLIC transit, suggest cars and private property a thing of the past, American Dream or NWO nightmare? If you are going to seduce us with slick packaging and sophisticated propaganda, do try to make it slick or half sophisticated, this is embarrassingly see through.

- tom bowden,
perth australia,
3/3/2012 16:22

Liberal versus
Conservative,
Reference and
Comparison

It's not new housing 'schemes' people want right now in the western world, it's jobs. Provide jobs for people & every other problem generally dissolves into the mist. This is just one more diversion away from the priority.

- himy henderson,
London, 3/3/2012
17:19

Jobs

London, 3/3/2012
17:19

Bleak. They look like prison blocks - only condos instead of cells. This certainly looks like part of the NWO/Agenda 21 propaganda, and brings the film "Camp FEMA" to mind. Please watch this documentary on YouTube. They just want to herd us up like cattle...

- Yves Harlow,
MO, USA,
3/3/2012 16:24

Liberal versus
Conservative,
Reference and
Comparison

No

- Prima, L.A.Ca.
U.S.A., 3/3/2012
19:49

Internet Banter

Ewww, absolutely no character and downright ugly. My ideal home is a Hobbit house,...go Tolkien for inspiration.

- Don ,
Whitehorse,
Canada, 3/3/2012
20:16

The Exhibition,
Reference and
Comparison

@Tony Of course we all aspire to live in our own homes, but that does not mean it's possible for everyone. These projects seek a solution to the problems of urban sprawl, foreclosures, and environmental pollution. For those who cannot afford a single home, who cities are too densely populated for single homes, and for those who want to change our impact on the environment, these projects could be an amazing solution. Personally, I'm not that fond of the architecture, but ecologically and in terms of the amount of green space, they're a pretty good solution to a LOT of needs.

- Claire, USA,
3/3/2012 22:18

Land Use and Density,
Sustainability

"Blade Runner", anyone?

- DrMallard, West
Palm Beach,
Florida, USA,
4/3/2012 1:57

Reference and
Comparison

THIS IS THE UGLIEST STUPIDITY I'VE EVER SEEN, BRING IN AN ARTIST TO PAINT YOU CANVAS I THINK A SMALL CHILD WITH CRAYONS COULD HAVE DONE A BETTER JOB. WHAT IS NEEDED IS TO ALLOW THE MASSES TO BE EXPOSED TO BEAUTY THAT THE ELITE CLASS ENJOY TODAY, WHAT YOUR TRYING TO DO IS HELL

- DAVID N, WEST
SPRINGFIELD,
MA, USA,
4/3/2012 3:59

The Exhibition,
Quality of Life

The picture at the top reminds me of the German prisoner of war camps and the rest.....ghettos within ghettos!

- molly, oop
north, 4/3/2012
4:28

Reference and
Comparison

'Little Boxes' a hit for Pete Seeger in 1963 (not written by him).

- Pete, Lincs,
4/3/2012 5:51

Reference and
Comparison

U.N.:s Agenda 21 for the new world order sers pure and simple.

- Icid, london,
4/3/2012 9:54

Reference and
Comparison

Owning your own home is the American dream. That is never going to change. Those architects need a wake up call

- Floridian , USA,
4/3/2012 12:24

American Dream,
Homeownership

They only left out the ovens for the people who do not comply and the millions of cameras to exploit the U.N. Iron fist rule!!! A CITY PRISON.

- Fred, Ca.,
4/3/2012 14:49

Reference and
Comparison,
Top-Down and
Bottom-Up

I would not want my kids to grow up in that cold lifeless compound looking mess. I bet those designers do not have kids. Who paid for this really. I bet they have a evil plans for total control. This makes me sick to my core. All on Earth should be put on notice of this future evil plan.

- Kim, Toronto,
4/3/2012 16:04

Family,
Top-Down and
Bottom-Up

- Kim, Toronto,
4/3/2012 15:01

Comments on Foreclosed

What American dream? Looks like a nightmare!!!!

- Tom, Wy.,
4/3/2012 15:05

American Dream

What do you think MAN MADE UP GLOBAL WARNING was all about??

- Ann, Texas,
4/3/2012 15:10

Reference and
Comparison,
Top-Down and
Bottom-Up

Did anyone see any Churches? I would love to see a drive in movie theater. I love really wide streets, and wide parking spots.

- Bob, flintstone
BLVD., 4/3/2012
16:13

Circulation,
Land Use and Density

Of course it's rubbish and will never get built. I have an American friend who is an architect and he tells me that due to the economic situation unemployment amongst architects is exceptionally high maybe 50%. This is probably just a marketing ploy by the company to get their name in the headlines by being controversial, similar ploys are used by artists to get their names around and create a level of recognition in the so called liberal elite who always know what is best for everyone else.

- Chris, London,
4/3/2012 16:45

Liberal versus
Conservative,
Professional Practice

Looks kind of like an upper class prisoner of war camp to me.....another way to control people by putting them into neat little compartments. Thanks, but no thanks.

- Linda, Daytona
Beach, FL,
4/3/2012 18:37

Reference and
Comparison,
Top-Down and
Bottom-Up

Charles Walford, "The New American Dream: Stunning Designs for the Suburbs of the Future," *MailOnline.com*, March 3, 2012, <http://www.dailymail.co.uk/news/article-2109697/Redesigning-American-Dream-Architects-offer-vision-suburbia-future-help-rebuild-country.html/> (accessed July 30, 2012). Image Credit: ©James Ewing, ©Michael Bell, Eunjeong Seong: Visible Weather, ©Studio Gang Architects, ©MOS.

NEXT NATURE

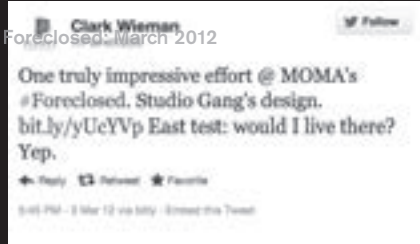
Living with Nature in the Post-Suburbs



After this, however, *Nature-City* has some clever tricks up its sleeves. A water tower housed at the top of an apartment block cascades down as an indoors waterfall. Buildings are equipped with cut-outs and internal parks to encourage animal migration. The strangest structure might be an enormous dome that uses methane from the city's waste to heat public swimming pools. As an update on Ebenezer Howard's *Garden City*, it's playful, utopian, and probably a nice place to live.

Quality of Life,
Reference and
Comparison,
Silliness and
Seriousness

Allison Guy, "Living with Nature in the Post-Suburbs," *Next Nature* (blog), March 3, 2012, <http://www.nextnature.net/2012/03/living-with-nature-in-the-post-suburbs/> (accessed July 30, 2012). Image Credit: Not provided in publication.



L: Press and Links
R: Press and Links,
Quality of Life



Press and Links



Art world does makeover dream of American dream

"The architects had community and its surrounding environment in mind over economics and money and all that other business stuff when they thought of these makeovers," 20-year-old student Amandine Borreman said about the exhibit.

Even though "Foreclosed" has been open for just a few weeks, critics are already questioning the practicality of the plans and noting that trying to redesign troubled communities does little for people living in a foreclosed home or who can't afford to pay their mortgage.

Andrew Zago, the Los Angeles architect, who came up with a plan for redesigning a partially built suburban housing development in Rialto, Calif. that the developer had to stop construction on when the financial crisis hit, said the criticism of the exhibit misses the point.

He said architecture can't fix the foreclosure crisis or solve all the many economic problems facing communities but it can come up with ideas for making those towns less prone to economic calamity.

Jennifer Ablan and Matthew Goldstein, "Art World Does Makeover of the American Dream," *Reuters*, March 4, 2012, <http://in.reuters.com/article/2012/03/04/usa-foreclosure-moma-idINDEE82308120120304/> (accessed July 30, 2012).

Professional Practice

Affordable Housing,
(Un)Realistic
Proposals

Professional Practice,
Sustainability



Press and Links



Nature-City: Suburban housing for agrarians at heart



The resulting projects, including one from a team headed by 2011 MacArthur Fellow/eco-architect extraordinaire Jeanne Gang, all respond to the "Foreclosed" challenge in their own uniquely compelling ways. None, however, address the issue of sustainability quite like Nature-City, New York-based Work Architecture Company's vision for the Portland/Salem bedroom community of Keizer. The proposal itself is a response to the question, "what if we could live close to nature and sustainably" posed by WORKac's team leaders.

Sustainability



Of course, Nature-City is heavy on ecological infrastructure. Electricity for the entire development is generated by an on-site methane fuel cell; drinking water is extracted from airborne humidity using atmospheric water generators; home heating is provided by three geothermal wells; and wastewater is cleaned and reused through some truly inventive natural water filtration methods.

Infrastructure



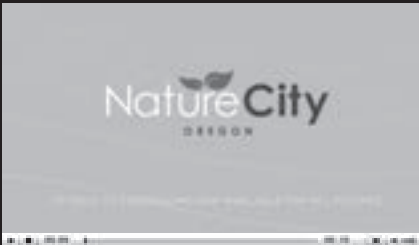
Affordability is also an important aspect of Nature-City, with 30 percent of the 4,850 units designated as affordable housing (20 percent middle-income and 10 percent low-income). It's also worth noting that Nature-City's apartments, both market-rate

Affordable Housing

units designated as affordable housing (20 percent middle-income and 10 percent low-income). It's also worth noting that Nature-City's apartments, both market-rate and affordable, measure an average of 1,300 square feet which is 10 percent larger than the national average.



YOUR HOUSE DOESN'T LOOK LIKE EVERY OTHER HOUSE




WEAN YOURSELF OFF OIL



 **Alanis** 03/07/2012 10:54 AM
aweful. Close to nature? pffff

Quality of Life

 **Timothy** 07/07/2012 07:58 AM
The exhibit on Nature City in particular was so good/real my children (honor roll twins headed into 7th grade) asked about the possibility of moving there and I am disappointed to find it was all a dream...what a wonderful reality this would be.

Family, Quality of Life



Press and Links, Sustainability

Matt Hickman, "Nature City: Suburban Housing for Agrarians at Heart," *Matt Hickman* (blog), *Mother Nature Network*, March 5, 2012, <http://www.mnn.com/your-home/remodeling-design/blogs/nature-city-suburban-housing-for-agrarians-at-heart/> (accessed July 30, 2012). WorkAC, "Nature-City," WorkAC Video, 3:09. February 22, 2012. <http://observatory.designobserver.com/feature/reassembling-the-american-dream/32888/>. Image Credit: Renderings: WORKac; Model photos: James Ewing.

Look at Your Neighborhood

Foreclosed: Rehousing the American Dream recently opened at the Museum of Modern Art, featuring new housing design proposals for five suburban sites across the country. But if you spend too much time staring at the show's fancy architectural models or sleek renderings, you may miss the curators' point. The physical exhibition and even its title are "decoys" at the center of a series of open workshops and symposia, designed to provoke public discussion on the future of housing in the United States. As MoMA curator Barry Bergdoll put it, "Gone is the idea of an exhibition that opens and closes in the galleries."

In an earlier era, the connection between the museum's exhibitions and housing policy was more direct: Catherine Bauer, a key contributor to MoMA's first architectural shows in the early 1930s, co-authored the Housing Act of 1937, and then continued to collaborate on MoMA housing exhibitions from her position within the newly created United States Housing Authority, the predecessor to HUD.

As the architectural critic Ada Louise Huxtable wrote, "The exhibition marks the return of the museum to an activist position." Huxtable was writing 39 years ago, on the occasion of MoMA's most recent show on housing, 1973's *Another Chance for Housing: Low-Rise Alternatives*. With further discussions planned to connect *Foreclosed* with current New York City-based housing initiatives, the activist potential for MoMA remains.



The Exhibition,
A New Conversation,
Role of the Museum

Government and
Policy,
Reference and
Comparison,
Role of the Museum

Reference and
Comparison,
Role of the Museum

  **Circulo Lectura Roma** @CirculoRoma 

Karen Kubey: Look at Your Neighborhood: Foreclosed: Rehousing the American Dream recently opened at the Museum o... huff.to/vYXagJ

8:25 AM - 5 Mar 12 via twitterbird Embed this Tweet

  **Andrés Sierra-Soler** @Sierra_Solera 

Rethink the designs of our suburban landscapes. moma.org/explore/inside...

8:21 AM - 5 Jun 12 via web Embed this Tweet

L: Press and Links
R: Press and Links

Karen Kubey, "Look at Your Neighborhood," *The Blog, Huffington Post*, March 5, 2012, http://www.huffingtonpost.com/karen-kubey/moma-housing_b_1318296.html/ (accessed July 30, 2012). Image Credit: Photograph by Brett W. Messenger. © 2011 The Museum of Modern Art.

technology IN THE ARTS

By Sean Bowle | March 5, 2012

An Artistic Revision of the American Dream

11 The American Dream, which for many Americans is the prospect of owning your own home, is dying. Or, at the very least, it is in danger of being lost to a sea of forces, which include overbuilding, overbuying and the economic downturn.

American Dream,
Homeownership,
The Market

A new exhibit at the New York Museum of Modern Art seeks to rethink suburban living and the design of the communities throughout. This is a unique and sometimes radical proposition. Five design teams each

Land Use and Density,
Silliness and

A new exhibit at the New York Museum of Modern Art seeks to rethink suburban living and the design of the communities themselves. Taking unique and sometimes radical approaches, five design teams each took a community ravaged by the housing crisis and came up with their own architectural and artistic solution to improve the affected areas and introduce more density, retail stores and sustainable practices. The results need to be seen to be believed, as they provide a completely new and interesting way to look at American housing.

Land Use and Density,
Silliness and
Seriousness,
Sustainability

Gone are the 1,500 square foot or larger single family homes with large backyards and wide spaces between properties; all five proposals call for much more density, shared spaces, and retail and dining options often inside the communities. In essence, what the design teams are trying to do is replicate some of the best features of urban living and transport them to the suburbs.

Cities and Suburbs,
Land Use and Density,
Scale

What is so fascinating about the exhibit is the way the design teams take all of these criticisms to heart and seek to remedy the problems of overbuilding and density through five architectural designs that really are about as different as they are similar. As to be expected, they all feature people living closer together and becoming more sustainable, but they differ enormously in how the communities are designed from an aesthetic level. I took a look at all five exhibits (virtually, of course, until I can make the trip to New York), and came away impressed with some of the projects and more skeptical of others. The five exhibits are broken down below:

The Exhibition,
Land Use and Density,
Sustainability



Sean Bowie, "An Artistic Revision of the American Dream," *Technology in the Arts* (blog), March 5, 2012, <http://www.technologyinthearts.org/2012/03/an-artistic-revision-of-the-american-dream/> (accessed July 31, 2012). Image Credit: Not provided in publication.

TRACESF
JOSHUA LAMBERT

DREAMING OF HOME



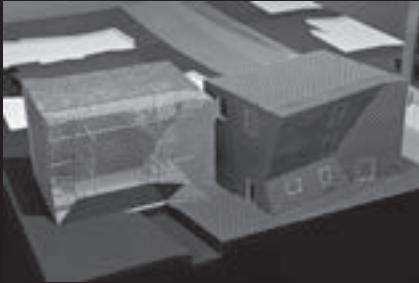
"Foreclosed: Rehousing the American Dream" (through July 30, 2012) presents conjectural designs for five representative but quite different suburban places where defaults have been especially numerous. There are no mile-high farming machines or magically floating street grids among these concepts. They are serious proposals with recognizable components—more and less radical, but readily buildable. If, that is, there might be a mass market for them.

The Market,
Silliness and
Seriousness,
(Un)Realistic
Proposals

This challenge is cultural as much as it is architectural or economic. Thus the proposals must be judged by how profoundly they address and encourage a modification—even an opening—of the so-called American dream. Actually, instead of "Rehousing the American Dream" a more accurate subtitle would have been "Redreaming the American Home." To want to live in such reimagined communities, people would have to disperse themselves of

American Dream

Actually, instead of "Rehousing the American Dream" a more accurate subtitle would have been "Reimagining the American Home." To want to live in such reimagined communities, people would have to disabuse themselves of commonly held archetypes of house and neighborhood, question their notions of privacy and ownership, unquestioned measures of success and even selfhood. This would amount to a massive societal shift in expectations and values. But big changes in cultural norms do occur when people feel threatened. Vast numbers of us have eschewed tobacco, for example, and sprawl is arguably even more dangerous. So what the hell? Let's dream.



Surprisingly, the unsatisfactory aspect of the exhibition is its vagueness about the economic arrangements that would supposedly underpin these projects. The proposal for Orange, for example, would have "portable mortgages" and a "micro-governmental cooperative structure," and the Cicero one would have a "limited-equity cooperative" model, whatever those things are. Others mention a public-private partnership or a real-estate investment trust—both more familiar terms—but what makes them right for these situations? We don't really go to an art museum expecting a lesson in the economics of property development, but a related infographic for each proposal could have told enough. There's a good reason to want to grasp the economics; we need alternatives to sprawl that can really work. The challenge is that it's not just about design.

Homeownership



Knew you could do it but this is over the top. Congratulations. XXX, L

Internet Banter

— Lucinda 2012.03.08



Great review! I like reviews that so into this kind of depth and put the work into context.

Internet Banter

— Henry Scott 2012.03.08



Jonathan Lerner author [Follow](#)

Is there a different kind of suburb in our future? Can you see it at MoMA's exhibition "Foreclosed"? My review is here bit.ly/x3tOvi

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1:34 PM - 7 Mar '12 via TweetDeck Embed this Tweet

Press and Links

Jonathan Lerner, "Dreaming of Home," *TraceSF: Bay Area Urbanism* (blog), March 6, 2012, <http://tracesf.com/2012/03/dreaming-of-home/> (accessed July 31, 2012). Image Credit: Photograph courtesy of James Ewing. © 2011 James Ewing; Image courtesy Michael Bell, Eunjeong Seong; Visible Weather; Image courtesy WORKac; Photograph courtesy of James Ewing. © 2011 James Ewing; Image courtesy Studio Gang Architects; Image courtesy MOS.



Bertron Yetman
@yetman

checking out the inspiring work at Foreclosed - @MuseumModernArt loved the nature-city from @WORKac #GeoDesign bit.ly/xP5oqb

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smartplanet

By Reena Jana | March 7, 2012, 9:38 AM PST

Can designers fix America's suburban foreclosure problems?



Clearly, from the proposals on view in "Foreclosed," patterns and trends are emerging in terms of possible design solutions to suburban woes. And architects might be the appropriate group to suggest radical new ideas for non-urban communities, given their industry's creative freedom and their practical awareness of zoning, engineering, and other issues. But with design-thinking often hyped as a trendy innovation buzzword in the business press, is there a risk that the exhibition might be seen as somewhat slick and gimmicky by politicians and suburban dwellers themselves?

Professional Practice

Some architecture critics have complained that the solutions on view in "Foreclosed" are too urban, as Justin Davidson argued in his review of the exhibition in *New York* magazine. True, they are all designed by firms based in cities that all are striving to turn towns into mini-metropolises. However, such a goal might make sense in the 21st century. The suburbs are dying; cities are thriving. Numerous statistics show that today, most people around the world live in cities. The fresh, urban-inspired models proposed in "Foreclosed" might just be the most timely and relevant blueprints for designers and communities committed to reviving the suburbs.

Cities and Suburbs

How about these in your face truths.

Government forced mandates made it legal for banks to offer mortgages to people that had no capability to pay back the loans.

Government and
Policy,
The Market,
Responsibility

The number of people artificially allowed into the housing market by these policies triggered crazy bidding wars, that I was a victim of, and artificially drove up real estate values.

Which in turn drove up rental costs which overall drove a spike in the national cost of housing.

Which resulted in a net loss of real income because wages did not keep up.

The loans the banks were legally allowed to sell to people who could not afford them had time bombs in them like adjustable rates and interest only loans that our poorly educated masses were too dumb to realize would financially destroy them.

And the biggest architect of this mess, Congressman Barney Frank of MA, is being allowed to retire and not go to prison for his part in building this mess.



Posted by Hates Idiots
7th Mar

Mortgage Refinance

While interest rates have never been more attractive, the number of people taking advantage of the historically low rates and refinancing their mortgages has dropped substantially, most of them dont even aware of the rates, I recommend 123 Refinance for refinance



Posted by jeremyslagel
8th Mar

Homeownership,
Press and Links,
Reference and
Comparison

Do not get me started.

On the refi problems I have encountered because of rules changes made by the Dodd/Frank law.

The bottom line is simple.

Old refi rules = \$120 a month savings.

New refi rules = \$230 a month increase in mortgage.

And I am being forced into a refi because of circumstances beyond my control.



Posted by Hates Idiots
8th Mar

Affordable Housing,
Government and
Policy,
Internet Banter

Reena Jana, "Can Designers Fix America's Suburban Foreclosure Problems?" *Decoding Design* (blog), *Smart Planet*, March 7, 2012, <http://www.smartplanet.com/blog/design-architecture/can-designers-fix-americas-suburban-foreclosure-problems/4287/> (accessed July 19, 2012). Image Credit: Studio Gang; WORKac.

ARCHITECTSNEWSPAPER
09/07/2012

HISSING ABOUT SUBURBAN LAWNS



Foreclosed: March 2012

The show also asked architects to engage with community activists, economists, urban planners, ecologists, and experts from other fields, suggesting that architecture does best when it can manage complex input from a wide variety of professionals. To complicate things further, the design process itself became public through a series of charettes, presentations, conferences, and blog posts, all of which are archived—and worth looking through—on the *Foreclosed* web site.

A series of brief video advertisements by the advertising firm Weiden & Kennedy accompanied the model. The irony of the ads kept them from seeming market-ready, but *WORKac* nonetheless showed how much images and media must be mastered to construct desire for new suburban prototypes.

The Exhibition,
The Market

Gang suggests that people who can't afford suburban single-family houses might instead occupy adaptively reused factories on remediated brownfields. It's one thing for artists to choose to occupy potentially noxious former factories, as they did in SoHo in the '70s, but another to imagine that Cicero's poorer residents trade health for square footage.

Affordable Housing,
Quality of Life

But a latent theme of the project, made clear in a video rife with doubts about architecture's claims to power, seemed to be the challenge of using architectural techniques to resolve larger and more complex behavioral and biological problems. Could architecture really achieve all that was asked of it by the show? *MOS*'s skepticism provided an important counterpoint to enthusiasm of the other projects.

Academic Hubris,
Professional Practice

Such an ambitious show is bound to have weaknesses. The most glaring for me is that the exhibition is not really about the foreclosure crisis; instead, the crisis acts as an opportunity for architects to reclaim disciplinary territory ceded to other professions.

The Exhibition,
Professional Practice

Foreclosed's great achievement is the steps it might take to the culture

The Exhibition,
Professional Practice

Foreclosed's great achievement is the strong signal it sends to the culture-consuming public: in two of our most important architectural institutions, there's an ambition for architecture to take on a more socially and financially relevant role. This is exciting. It will be even more so if *Foreclosed* helps to create structures of legitimation and appreciation for much more ambitious attempts to take on these questions in practice.

Comments on Foreclosed



Press and Links

Meredith Tenhour, "Hissing about Suburban Lawns," *The Architect's Newspaper*, March 7, 2012, 17. Meredith Tenhour, "Hissing about Suburban Lawns," *The Architect's Newspaper*, March 7, <http://archpaper.com/news/articles.asp?id=5931/> (accessed July 30, 2012). Image Credit: James Ewing.

daniel gorman
March 8, 2012

small town, U.S.A



I took these images at the MoMA exhibit, "Foreclosed: Rehousing the American Dream". They had these tabletop displays of re-imagined urban living spaces while everything was more communal, economical and efficient. What struck me about the mock ups was not their architectural design, though impressive, but the little snapshots of life within them. It gave me an almost Laforet-esque feeling on the microcosm of how we live amongst the urban sprawl. It was a great exhibit, I highly recommend if you are able to go

The Exhibition, Quality of Life, Reference and Comparison

"Small Town, U.S.A." *Daniel Gorman Photography*, March 8, 2012, <http://slightlyseiditious.wordpress.com/2012/03/08/small-town-u-s-a/> (accessed July 30, 2012). Image Credit: Daniel Gorman.

Forum
FOR URBAN DESIGN

SHIFTING SUBURBIA



On March 8, the Forum for Urban Design and the Museum of Modern Art, with generous support by the Lincoln Institute of Land Policy, gathered a national homebuilder, a former NYC City Planning Director turned suburban developer, a prominent Phoenix advocate, and a leading New Urbanist to debate the proposals put forth in the MoMA exhibition, *Foreclosed: Rehousing the American Dream*.

Ara Hovnanian set the stage by exploring his own company's strategy for adapting new homes to a post-crisis reality: by building multi-generational, multi-household homes for boomerang children, aging parents, and older siblings. Joe Rose followed, arguing the Buell Hypothesis of

"Change the dream and you change the city" might be better adapted to "Respect the dream and you change the city," suggesting that dismissing the suburban dream would never lead to a suburban makeover.

A New Conversation

American Dream, Government and Policy, Land Use and Density, Populations and Demographics





Comments on Foreclosed



ffud, "Shifting Suburbia," *Forum for Urban Design*, n.d., <http://ffud.org/foreclosed/> (accessed July 31, 2012). Image Credit: Not provided in publication.

INSIDE/OUT

A MoMA/MoMA PS1 BLOG

MARCH 8, 2012 Posted by Nadine Maleh

A View from Temple Terrace



It is not new to suggest that density can provide the opportunity for many to access services—but what is new is to be able to show that complex programming with diverse constituencies can not only stabilize a community socially but can also bring more financial stability to every stakeholder. The divides that are often set between social or aesthetic goals have not taken into account that housing never stands apart from the wider sense of need; program issues lay a critical foundation for architecture, and the response to specific program elements (or the lack thereof) will be the true test of the success or failure of developments that attempt to address our housing crisis. The crisis we are facing needs a holistic, practical approach to create thriving communities with policies that support these developments. Only then will we see the sea change we need.

Affordable Housing



The financial crisis forced millions into foreclosure, but also forced us to confront the metastasizing growth of housing costs in the U.S., as more and more Americans allot well over 30% of their income to housing. The foreclosure statistics are harrowing, and yet they are part of only one chapter in a larger narrative of misguided housing policies. The story of Temple Terrace is a microcosm of a housing crisis decades in the making.

Homeownership

Most people want to own their own home because home ownership historically offered a sense of financial security, and it reflects the human desire to control one's own environment. As we have historically treated this

Homeownership, Populations and

Most people want to own their own home because home ownership historically offered a sense of financial security, and it satisfies the human desire to control one's own environment. As we have tragically learned, this vision was illusory for the millions who lost their homes to foreclosure, and for those who are now debt-burdened by their home investments.

It is time we re-imagined and retooled the old, stale notions of what constitutes a stable home.



By creating varied but neighboring housing typologies—ranging from 100-square-foot apartments with communal living spaces, to 600-square-foot one-bedroom apartments, to larger three-bedroom apartments—and providing for varied forms of tenure, a community can be created based on the diversity of residents and not on antiquated, inflexible notions of housing. The college student who can only afford the 100-square-foot SRO is an asset to the single mother in the three-bedroom rental who needs to work in the afternoons. The returning veteran may not need much in the way of square footage, but will need the attention of on-site social services, within walking distance of his apartment. The architecture can and should support this type of organic connection. Seniors seeking companionship and affordability can live in a shared three-bedroom apartment that lays out exactly as a family-sized unit. Housing options can better respond to personal need rather than financial status.

Nadine Maleh, "A View from Temple Terrace," *Inside/Out* (blog), MoMA, March 8, 2012, http://www.moma.org/explore/inside_out/2012/03/08/a-view-from-temple-terrace/ (accessed July 31, 2012). Image Credit: Photograph courtesy of Michael Bell, Eunjeong Seong: Visible Weather; Photograph courtesy of Michael Bell, Eunjeong Seong: Visible Weather; Image courtesy of Michael Bell, Eunjeong Seong: Visible Weather; Image courtesy of Michael Bell, Eunjeong Seong: Visible Weather.

Land Use and Density,
Populations and
Demographics,
Sustainability



Steven Luber sluber [Follow](#)

"Foreclosed" (at MOMA): Art museums can do serious political/economic/technology shows - why can't history museums?? j.mp/A8afgQ

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Open Access study: The Buell Hypothesis responds to the ongoing mortgage foreclosure crisis, not with narrow .. moma.org/interactives/e...

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L: Press and Links,
Role of the Museum
R: Press and Links



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'Change the dream & you change the city' - food for thought at 'Foreclosed: Rehousing the American Dream' exhibit, MoMA bit.ly/wqFcxE

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American Dream,
Press and Links

Bloomberg

By James S. Russell - Mar 13, 2012 12:01 AM ET

Foreclosed Homeowners Inspire Museum's Architects Show





Comments on Foreclosed

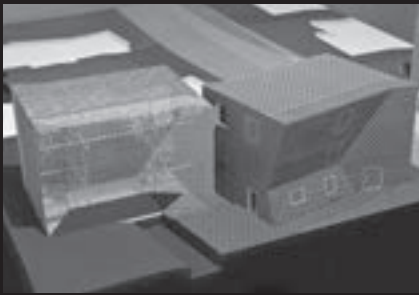
It's a moment of refreshing whimsy from an exhibition that envisions what's possible when politicians offer only pitiful nostrums.

Silliness and Seriousness



The real-estate industry doesn't know how to finance such sensible arrangements, which have a long history. It's still easier to borrow for a McMansion, even though the U.S. has about five million too many of them, according to Arthur C. Nelson, a housing analyst who directs the Metropolitan Research Center at the University of Utah.

The Market



Unfortunately the architects in this show only intermittently make a persuasive case for their visions. Bell inventively harnesses Florida's subtropical climate and lifestyle in his design, "Simultaneous City," but the models and drawings are about as alluring as a sanatorium.

The Exhibition

Zago fell in love with too-clever pixelated imagery as he pursued the valuable idea of rethinking public and private property rights to create more amenities at lower cost.

Bergdoll has defined his curatorship as restoring architecture to its proper place at the center of national concerns. He recognizes that its best practitioners never separate aesthetics from problem solving; they seamlessly interweave both.

Professional Practice, Role of the Museum

I say keep trying.

  **Anthony Orlando**
@anthorlando [Follow](#)

Foreclosed Homeowners Inspire Museum's Architects Show: James S. Russell: The MoMA show "Foreclosed: Rehousing t...
bit.ly/23Hr7D

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 **James S. Russell**
@JamesRRussell [Follow](#)

Architects float ideas for underwater homeowners at MoMA: bloom.bg/ACDs4Q
#architecture #urban

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L: Homeownership, Press and Links
R: Homeownership, Press and Links

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Like the forum we co-sponsored on MoMA's Foreclosed exhibit, Bloomberg's James Russell bloom.bg/xoJIY2 likes the whimsy/provocation

 **Corinna Kirsch**
@CorinnaKirsch [Follow](#)

RT @kristoncapps: Bloomberg Businessweek on "Foreclosed" at @MoMA. buswk.c828Vhx7 This is not a show beloved by biz writers.

L: Press and Links, Silliness and Seriousness
R: Press and Links

winning provocat...
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Foreclosed: March 2012
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grey.studio @greystudio

bloomberg, has a succinct if appropriate review of the MoMA 'foreclosed' show: bloom.bg/ySERJf

6:43 AM - 13 Mar 12 via Twitter for Mac - Embed this Tweet

Press and Links

James S. Russell, "Foreclosed Homeowners Inspire Museum's Architects Show," *Bloomberg*, March 13, 2012, <http://www.bloomberg.com/news/2012-03-13/foreclosed-homeowners-inspire-museum-s-architects-show-james-s-russell.html/> (accessed July 31, 2012). Image Credit: Photograph(R) James Ewing/Museum of Modern Art via Bloomberg; Source: MoMA/MOS via Bloomberg; Source: WORKac via Bloomberg; Source: Museum of Modern Art via Bloomberg.

Tampa Bay Times
Venture Robert Trigaux MARCH 13, 2012

Reimagining Temple Terrace's look and financial future in a post-housing bubble economy



Wake up and good morning. In the wake of this country's (and especially this state's) burst housing bubble and disastrous economic hit, this is the type of rethinking that should be going on. The scene above is a fresh look (dubbed Visible Weather) at what the future of Temple Terrace, the 22,000-population city on Tampa's northeast corner, could look like, according to architects Michael Bell (a Columbia University professor) and Eunjeong Seong.

A New Conversation

The idea is to create more housing and more diverse housing for the city. The critical focus is to make the cost of housing smaller to allow people to use their personal budget for other more productive purposes like education.

Affordable Housing



jaktarl 134 days ago
Temple Terrace is on Tampa's NORTH EAST corner.

Internet Banter

Robert Trigaux 133 days ago
Thanks for noting, now corrected.

Internet Banter

nottosmart 134 days ago 239
A modern Eastern Europe apartment complex, Chinese, Russian? The architects would be better off expediting their life time studies upon to rid themselves of our

Government and Policy, Jobs, Reference and

A modern Eastern European apartment complex, Chinese, Russian? The architects would be better off spending their idle time finding ways to rid themselves of our current legislators, economic development leadership and others, and begin to lure businesses into the area that will hire locals in huge quantities, companies that will not depend on government handouts and pay their employees a living wage plus benefits.

Jobs,
Reference and
Comparison

Comments on Foreclosed

JWS 133 days ago

And just where would all the WalMart junkies store their junk?

Scale

Robert Trigaux, "Reimagining Temple Terrace's Look and Financial Future in a Post-Housing Bubble Economy," *Venture* (blog), *Tampa Bay Times*, March 13, 2012, <http://www.tampabay.com/blogs/venturebiz/content/reimagining-temple-terraces-look-and-financial-future-post-housing-bubble-economy/> (accessed July 31, 2012). Image Credit: Not provided in publication.

UrbanOmnibus

FORUM

by Caitlin Blanchfield
March 13th, 2012

Recap: What is Foreclosed?

WHAT IS FORECLOSED?



In a spirited dialogue that took on the American Dream, the words of Socrates, Glaucon, Jay-Z and Clipse filled the rotunda of Columbia University's Low Library on Saturday, February 18th. The intent of the day of discussion was to consider "What is Foreclosed?" As part of the Temple Hoyne Buell Center and Museum of Modern Art exhibition *Foreclosed: Rehousing the American Dream*, a panel of anthropologists, architects, planners and institution leaders gathered to assess how the American Dream was brought to a breaking point, and considered ways to reshape our collective housing desires.

American Dream,
A New Conversation



Foreclosed: March 2012

"Change the dream and you change the city." The maxim at the heart of the Buell Hypothesis and the thesis driving *Foreclosed: Rehousing the American Dream* sets up a difficult goal to achieve. Changing the city is hard. It takes vision, power, cooperation, planning and, in most cases, the forces that drive urban change are outside the control of designers or citizens. Changing the dream, however, may be harder still: amending a national subconscious is a grand, maybe hubristic task, with no clear mode of address. Conversations that complement and take inspiration from design strategies offer a potentially productive model for new dreams, and most importantly serve as a reminder that "What is Foreclosed?" is not at its heart a question for architects. It is a question that implicates many disciplines, and many people, most importantly those who answer that question with "my house." In the face of a housing crisis, however, it would be irresponsible for architects and planners not to be asking this question. The next step, it seems, is to move the conversation outside the design sphere and instead of trying to change the dream, try to understand what American's dreams really are.

Academic Hubris,
American Dream,
Community
Participation



Press and Links

Caitlin Blanchfield, "Recap: What is Foreclosed?," *Urban Omnibus*, March 13, 2012, <http://urbanomnibus.net/2012/03/recap-what-is-foreclosed/> (accessed July 31, 2012). MoMA, "Foreclosed | Cicero, Studio Gang Architects." MoMA Video, 7:56. March 13, 2012. <http://www.designer.com/news/24591/> (accessed July 31, 2012). Image Credit: Not provided in publication.



Financing suburban architecture



My main beef with the show is that it's far too utopian and impractical. That's par for the course when it comes to museum architecture shows, but I was hoping for more realistic proposals in this

(Un)Realistic
Proposals

My main beef with the show is that it's far too utopian and impractical. That's par for the course when it comes to museum architecture shows, but I was hoping for more realistic proposals in this particular case, just because the foreclosure crisis is a real and ongoing

(Un)Realistic Proposals

Anybody who visits the exhibit can see that nothing remotely along the lines of the buildings being proposed is ever going to be realized — Orange, New Jersey, for instance, is not going to replace its roads with long strips of narrow housing. But what's less obvious is the way in which all of these projects are also a huge financial stretch. They were charged with coming up with innovative forms of home finance, but all those innovative solutions tend to boil down to the same basic idea: get the local municipal government to borrow hundreds of millions of dollars and then spend that money on a massive housing development which will, somehow, generate the income needed to service the debt.

Government and Policy, (Un)Realistic Proposals

Michael Bell, in the video above, makes the very good point that architecture and architects are largely absent from the suburbs. But I guess that I was really looking for something much lower-cost than the mega projects that the teams in the MoMA show came up with. Certainly lower in up-front cost, anyway. The foreclosure crisis was caused by people borrowing enormous sums of money and then finding themselves unable to pay it back. The last thing we want to do is risk repeating that all over again.

The Market, Professional Practice, Scale

MAR 14, 2012
8:40 AM EDT

I don't know how you can say that the housing crisis was mostly a suburban thing. In downtown Portland all of the condo projects that were completed between 2007 and 2009 were subsequently turned into apartments or turned over to banks. Unsold units in bank possession were auctioned off or otherwise sold at a 40% discount. This reversed the trend of the prior decade of apartment buildings being converted into condos. Look around and the cranes are building new apartment buildings, not condos.

Affordable Housing, Cities and Suburbs, Reference and Comparison, Role of the Museum, (Un)Realistic Proposals

To the point of suburban architectural solutions to making housing affordable. You know that museum-curated shows are always 'think big or don't come'. When was the last time you saw a curated show present pragmatic proposals that could be installed in real life, the next day?

Real life solutions are already being played out in the burbs of Portland, and undoubtedly in hundreds of other burbs in the nation.

Orenco Station is supposed to be a New Urbanism project, although its growth has been driven by the big-box strip mall (a blend between the traditional strip mall and the single lot big box store).

A twist on Jane Jacobs romanticism connected to mass transit rail is discerned from stop after stop along the TriMet MAX, with tracts of townhomes and pocket parks within 1000' of a MAX stop.

Not two weeks ago, the Portland Home Show unveiled the IKEA House. A collaboration between IKEA and a local company – Ideabox – that designs and builds prefab structures. It turns out, the solution to making housing affordable is to downsize the McMansion and make it practical inside.

In any case, the solution is either to expand suburbia outward or increase density — move out or move up.

Posted by ORRRR | Report as abusive

MAR 14, 2012
1:45 PM EDT

Over 20 years ago Angela Brooks was looking at this condition in a proposal in Southern California. The proposal was titled "Post Suburbia" and won a PA Award in 1992. Her proposal looks at how to add density to the tracts of single family homes by allowing new zoning and modest expansion of single family homes to allow more dwelling units. You can see more of the proposal just posted on the Brooks + Scarpa Facebook page at:

<https://www.facebook.com/pages/Brooks-Scarpa-Architects/131136066935667>

Posted by BrooksScarpa | Report as abusive

Press and Links, Reference and Comparison

MAR 14, 2012
3:27 PM EDT

Felix:

Please see my post in Architect Mag online.

Being an architect I am just amazed there were no practical solutions to the myasmatic real estate industry of today.

This is a multivariate problem with NO utopian solutions. And I remain saddened that my brethren in architecture would publish such utter non-sense. Sheesh!!!

Posted by rchicago | Report as abusive

Internet Banter, Silliness and Seriousness, (Un)Realistic Proposals

MAR 14, 2012
4:44 PM EDT

Felix:

One other point – the interview with Mr. Bell in essence points out his socialization of

American Dream, Homeownership

4:46 PM EDT
 O' other point – the interview with Mr. Bell in essence points out his socialization of housing and thereby negates one of the big principles that sets our nation apart – Property Rights!!! Somehow this fact is getting lost in these utopian schemes.
 Just food for thought!
 Posted by rjchicago | Report as abusive

MAR 16, 2012
 11:47 AM EDT
 There's the publishing world of architecture – propagated by academics and starchitects – and then there's the people with offices in almost every town doing the best they can. The former develop illustrious careers, building reputations instead of structures. The latter do the best they can, which is rarely enough.
 Some architects (including me) want to be artists, and you don't get into a show at MoMA by proposing moderate, affordable, pragmatic solutions to housing problems. And despite prevailing stereotypes, architects don't really have that much control over the final outcome. It takes good taste and good money to create good buildings, and since the first two are in short supply these days, so is the third.
 Posted by Nullcorp | Report as abusive

Academic Hubris, Art and Architecture, Professional Practice

Felix Salmon, "Financing Suburban Architecture," *Felix Salmon* (blog), *Reuters*, March 14, 2012, <http://blogs.reuters.com/felix-salmon/2012/03/14/financing-suburban-architecture/> (accessed July 31, 2012). Felix TV, "A radical approach to homeownership." Reuters TV Video, 7:13. February 14, 2012. <http://www.youtube.com/watch?v=IG-5I5dAxr0/>.

 **Lynn Teo**
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 The Buell Hypothesis: "Change the dream and you change the city." Food for thought #architecture #change momma.org/interactives/e...
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American Dream, Press and Links

METROPOLISMAG.COM
 P O V BLOG
 Point of View
 by Leah Helsterin
 Thursday, March 22, 2012 8:00 am

Foreclosed



Reactions, responses, and reviews of the Museum of Modern Art's recently opened exhibition regarding housing in the American suburbs have steadily been popping up here and elsewhere on the Internet. The five design proposals put forth in *Foreclosed: Rehousing the American Dream* have been called "propositions" in the spirit of instigation, catalyzing necessary conversation on cultural assumptions and priorities. I admit that I am too closely tied to the exhibition's project to offer any sort of fair review, but it is with that spirit in mind that I argue those five propositions and the show in which they are contained manage both to reveal and underscore a fundamental conflict in the planning, design, and development of affordable housing and in the approaches taken and not taken in response to the crisis still being faced.

A New Conversation

In either case, the title in terms... one can... extension that... conflict with a... order of... dis... homin...

Government and

In rather simplistic terms, one can categorize that conflict with a series of dichotomies: public/private, large/small, national/local, and most popularly top-down/bottom-up. In many ways, American Suburbia has long been the locus of this conflict. It is, after all, the birthplace of NIMBYism, which requires at minimum the imagined territory of a backyard.

Government and Policy, Scale, Top-Down and Bottom-Up



Of course large-scale, system-wide, policy-based approaches to the crisis of foreclosure and housing affordability should require and enable local participatory processes, community input, and context specificity.

Affordable Housing, Community Participation, Scale

One at a time, we must try to save homes from foreclosure and save communities from collapse, but we must also recognize that these are band-aid measures unless they include long-term sustainable strategies and policies for sheltering Americans in homes they can afford within communities where they can work. Acknowledging this epidemic scale, it is relevant to note that the Occupy movement is not merely a grassroots initiative; it is a network from the bottom calling for action at the top.

Affordable Housing, Government and Policy, Jobs, Sustainability, Top-Down and Bottom-Up

The result of these decisions is that each project represents a mixture of real and fictitious possibility. As such, reactions to these projects are reactions both to places and processes that might be as well as to the places and processes that currently are. Perhaps what is most compelling about the work in *Foreclosed* are the projects' attempts at pulling apart suburbia's binary conflicts and forcing an acknowledgement of problematic premises within the real status quo.

(Un)Realistic Proposals

Among the questions on the table is that of the role of architecture (and architecture within the museum) in the search for workable solutions, to which the stock answer within the field is something about synthetic problem solving and visionary thought leadership. The first step may simply be the difficult and contentious public identification of where the problems actually lie in order to move beyond top/bottom and toward throughout/within, a step architects and the MoMA have taken before. In 1934, the museum exhibited *America Can't Have Housing* aimed at "show[ing] why America needs housing and yet is so backward at filling this need."^[1] That was several architectural lifetimes ago and the specifics of the housing problem were different, but it seems much of the conversation was the same. In the museum's *Bulletin*, Carol Aronovici (chairman of the committee responsible for that exhibition) refers to the rationalized plans of Modernism when he writes, "Impatient with the confusion of our cities and unable to find a solution which would provide for the essential human needs, many of these innovators have presented radical schemes for city planning as fantastic as they are inconsistent with the structure of modern society." He continues, "This is perhaps not the fault of these innovators, but rather of the social order under which our cities have grown up... We cannot hope to rebuild our cities without changing our social and economic structure..."^[2]

Academic Hubris, Reference and Comparison, Role of the Museum, (Un)Realistic Proposals

1. This is a democracy. We have nobody to blame but the 51% of people who elect those who allow the 1% to exploit us and steal from us. Tighter financial regulations, more low cost/free public programs, subsidizing green energy and public transport as well as other welfare programs... these are values. One party in America cares about them, one doesn't.

American Dream, Government and Policy

These aren't architectural problems. They are political and social problems. The cities we live in represent the values of the people in America, unfortunately. If/when Americans evolve some and start looking forward rather than backwards, and start making political decisions to match, these problems with irresponsible development will be a long way towards being resolved.

As the American dream evolves, so too will the American landscape. But essentially, this is about politics in the end. Architects can only point out the root problems and propose solutions that point to them, as this article suggests. I don't have any problem with utopian proposals. Architects aren't the financiers and architects aren't the home buyers. It's up to the wealthy and to average Americans to change their values. Most architects are already much farther down the evolutionary path on that front than the average American voter.



Foreclosed: March 2012

Press and Links

Leah Meisterlin, "Foreclosed," *Point of View* (blog), *MetropolisMag.com*, March 15, 2012, <http://www.metropolismag.com/pov/20120315/foreclosed/> (accessed July 31, 2012). Image Credit: Jason Mandella.



Banks to pay \$25 million to NY state over mortgage system



Basil Katz and Karen Freifeld, "Banks to Pay \$25 Million to NY State over Mortgage System," *LaredoSun.us*, March 15, 2012, <http://laredosun.us/notas.asp?id=20662/> (accessed July 31, 2012). Image Credit: REUTERS/Andrew Burton.



ANTHONY FLINT MAR 16, 2012 2 COMMENTS

What Mumbai and Beijing Can Learn From New York



First, there is the abject lesson of how not to accommodate a society's population – the exhibit *Foreclosed: Rehousing the American Dream* at the Museum of Modern Art, where teams of architects, economists, and artists re-imagined five areas devastated by the 2008 housing crisis. The hotspots in New Jersey, Florida, Illinois, southern California and Oregon are all primarily suburban environments, though not as far-flung as the so-called zombie subdivisions miles from suburbs.

A New Conversation,
(Un)Realistic
Proposals

suburban environments, though not as far-flung as the so-called zombie subdivisions miles from anywhere.

Comments on Foreclosed

The ideas in the exhibit prompted much commentary about how realistic they were, from James Russell, Blair Kamin, Diana Lind, Bryan Bell and my colleague Sarah Goodyear. Members of the team that re-imagined a factory site in Cicero, Illinois, Jeanne Gang and Greg Lindsay, penned a New York Times op-ed calling for a fresh design and policy approach to housing for the 21st century. Curator Barry Bergdoll said the proposals were meant to be "provocations."

In a symposium on the exhibit earlier this month put on by the Forum for Urban Design, MoMA, and the Lincoln Institute (where, full disclosure and as you can see in my bio, I also work) a panel of experts doused the well-attended exhibit with more cold water, talking about zoning and changing demographics and NIMBYism - all the challenges of reinventing more dense and less car-dependent patterns. There was a sense that in all these areas, planners and the housing markets had somehow got it wrong. In the built environment, it is a singular engineering challenge to go back and try to re-stitch things back together and get it right.

And yet, they must not think too big, as the ghost towns of China and the zombie subdivisions of the Southeast and Intermountain West attest. Not everyplace can be like New York, and enjoy its good fortune and staggering wealth. But in terms of its grid and planning for growth, it may be the perfect example of Goldilocks planning - not too far-reaching, not insufficient, but impressively, just right.



Neil Padukone

I haven't seen it yet, but I'm looking forward to the Museum of the City of NY exhibit about the grid. You summarize the issue of the grid pretty well here. But one thing that many reviews of the exhibit seem to neglect is what Robert Neuwirth writes about in "Shadow Cities": the power dynamic that was central to the creation of the New York City grid. By laying out the land in blocks, the city was better able to define and allocate plots of land (usually coterminous with building numbers) to landowners. They were better able to assign and keep track of the values and prices of those plots. This inherently favored landowners in what was, at the time, a city largely inhabited by squatters.

In places like Mumbai, where arguably a majority of the city is inhabited—and much of it was literally developed—by squatters in slums and shanties, this commodification of land is very risky. Shutting (poor) squatters out of land is precisely what governments in Mumbai and Beijing are doing now, by bulldozing slums. And this is harmful not just for reasons of justice and equity, but also because the urban poor contribute a great deal of labor and economic activity to the city.

Blocks and grid systems would facilitate that process by specifically defining plots of land and putting a price on them, which would then be an "opportunity cost" of housing the poor.



The American Grid

Think big, but don't lose site of the small stuff. Some 1.5 million people are accommodated on an island just 33 square miles in size. And all these people work their way around blocks just 200 feet wide.

While it's easy to get caught up in mega-arterials and mega-buildings for the mega-cities of the future, we have to remember what we're designing for: a person that's approximately 2 feet wide and 6 feet tall. The urbanism of Manhattan, the "goldilocks" of urbanism, is simultaneously grand and intricate. Its cohesiveness exists because it was designed at all scales big and small.

Anthony Flint, "What Mumbai and Beijing Can Learn from New York," *The Atlantic Cities*, March 16, 2012, <http://www.theatlanticcities.com/housing/2012/03/what-mumbai-and-beijing-can-learn-new-york/1508/> (accessed July 31, 2012). Image Credit: Jennifer Griner / Shutterstock.

Challenge of Suburbia, Land Use and Density, Retrofit or Redesign

Cities and Suburbs, Land Use and Density, Reference and Comparison, Scale

Affordable Housing, Homeownership, The Market, Reference and Comparison

Scale

Who is going to pay for those architect-designed plans for the suburbs?

Foreclosed, March 2012

In reviewing the "Foreclosed" exhibit at MoMA, Felix Salmon raises an interesting question: who is going to pay for these projects to be built?

Internet Banter,
(Un)Realistic
Proposals

The reality is that few houses in the United States are designed by architects; I remember seeing a statistic a few years ago that suggested it was roughly 5-10%. There are plenty of other people who think they can design them, such as builders or engineers or Menards. A couple of issues could be present here. Adding an architect to the homebuilding process includes another person that needs to be paid. If you are a builder who is hoping to Some designs might be considered "too modern" for many suburban neighborhoods that tend to celebrate bland or known styles. This is the reason you can get stucco houses across the country – people know these but are more skeptical of modernist homes.

Professional Practice,
Reference and
Comparison

Brian Miller, "Who is Going to Pay for Those Architect-Designed Plans for the Suburbs?," *Legally Sociable* (blog), March 16, 2012, <http://legallysociable.com/2012/03/16/who-is-going-to-pay-for-those-architect-designed-plans-for-the-suburbs/> (accessed July 24, 2012).



L: Press and Links
R: Press and Links,
(Un)Realistic
Proposals

Not Built in a Day

3.18.2012

Exhibition Review: "Foreclosed" at MoMA

Overall, I was surprised and amused by the similarities between our (student) proposals and these (professional) proposals; many of the ideas and intentions were the same, leading me to wonder if these ideas are architectural "fads" that circulate almost subconsciously here in the city. See commentary below on each project for more specifics.

Professional Practice,
Silliness and
Seriousness

Since Hillary is a GSAPP professor and I've seen this project before (she presented it during the housing studio), I'll pass over it. Suffice to say that it is more on the radical/speculative end of the spectrum of proposals.

(Un)Realistic
Proposals



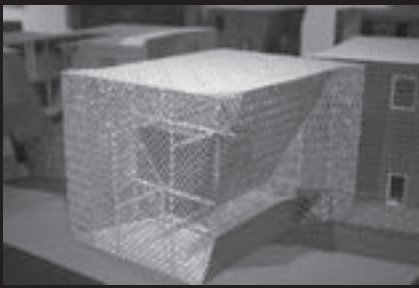
Michael Bell is another critic at GSAPP, but not one I've had before. Although his group's proposal was filled with slick renderings, I was not at all convinced, because it didn't look like anyone on the team had really thought about or looked at Florida's climate. There was text saying that the project would do this or that regarding climate, but one look at the images was enough to show that it would be ridiculous in Temple Terrace. All that glass would need to be washed continuously! Besides that, where is the vegetation in the renderings? Nothing in Florida looks like the images below - stark white and reflective - because it would blind you, and vegetation takes over whenever it gets a chance. Maybe it's just the style of the images, but it looks to me like no one on the design team had been to Florida.



The Exhibition,
(Un)Realistic
Proposals

3. Zago Architecture, "Property with Properties"

This is another project that left me feeling unconvinced. The talk about "misregistration" and flexible boundaries etc. didn't seem to do much to change the overall standard suburban layout of the proposed subdivision. The models were amazing, although Seussical in their color choices and shapes.



The Exhibition,
Silliness and
Seriousness

4. WORKac, "Nature-City"

(Another GSAPP-related firm) I didn't look at the text for this one as thoroughly as I should have, but I blame this on the craziness of the visual material. I'm not totally sure what's going on, but it seems pretty cool. The ensemble of weird shapes makes me think of Koolhaas, specifically of "City of the Captive Globe," while the main site model really begged for having a model train going around it. I can't say that the project made sense, but it was fun to look at.



Foreclosed: March 2012



Here, Studio Gang proposes literally deconstructing an existing factory to salvage its materials and build a new mixed-use group of buildings. I liked the image style very much.

The Exhibition, Land Use and Density, Retrofit or Redesign

Caroline S. Lebar, "Exhibition Review: 'Foreclosed' at MoMA," *Not Built in a Day* (blog), March 18, 2012, <http://notbuiltinaday.blogspot.com/2012/03/exhibition-review-foreclosed-at-moma.html/> (accessed July 2012). Image Credit: Caroline S. Lebar.



March 18, 2012

Of the grid and ghostowns

But the panelists also agreed that reinventing housing and changing development patterns will involve an understanding of market demographics, complex attitudes toward density, and nuts-and-bolts fixes like reforming restrictive zoning.

Land Use and Density, Populations and Demographics

The task at hand is retrofitting — going back to landscapes that have turned out wrong. That was in stark contrast to another outstanding exhibit in New York right now — *The Greatest Grid: The Master Plan for Manhattan 1811 - 2011*, at the Museum of the City of New York.

Reference and Comparison, Retrofit or Redesign

"Of the Grid and Ghostowns," *Lincoln Institute of Land Policy* (blog), March 18, 2012, <http://atlincolnhouse.typepad.com/weblog/2012/03/of-the-grid-and-ghostowns.html/> (accessed August 2, 2012).



Press and Links



Monday, March 19, 2012, by Adrian Glick Kudler

Architects Fix Half-Built Inland Empire Subdivision For MoMA

Empire State Edition for Miami

Comments on Foreclosed



ZA took a subtle approach, "creating a richer mix of uses, housing types, living situations, and landscapes than the serial repetition of an individual home with a driveway and patch of lawn would allow." The blurred look in the renderings is intentional misregistration ("a printing-process error that leads to blurred images") used metaphorically. The team also allowed a little more nature in via seasonal rivers and natural wildlife routes and made the roads narrower and "more circuitous"

The Exhibition,
Land Use and Density,
(Un)Realistic
Proposals

used in California. The team also allowed a more move nature in the seasonal events and natural wildlife routes and made the roads narrower and "more circuitous."

Foreclosed: March 2012

<p>That stretch of the 15 freeway is always sooo windy. Trucks would literally flip on their side.</p> <p>I am surprised people would actually consider living there.</p>	<p>#1. 03/19/12 12:14 PM Reply to this.</p>
<p>is this what exurbia looks like an meth?</p>	<p>#2. 03/19/12 12:18 PM Reply to this.</p>
<p>It would good for everyone if the Pomona became a job center. Places like Rialto, Fontana, Chino Hills, and Rancho Cucamonga wouldn't be such far-off exurbs. There's even an international airport (ONT) right next to Pomona.</p>	<p>#3. 03/19/12 12:27 PM Reply to this.</p>
<p>@guest #3: Yes, and ONT is owned and being run into the ground by LA World Airports (owns LAX).</p>	<p>#4. 03/19/12 12:34 PM Reply to this.</p>
<p>@guest #3: From what I can tell a gypsy curse was put on Pomona a long time ago. That city just can't get it together. Ontario an Rancho are more likely the job centers.</p>	<p>#5. 03/19/12 01:21 PM Reply to this.</p>
<p>What a juvenile proposal. Looks like student work.</p>	<p>#6. 03/19/12 01:41 PM Reply to this.</p>
<p>@guest #5: For what it's worth, Ontario has tried valiantly to remake the town into a jobs center. The area west of the airport is filled with warehouse space for distribution centers and other industrial use. Sadly, the economy tanked and the progress they were making is gone.</p>	<p>#7. 03/19/12 01:59 PM Reply to this.</p>
<p>Gorgeous renderings, but I can't imagine houses like this actually selling or being nice to be in, not that the current suburban developer offerings are so nice but at least they are what people want.</p>	<p>#8. 03/19/12 01:27 PM Reply to this.</p>
<p>@guest #6: This is either the work of a naïf or a genius. I'm afraid I don't have the architectural sophistication myself to determine which.</p>	<p>#9. 03/19/12 04:22 PM Reply to this.</p>
<p>How does this "Fix" anything? The problems are economic stupidity and corruption, not architecture.</p>	<p>#10. 03/19/12 05:11 PM smart dog: 86 comments Reply to this.</p>
<p>@guest #6: Agree. When you remove the Yours/Mine designation, it devolves to the "It's yours to maintain, but mine to use" mentality. The resultant building imagery looks like a Tim Burton claymation model—and not in a good way. This is an interesting idea, but the result is more pastiche than real content.</p>	<p>#11. 03/20/12 09:32 AM greybeard: 117 comments Reply to this.</p>
<p>I wonder how little this office pays... if at all</p>	<p>#12. 03/20/12 01:34 PM Reply to this.</p>
<p>We went to check the community out a few days ago. Best way to know how livable a neighborhood is... Ask those who live there. We spoke to three people who have homes there and they enjoy it there. That's what we will look for. We don't care what outsiders say... Lol</p>	<p>#13. 03/20/12 01:18 AM Reply to this.</p>

Challenge of Suburbia

Silliness and Seriousness

Circulation, Jobs

Internet Banter

Internet Banter, Jobs, Silliness and Seriousness

Silliness and Seriousness

Jobs

The Exhibition, The Market

Internet Banter, Silliness and Seriousness

Government and Policy, The Market

The Exhibition, Responsibility, (Un)Realistic Proposals

Professional Practice

Community Participation, Quality of Life

Press and Links

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Zago Architecture's proposal for fixing recession-ravaged Rialto, CA, showing now as part of MoMA's FORECLOSED curbed.cc/xTQbjk

[Reply](#) [Retweet](#) [Favorite](#)

Adrian Glick Kudler, "Architects Fix Half-Built Inland Empire Subdivision for MoMA," *Curbed Los Angeles*, March 19, 2012, http://la.curbed.com/archives/2012/03/architects_fix_halfbuilt_inland_empire_subdivision_for_moma.php/ (accessed July 28, 2012). Image Credit: Not provided in publication.

ARCHITECTURAL
RECORD
By Jayne Merkel March 20, 2012

Reality Check: Developers React to MoMA's Show, "Foreclosed: Rehousing the American Dream"

"Shifting Suburbia," a recent panel discussion organized by the Forum for Urban Design, brings visionary thinking down to earth.



But during a panel on March 8 at the museum sponsored by the Forum for Urban Design, two developers, an architecture professor, and a real estate lawyer reacted soberly to the adventurous and optimistic schemes. Though the panelists agreed that the foreclosure crisis will lead to major changes in suburban development, they all thought new patterns are less likely to be brought about by a revised American dream than by economic and demographic factors. And all said it would be very difficult to change zoning laws to permit denser new development patterns, especially in existing "inner-ring" suburbs.

Government and Policy, Land Use and Density, The Market, A New Conversation, Populations and Demographics, Retrofit or Redesign, (Un)Realistic Proposals

Anonymous wrote:
Does anyone know if there is a video of this somewhere? I would love to see it and get some context to the statements. I don't know who's study cited it would take over \$10 a gallon to change driving habits, but that seems like a flawed study.
3/20/2012 2:05 PM CDT

Internet Banter

Anonymous wrote:
MoMA did record it. You can contact the A&D Department to see if it is available.
3/21/2012 10:38 AM CDT

Internet Banter

Anonymous wrote:
Does this mean that those unrealistic, ill-informed and silly schemes in the Foreclosed exhibition won't find a willing sponsor?
3/21/2012 1:52 PM CDT

Silliness and Seriousness, (Un)Realistic Proposals

Anonymous wrote:
Does anybody have a complete transcript of this event? Were there any Powerpoint presentations?
3/21/2012 4:32 PM CDT

Internet Banter

Anonymous wrote:
All this silly non-sense thinking that we are gonna change years and years of development centered around a mode of transit in a compressed amount of time - utter foolishness. The market will determine what happens - gubmit policy and high minded utopian ideals will not.
3/21/2012 9:00 PM CDT

Circulation, The Market, Silliness and Seriousness

Anonymous wrote:
Baseline shift. Foreclosures aside for a moment, if you will allow me, the last 50 or so years have seen

American Dream, Government and

Anonymous wrote:
 Paradigm shift. Foreclosures aside for a moment, if you will allow me, the last 50 or so years have seen the continuing expansion of our population into suburbia, into safe, reasonably secure, more open aired environments where one could drive to work in a reasonable amount of time; shop close to home and educate your children at a local school. This study, I have not read it, seems to advocate a reversal of that movement. A compaction of the habitable structures into higher density areas with less reliance on the automobile but with the option of public transportation. Those first two words came from a long conversation I had with a loosely knit group of home builders and developers over coffee one morning. Consensus was that without a paradigm shift in buyer attitude about whether they could expect the livability, security and comfort and a level of freedom in a high density housing project as they would expect in a "normal" development, it had limited appeal. (Their demographic target(s) were the first/second time home buyer with children). I don't believe that shift will occur without a far more serious change than the foreclosure crisis. And, knowing a bit about govmint and how it "thinks" I'd venture a guess that their stereotypes of high density housing is limited to a condominium complex with a swimming pool and 2car attached garages. ciao
 3/21/2012 8:38 PM CDT

American Dream, Government and Policy, Land Use and Density, The Market, A New Conversation

Anonymous wrote:
 I think the market is determining that suburbs are unsustainable and more dense living is the way to go. In suburbs around Chicago, like Arlington Heights, downtowns were designed, developed and built so people can have that downtown feel. People want places to have dinner, then walk to the show, and then have ice cream afterwards. All within walking distance. For those of you who haven't tried it, treat yourself to the experience.
 3/22/2012 12:33 AM CDT

Land Use and Density, The Market, Quality of Life, Reference and Comparison, Sustainability

Anonymous wrote:
 Ladies , Gentlemen ,Professors et al ,
 Have you forgotten the sad lessons of Fruit - lgoe . Since then the hard road to "Love thy neighbor as Thy self " in America has been shattered by inner city Gangs on one side & Gated WEALTH on the other . The American dream for the rest of us (the dying middle class) has become a survival Hell !!! Now that the GREED & ME first failures have happened ,perhaps we can have SOCIAL change . TRY this . Housing complexes with Cultural places which are inclusive of ALL classes & cultures .
 Howard Roark
 3/22/2012 2:57 AM CDT

American Dream, Reference and Comparison

Anonymous wrote:
 Has there been any actual success stories of "big-box" (with 20-acre asphalt parking lot) redevelopment? I haven't seen any. My impression is that Wal-Mart would rather abandon the place to the skateboarders and the urban campers before they would sell out to Target or Kohls.
 3/22/2012 12:15 PM CDT

Reference and Comparison, Retrofit or Redesign

Anonymous wrote:
 In response to - Anonymous: "...any actual success stories of "big-box" (with 20-acre asphalt parking lot) redevelopment? I haven't seen any." 3/22/2012 12:15 PM
 See Denton, TX public library - a former grocery store turned library:
http://archrecord.construction.com/projects/bta/archives/libraries/06_Denton/overview.asp
 Published right here, in ArchRecord back in May 2006.
 3/26/2012 12:02 PM CDT

Internet Banter, Reference and Comparison, Retrofit or Redesign

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 Developers react to MoMA's "Foreclosed"
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 8:54 AM - 27 Mar 12 via TweetDeck - Embed this Tweet

 **George Osner, AICP** (@grosner) Follow
 Shifting #Suburbia, Developers React to MoMA's "Foreclosed: Rehousing the American Dream" |@ ArchRecord archrecord.construction.com/news/2012/03/S...
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 8:44 AM - 28 Mar 12 via TweetButton - Embed this Tweet

L: Press and Links
 R: Press and Links

 **Allison Arieff** (@ariett) Follow
 Really thoughtful piece on MOMA's "Foreclosed" at polis thepolisblog.org/2012/03/new-yo... (HT@pdsmith)
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 8:52 PM - 28 Mar 12 via web - Embed this Tweet

 **DesignerTweetz** (@DesignerTweetz) Follow
 Though the panelists agreed that the foreclosure crisis will lead to major changes in suburban development, they... bit.ly/H6nSeG
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L: Press and Links
 R: Challenge of Suburbia, Press and Links

 **Architect** (@Architect) Follow
 Reality Check: Developers React to MoMA's Show, "Foreclosed: Rehousing the American Dream" bit.ly/H6rXzm
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 8:13 PM - 28 Mar 12 via twitterfeed - Embed this Tweet

Press and Links

Jayne Merkel, "Reality Check: Developers React to MoMA's Show 'Foreclosed: Rehousing the American Dream,'" *Architectural Record*, March 20, 2012, <http://archrecord.construction.com/news/2012/03/Shifting-Suburbia.asp/> (accessed July 28, 2012). Image Credit: Photo ©Daniel McPhee/courtesy Forum for Urban Design.



L: Press and Links, Top-Down and Bottom-Up
R: The Exhibition, Press and Links



MoMA Rehouses the American Dream



One would be hard-pressed to find a more jarring juxtaposition to the new exhibit "Foreclosed: Rehousing the American Dream" than the venue itself: New York's Museum of Modern Art. MoMA is pre-High Line Big Apple contemporary, with glass, steel and high-end patrons. It is located in a very high-end neighborhood, a far cry from cities like Rialto, Calif., and Cicero, Ill. discussed in the exhibit. One is far more likely to be standing next to a *Carlioca* discussing her new downtown condo than suburbanites wondering about foreclosure or falling property values. At \$25 a ticket, an hour of museum entrance fees on a typically busy weekday could probably buy an entire block in many of the hard-hit suburban communities across the country.

The Exhibition, Reference and Comparison

That said, it is high time that a high-profile American cultural institution took on the question of housing and the future of the American Dream, and the exhibit does an admirable job of asking some important questions.





Foreclosed: March 2012

Unfortunately, most of these ideas get lost in the pretty models and large-scale renderings, buried under architectural gloss and the dominance of design. I have the utmost respect for the goals of the Buell Hypothesis, and I would argue that most of us at Polis are attempting to engage in a new public conversation on urbanism. However, I question the degree to which the exhibit pushes this conversation forward. Perhaps it is my own distrust of high architecture, or of architecture and architects as the primary drivers of this conversation. Much is made in the Buell text of the history of modernism and public housing, a history that made many non-designers like myself inherently distrustful of a conversation about changing cities that seems to foreground physical models.

The Exhibition, A New Conversation, Professional Practice

The failure of this exhibit to highlight a fact that it clearly knows, and instead fall back on the enticing eye candy of design, is all the more frustrating because of its location. New York City has long been home to some of the most innovative ideas in collective property ownership, from co-ops to mutual housing associations.

The Exhibition, Homeownership

Rebecka Thu Mar 22, 10:52:00 AM EDT
Thanks Alex for a great post with a much-needed critical perspective! I hope I can see the exhibit myself this summer, and I will have your comments in mind. I agree that the discussion needs to be pushed forward, especially as the human tendency all too often is to look back.

Internet Banter, A New Conversation

Yake Thu Apr 12, 03:14:00 PM EDT
I didn't see the exhibit in person like you did, Alex, but I did read about it. The part that really got under my skin was when I read that the participants, to prepare for this exhibition, had spent some time "in residence" at PS 1 in Long Island City.

Would it really have killed them to spend some time in -- gasp -- actual suburbs? I guess that was just a bridge too far.

It confirmed my pre-existing notion, which I think you echo, that architecture, generally speaking, is not a discipline that has much that's meaningful to contribute towards these issues of redefining the American Dream. To critique it and to change it, it's helpful to have even a smidgen of understanding of why it's powerful and widespread among so many people.

American Dream, Professional Practice, The Workshop

Hannah Vanbiber @hannahvanbiber
I can't stop looking at the models. momaa.org/interactives/e... (Read about it here: thepolisblog.org/2012/03/new-yo...) #LIFEINTHEFUTURE???

Al Javiera @aljaviera
Much's been written about MoMA's Foreclosed exhibit, but when Alex Schafran writes, you should read: thepolisblog.org/2012/03/new-yo... short & sweet.

L: The Exhibition, Press and Links R: Press and Links



L: Press and Links
R: Press and Links



L: Press and Links
R: Press and Links, Sustainability



L: Press and Links
R: Press and Links, Quality of Life



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Urban Scrawl

by Liam Friday, March 30, 2012

Foreclosed: New Ideas of of Suburbia at New York's Museum of Modern Art





What we need to take from the Buell Hypothesis is that we need to rethink housing in North America. Specifically, what does it mean to "own" your home? What priorities should we put on helping homeowners? What about renters?

Homeownership

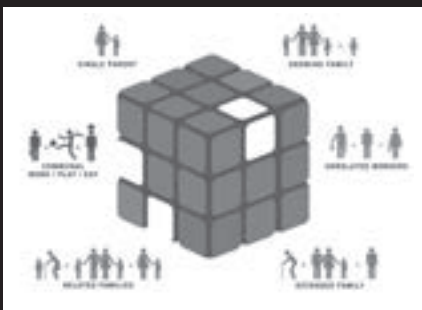
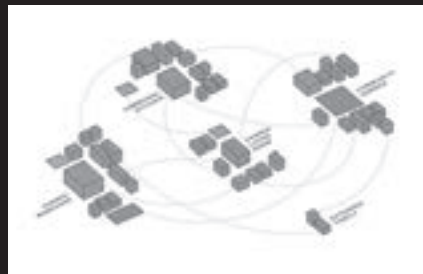
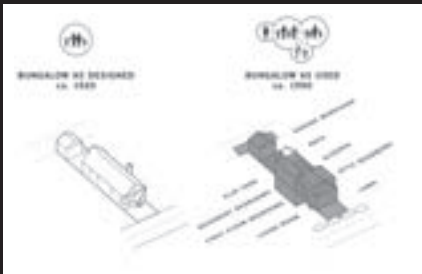
Hopefully this can start two conversations: how can we design communities so that they are more affordable, efficient, and supportive, and secondly, how do we start to address a culture heavily dependent on quantity of housing rather than quality of community? Given the continuing stagnation of economic conditions, this is a conversation that needs to start soon, as the foundations we depend on are not built to last.

A New Conversation



The really cool part of this project is not thinking about the house in holistic terms, but in terms of separate functional rooms (the kitchen, bedroom, washroom etc). Here, the idea is for families to indicate what kind of spaces they need, and make these spaces interchangeable, making some spaces, like living rooms, multi-family household sections, which keeping other rooms separate. Its a bit radical with a touch of crazy, but hey, some of the best ideas are.

Homeownership, Land Use and Density, Silliness and Seriousness



Jon March 31, 2012 11:10 AM
Excellent post and great blog!

Internet Banter

 **David Barrie** (@davidbarrie) [Follow](#)

gr8 project by @studiogang: Closed factory dismantled & parts used to build combinable living spaces > bit.ly/H88gIn #MoMA Foreclosed

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6:30 AM - 1 Apr 12 via @tly - Embed this Tweet


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April 2, 2012, 1:30 p.m. - Foreclosed: Rehousing the American Dream: Lectures & Gallery Talks ... bit.ly/HDXXJj @aplusk @theonion

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L: The Exhibition,
Press and Links
R: Press and Links

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April 2, 2012, 1:30 p.m. - Foreclosed: Rehousing the American Dream dlvr.it/1NnPtB

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Art + Policy , makes me giddy! Foreclosed at MoMA.org bit.ly/wQpsaR

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L: Press and Links
R: Art and
Architecture,
Press and Links

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Just Received: "Foreclosed: Rehousing the American Dream," the companion to the MoMA exhibition of the same name: amzn.to/HedrTe

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 Foreclosed: Rehousing the American Dream - Paperback
\$25.00 (20% off)

[Get the book](#)

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Press and Links

April 2012

Foreclosed: Rehousing the American Dream



In 1774, the Declaration of Colonial Rights declared that the colonists of North America had the immutable right to enjoy "life, liberty and property". Two years later this document was reworked into the Declaration of Independence, and man's immutable rights were tinkered with in order to replace "property" with "the pursuit of happiness". Yet while "property" was struck from the record its spirit lingered on: owning a house became a key component of the fantasy of upward social mobility that we now know as the American Dream. This dream of property ownership never seemed more attainable than in the first decade of the 21st Century, when lax regulation, cheap credit and financial speculation led to a building boom and subsequent bust.

American Dream,
Homeownership

They are responding to the Buell Hypothesis, a long and somewhat loopy text in the form of a Socratic dialogue, put forward by the Buell Center at Columbia University whose aim is to "change the dream" of property ownership in America. Its maxims are perverse but enjoyable and often hit the mark. "The private house," it states, "[is] just as institutionalized within social and economic policy as a public housing complex".

American Dream,
Government
and Policy,
Homeownership

This sort of vague, non-ideological collectivism hangs over the entire show. Designs by Visible Weather and, in particular, Zago Architecture, stress the blurring of the usual lines between public and private, renting and owning, residential and commercial sites. Such imprecise boundaries give these projects a Ballardian air: what use is changing the dream if you replace it with a nightmare?

American Dream,
Homeownership,
Land Use and Density,
Reference and
Comparison

The main problem with the show was that the architects involved seem torn between providing sweeping visionary gestures and wanting to offer immediate answers to an immediate problem. Those who chose the latter path offer solutions that are, if anything, more dispiriting than the quasi-dystopic views of their colleagues. Studio Gang Architects' repurposing of an old freight railway station in Cicero, Illinois into differing housing typologies where "informal entrepreneurial businesses" would flourish seems a purely urban solution paying little attention to a suburb's innate characteristics. After all, the problem the suburbs face is not a lack of housing but a surfeit of it. Foreclosed seems less an

Retrofit or Redesign,
(Un)Realistic
Proposals

characteristics. In other words, the problem the suburbs face is not a lack of housing but a surfeit of it. Foreclosed seems less an attempt to save the suburbs than a chance to put them out of their misery for good.

namhenderson (@namhenderson) on iMOMA Foreclosed Rehousing the American Dream "This sort of vague, non-ideological collectivism" = "a Ballard air" missive
Curtis

namhenderson (@namhenderson) re : @iconeye review of #MoMA Foreclosed forgot, link here iconeye.com/news/news/fore...

4:24 PM - 25 Apr 12 via web - Embed this Tweet

Melanie Shelor (@mel_shelor) RT @namhenderson: on #MoMA Foreclosed Rehousing the American Dream "This sort of vague, non-ideological collectivism" iconeye.com/news/news/fore...

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L: Press and Links
R: Press and Links

Icon magazine (@iconmag) Siza's winery, a review of Foreclosed at MoMA, April diary and Founded's rethink of the Dulux paint tin: all on iconeye.com now

5:25 AM - 10 Apr 12 via web - Embed this Tweet

Press and Links

George Pendle, "Foreclosed: Rehousing the American Dream," *IconEye*. *Icon Magazine Online*, April, 4, 2012, <http://www.iconeye.com/news/news/foreclosed-rehousing-the-american-dream/> (accessed August 3, 2012). Image Credit: Not provided in publication.

Negin Ghorbani (@neginghor) 5 fantastic US housing research and urban/suburban design proposals moma.org/interactives/e...

11:25 AM - 4 Apr 12 via web - Embed this Tweet

assoconcerturban (@paperfacu) Change the dream and you change the city. MoMA | Foreclosed | The Buell Hypothesis | via @SpaceSyntaxGirl - <http://bit.ly/HWtGGY>

1:10 PM - 4 Apr 12 via iPhone - Details

L: The Exhibition,
Press and Links
R: American Dream,
Press and Links

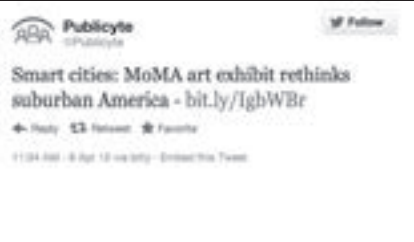
Next at Microsoft
Steve Clayton 6 Apr 2012 11:00 AM

Foreclosed: MoMA Exhibition Re-Thinks Suburban American Life



The "Foreclosed" project doesn't just lay out clever ideas in architectural design, but steps back to re-examine the fundamental assumption of suburban life: that a prosperous community is built on single-family houses spread out over a wide area. The cities on display have suffered under that old vision of the American Dream. "Change the dream and you change the city," argues "The Buell Hypothesis," and the proposals laid out here suggest that there are several ways to reclaim that vision of prosperity.

American Dream,
Land Use and Density



L: Press and Links
R: Press and Links



Press and Links

Steve Clayton, "Foreclosed: MoMA Exhibition Re-Thinks Suburban American Life," *Microsoft Technet* (blog), April 6, 2012, <http://blogs.technet.com/b/next/archive/2012/04/06/foreclosed-moma-exhibition-re-thinks-suburban-american-life.aspx> (accessed August 3, 2012). Image Credit: Not provided in publication.



Foreclosure by Design

Much of the blame for the economic crisis has fallen on Wall Street, whose weapons of mass financial destruction helped inflate the housing bubble. A new exhibit at New York City's Museum of Modern Art, "Foreclosed: Rehousing the American Dream," goes further by linking the crisis to longer-term trends in housing and urban planning. The exhibit calls into question the American dream of homeownership and the way it has been packaged and sold in the form of a car-dependent, single-family house in the suburbs.

Responsibility

The displays include placards with statistics that show how housing in five different suburban communities has become financially unsustainable and environmentally unsound. Wall-mounted texts feature excerpts from an imagined conversation between Socrates and one of his students—which takes place in a traffic jam—about how to change dominant cultural narratives that disparage public housing and public transportation.

The Exhibition,
Land Use and Density,
Retrofit or Redesign,
Scale,
Sustainability

Architectural models offer stylized solutions to suburban ills. Suburbs accessible by proposed high-speed rail corridors are retrofitted with high-density developments, which in some cases are stripped of streets. Instead of oversized single-family

are retrofitted with high-density developments, which in some cases are stripped of streets. Instead of oversized single-family suburban houses narrowly tailored for the nuclear family, the show provides a variety of housing models for people in different groupings, such as empty nesters and extended families.

This exhibit comes at a critical time. Right-wing organizations like the Heritage Foundation have been churning out polemics against public transportation and zoning for higher-density development. A GOP-dominated Congress is also on the attack. Last year it cut funding slated for the 2009 stimulus bill's signature infrastructure project, the high-speed rail initiative. House Republicans appear to have given up on their attempts to include a mass-transit-crushing amendment in their controversial five-year, \$260 billion transportation bill. Still, a paralyzed Congress is on the verge of allowing the current bill to expire on March 31 without any new legislation for continued funding.

Circulation,
Government and
Policy,
Infrastructure,
Land Use and Density

Much of the increase in consumption was tied to the growth in sprawl. To find more affordable homes, families have moved to suburbs farther and farther from their workplaces. But for every dollar saved by living in more affordable neighborhoods, Americans were spending 77 cents more on transportation, according to a 2005 study by the nonprofit Center for Housing Policy. And commuting time lost to congestion has increased fivefold in the past quarter-century. As Housing and Urban Development Secretary Shaun Donovan put it in his keynote speech for the workshop phase of the exhibit, "Our affordable housing strategy was effectively, 'If you can't afford a home near a job or transportation, just keep driving. Drive until you find a home you can afford.'"

Affordable Housing,
Circulation,
Jobs

One of the main themes in "Foreclosed" is that the car-dependent suburban house is a form of public subsidy, since the federal mortgage tax deduction and low-interest government housing loans helped fuel the bubble. Although private developers built and profited from most of the sprawl, taxpayers subsidized its infrastructure with roads, utility lines and water mains.

Government and
Policy,
Infrastructure,
The Market

Instead of being an engine of social mobility, homeownership has turned millions of Americans into debt slaves tied to houses that are continuing to lose value five years after the bubble burst.

Homeownership

The exhibit invited five multidisciplinary teams led by architects to develop site-specific plans for five actual communities, with input from local residents. Models include familiar eco-friendly, sustainable initiatives, from light rail and co-generation electrical plants to recycling centers and community gardens. Some models include light industrial facilities and workspaces adjacent to residential areas to eliminate commutes. Most of the plans also include changes in predominant forms of homeownership.

Homeownership,
Land Use and Density,
Sustainability

Several design critics have disparaged the MoMA show for some of its arty solutions, such as the nature corridors in Rialto, California, populated by elephants and the MOS design for Orange, which would put mixed-use buildings into existing streets, leaving little room for cars. However, as with many architecture exhibits, the elaborate models in "Foreclosed" should be seen as starting points for discussion rather than completed plans. The resounding message of this powerful exhibit is that we cannot go back to business as usual when it comes to our built environment.

A New Conversation



My review in #The Nation of #MoMA
#Foreclosed Show that questions American
Dream of homeownership and suburbia
bit.ly/GLs7Z6.

Reply Retweet Favorite

8:12 AM - 24 Mar '12 via @iply - Embed this Tweet

Comments on Foreclosed

Alex Ulam, "Foreclosure by Design," *The Nation*, April 9, 2012, 5-6. Alex Ulam, "How to Rehouse the American Dream," *The Nation*, March 21, 2012, <http://www.thenation.com/article/166953/how-rehouse-american-dream/> (accessed July 28, 2012).

FOX BUSINESS

Apr 9, 2012 - 4:49 Like 11

Alex Ulam

The Art of Foreclosure?



Stuart Varney (SV): It seems to me that this exhibit is from the elites telling us how we should live. We should all live in cities, and if we don't live in cities we should turn our suburbs into cities. That's the way we should live. Isn't that the elites going at us and telling us how we mere mortals should live?

Alex Ulam (AU): No, it's not the elite. It's the way our tax... It's the way our housing policy has been oriented for the last twenty or thirty years. It's unsustainable—

SV: We should not be organizing ourselves and where to live. Now the elites are telling us how we should be doing it.

AU: They are making some suggestions, but—listen—it's unsustainable for people to live in suburbs.

SV: Who says?

AU: Well most Americans actually spend more money on transportation than they do on medical care or on taxes. The average family of four that makes \$50,000 spends somewhere between \$7,900 and—

Academic Hubris,
Circulation,
Government and
Policy,
Sustainability,
Top-Down and
Bottom-Up

SV: So there's now an exhibit pointing out that the current way we live, the kind of houses that we live in, where we group together, that is unsustainable. And we, the highly intelligent people show you how to live. Notably, like that [Visible Weather's model] on the screen. Isn't that rather elitist, Alex, really?

Academic Hubris,
Top-Down and
Bottom-Up

Shibani Joshi (SJ): I love this concept, because I think this idea—the white-picket-fence dream—is now starting to get out-dated...It's not working anymore.

SV: But don't you think we can decide for ourselves...?

SJ: But this is what artists are doing. This is what they do. They inspire thoughts. They inspire discussion. What's wrong with it?

American Dream,
A New Conversation,
Top-Down and
Bottom-Up

AU: It's our housing policy too. Do you like your tax dollars subsidizing these developers building these tract houses in the suburbs—

SV: Yes.

AU: —that are completely financially unsustainable?

SV: Who says they're completely financially unsustainable? Who says this?

AU: Well, why is poverty increasing at double the rate in suburbs as it is in cities?

SV: Because maybe poor people have moved out of the city and gotten a place in suburbs.

AU: Well that's the only place they can afford to buy houses.

Government and
Policy,
Populations and
Demographics,
Sustainability

SV: What is MoMA doing putting on such an obviously political exhibit? What are they doing?

AU: The Museum of Modern Art has a tradition of putting on—

Sandra Smith: I was going to say, artists are never political.

SV: It's always the elite telling the rest of us how we should live, isn't it?

AU: No, it's—

SV: Always.

AU: No, in fact, the state of California is enacting zoning policies to make suburbs more dense. You know, and the *Wall Street Journal* just pointed out last week that they are trying to, instead of having four houses per acre, they're going to have twenty houses per acre.

Academic Hubris,
Land Use and Density,
Liberal versus
Conservative,
Reference and
Comparison,
Role of the Museum,
Top-Down and
Bottom-Up

SJ: What's wrong with sparking a discussion? Foreclosures are still on the rise. Home prices are still declining. This is bringing up a different concept.

A New Conversation

SV: I want to live the way I wish to live. I want society to evolve the way it wishes to evolve.

AU: You care about where your tax dollars go, don't you?

SV: Yes, and I'll vote to make sure they go in the right place.

AU: Yes, well maybe right now too many tax dollars have been going to the suburbs, and maybe it's time to have the tax payer dollars to go to cities and making certain suburbs more sustainable and more like cities.

Government and
Policy,
Top-Down and
Bottom-Up

SV: Does this MoMA place have some sort of tax subsidy? Does it?

Government and
Policy

SV: Does this MoMA place have some sort of tax subsidy? Does it?

Comments on Foreclosed

Government and Policy, Role of the Museum

AU: They probably don't pay taxes because it's a nonprofit institution.

SV: That's a form of subsidy, isn't it?



L: Press and Links
R: Press and Links

"The Art of Foreclosure?," *Fox Business*, April 9, 2012, <http://video.foxbusiness.com/v/1553680530001/the-art-of-foreclosure/> (accessed August 5, 2012). *Fox Business*, "The Art of Foreclosure?," *Fox Business* Video, 4:49. April 9, 2012. <http://video.foxbusiness.com/v/1553680530001/the-art-of-foreclosure/> (accessed August 5, 2012).



L: Press and Links
R: Press and Links, The Market

GETAWAYstyle
the guide to making your dream
By Nancy Agabian

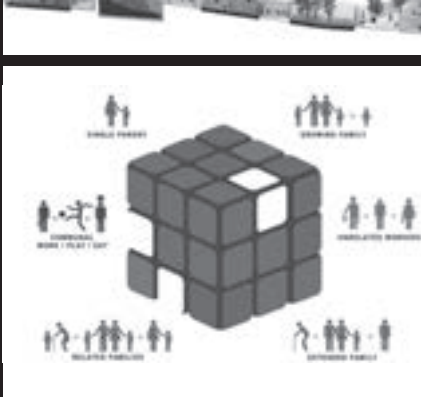
Foreclosed



The American Dream is often equated with owning a family home in the suburbs. That same definition of the dream also seems like one of the many causes of the mortgage crisis and subsequent economic collapse...not to mention a host of other environmental and societal problems. "Foreclosed: Rehousing the American Dream"—an exhibition at New York's Museum of Modern Art (through July 31)—is based on the Buell Hypothesis, which posits that a suburb is really just a different kind of city, and that "if you change the dream, you change the city."

American Dream, Cities and Suburbs, Homeownership





Foreclosed: April 2012

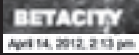
All these communities had received stimulus money in 2009, and the designers were often approaching the sites after the money had already been spent. Though this makes the exhibit seem like a critique of irreversible and shortsighted choices in spending, it is hopeful in offering new solutions to the American Dream. Michael Bell, who worked on the Temple Terrace project near Tampa, compared the hundreds of millions of dollars of research that has gone into Honda Accords and iPhones to the tiny amount of money ("probably about \$5000") that has gone into the research of single family housing. Moma's exhibit doesn't offer itself up as a solution to the lack of research, either; the design ideas in "Foreclosed" are often both practical and applicable, but they are ultimately more speculative and visionary. GetawayStyle also aspires to this new dream -- that housing can suit our everchanging lives while also having an awareness of the greater world outside our walls.

Government and Policy, Professional Practice, (Un)Realistic Proposals



Press and Links

Nancy Agabian, "Foreclosed," *GetawayStyle* (blog), April 12, 2012, <http://www.getawaystyle.com/content/article/foreclosed/> (accessed July 28, 2012). Image Credit: Not provided in publication.



AN ATOMIZED, DESEGREGATED, POORLY ENGINEERED COMMODITY



MOMA has a new show called Foreclosed which is four architects who tackle the problem of that great disaster environment the American suburb. This show is so much better than MOMA's lame 2008 Housing for New Orleans show in which a half dozen architects proposed designer suburban homes for the newly dried out city in the

Academic Hubris, Reference and Comparison

much better than MOMA's Jan. 2008 Housing for New Orleans show in which a half dozen architects proposed designer suburban homes for the newly dried out city in the gulf – baptism by hubris: 'you still have to drive to get your milk – but at least you live in a hip little house,' that show seemed to be saying.

Four American architects confronting face on the debacle of the suburb is a rare thing – we've seen lots addressing, but few confronting. Perhaps this show establishes a watershed moment in which more and more begin to speak out. Is it good news for architects everywhere, who may now speak openly about urban ideas and planning and government involvement in development etc? They now have at least some precedent to defend against recrimination. The sphere of the built environment has become as politicized as the many other hot button issues of our time – health, education etc, but it rarely gets air time, in great part because of fear of recrimination.

Academic Hubris,
Reference and
Comparison

The following excerpt from the Foreclosed videos on the MOMA website is from the presentation by Michael Bell of Visible Weather. He challenges some of our most basic and entrenched beliefs about the built environment, most significantly that the free market has not served us properly in how it has built our housing and developed our neighborhoods. He's right, look around: the free market has built crap for over half a century, and we still unquestioningly stand by it. He says the American house is a lousy commodity, that we need to use channels that work to improve it including the involvement of government.

Government and
Policy,
A New Conversation,
Professional Practice

Peter Rudd, "An Atomized, Desegregated, Poorly Engineered Commodity," *betaCITY* (blog), April 14, 2012, <http://betacity.wordpress.com/2012/04/14/an-atomized-desegregated-poorly-engineered-commodity/> (accessed July 28, 2012). Image Credit: Not provided in publication.



Roslyn Bernstein
@RoslynBernstein

.@baruch,@huffpostny,A Must See:
Foreclosed: Rehousing the American Dream,
MoMA,moma.org/visit/calendar...

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Julio Canoa G.
@JulioCanoa

April 15, 2012, 11:30 a.m. - Foreclosed:
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L: Press and Links
R: Press and Links

THE NEW YORK TIMES, SUNDAY, APRIL 15, 2012
IN THE REGION/New Jersey By JILL P. CAPUZZO

The Art of Remaking a Downtown



A PAIR of New York architects describe the plan they have conceptualized for remaking downtown Orange as something that will "rewrite both the physical and social spaces of Orange." Township officials, on the other hand, compare it to what "you could see in a

Reference and
Comparison,
(Un)Realistic
Proposals

clars, on the other hand, compare it to what "you could see in a third-world country" and say it's "not really grounded in reality."

(Un)Realistic Proposals

Predictably, the notion of cutting off thoroughfares didn't go over well with leaders. "That may be perfect for a utopian society where there's no crime, no fires, no issues," said Mayor Eldridge Hawkins Jr. "But how would you get fire trucks and emergency vehicles in there? It doesn't make any sense."

Community Participation, The Workshop

There was never any interaction between city officials and the MoMA project team, either during the research phase last year or since the exhibition opened in February. Yet Orange officials are willing to admit that the architects got some things right.

Land Use and Density, Quality of Life

"We agree with the themes of mixed use," said Valerie Jackson, Orange's director of planning and development, "and we think it's very important to include wellness in the form of an exercise center that is open to tenants and the public. What we don't agree with is putting structures up that close off the streets."

The Exhibition, Reference and Comparison

Commenting on the architects' renderings — tiered gray blocks of aerated concrete — both Ms. Jackson and Ms. Gidigbi compared them to what one might find in the third world. And on that note, Mr. Meredith suggested it was the Orange officials who were in need of a reality check.

"You could say parts of Orange look like a third-world country already," he said. "It's incredibly tragic what's going on there, what some people have to do to survive."

Press and Links, (Un)Realistic Proposals



Jill P. Cappuzzo, "The Art of Remaking a Downtown," *New York Times*, April 15, 2012, RE6. Jill P. Cappuzzo, "The Art of Remaking a Downtown," *New York Times*, April 15, 2012. Image Credit: Photos of Richard Perry/The New York Times.



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MoMA, @baruch, @huffpostny, Solutions to the Housing Crisis: Foreclosed: Rehousing the American Dream, MoMA, moma.org/visit/calendar...

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Comments on Foreclosed

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fineartpublicity.com/2012/04/15/mom...

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L: Press and Links
R: Press and Links

Offbeat Home

By CAROLINE DEBYN on APRIL 16, 2012

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Cities in crisis: Rehousing the American Dream



Rethinking suburbs as self-sufficient urbanized areas where work and life coexist in communal and environmentally-sustainable ways are the best use of the masses of land that have become unfeasible to support after the foreclosure crisis. The nuclear

American Dream, Land Use and Density, Populations and Demographics,

and that have been unable to support after the foreclosure crisis. The nuclear family of the bungalow house is no longer the American family, and with the change in American family must come a change in the American dream.

Foreclosed: April 2012

Sustainability



On April 16, 2012 at 12:08 pm

HG Watson said

Do you mind me asking, are you from Windsor? The description is bang on.

I think this is really interesting given that this project is taking shape for real in Detroit. The Detroit Film Theatre is actually featuring a few documentaries this month about urban farming and renewal in the city <http://www.dia.org/detroitfilmtheatre/14/DFT.aspx>

Internet Banter



On April 16, 2012 at 4:45 pm

Caroline Diezyn said

Very close to Windsor! Fascinating that you guessed it. Thanks very much for pointing me toward that project and thanks for reading and commenting.

Internet Banter



On April 16, 2012 at 5:50 pm

HG Watson said

I got to school in Windsor so it's definitely familiar territory. This project is very interesting though.

Reference and Comparison



On April 16, 2012 at 4:42 pm

Elly said

I was going to mention urban farming in Detroit! I'm fascinated by this development. I think it brings real hope to blighted areas, especially those areas which have been historically "food deserts".

Retrofit or Redesign, Sustainability



On April 16, 2012 at 7:26 pm

Angie said

Um, where is historic preservation in this conversation???? HP must be a part of the conversation for community sustainability.

The Exhibition, Reference and Comparison



On April 17, 2012 at 9:16 am

Caroline Diezyn said

Hi there, that's a great suggestion for the designers behind the exhibit. This is a review on the exhibit, so I couldn't include every aspect of the discussion. Opening up for comments allows for that, so don't worry if it hasn't been brought up yet -- you're the perfect one to bring it up.

Internet Banter



On April 17, 2012 at 6:33 am

Lady Brett said

fascinating! just great -- i want to watch all of these.

i live in a city that is wholly embracing (sub)urban sprawl -- it's a small city, so this is a (relatively) recent development. the difficult part is that it feels so unstoppable when the entire system of city government is set up to encourage single-use, encourage sprawl (things like zoning laws that make home business illegal, or lack of impact fees, so that developers don't have to pay a cent to get utilities run to new developments outside the current city). and discourage historic preservations, as angle said (or, more accurately, only encourage it in affluent neighborhoods).

this from someone who has wholly embraced the home part of the american dream, if not the other parts. but owning a home has been a dream of mine for...ever -- and it is just as amazing as i always thought. the thing that really strikes me is the number of homeowners i know who don't actually

American Dream, Government and Policy, Homeownership, Land Use and Density

parts, but owning a home has been a dream of mine for...ever – and it is just as amazing as I always thought, the thing that really strikes me is the number of homeowners I know who don't actually like owning a home (or at least none of the details that come with the concept).

Comments on Foreclosed



On April 17, 2012 at 7:14 am

Shannon said

Homeownership,
Internet Banter

Lady Brett: Just curious. What do you find amazing about owning your home and what are some of the complaints about people who do own their own home and don't like it?



On April 17, 2012 at 8:05 am

SamB aka Youngfart said

Homeownership

I'm not intending to answer for her, but I identify with where she's coming from, so I'll give MY answer, if you don't mind.

There was a car commercial a few years ago where some young adults are dancing in their apartment and the downstairs neighbor gets mad, so they get in their VW and go buy tons of giant speakers, and it shows them setting them up, and then dancing and jumping on the floor as hard as they can. And then, just when you're thinking they're the biggest dicks ever, it zooms out and they don't live in an apartment anymore; they bought a house.

THIS is why I love my house. I can do what I want in it, I can fill all the fixtures with red lightbulbs, I can dig a trench in my yard and not fill it in all winter long, I can mellow-rock-out to Halou all night long with my windows open, and my neighbors love me, because when they asked me to stop hard-rocking-out to Ministry with the windows open, I DID!

I think people get tired of paying a mortgage (which feels like rent) and not getting any of the benefits of renting. For instance: when my toilet backs up, I have to pay the plumber; when my window screen pops out, I have to shove that rubber bead thingy back in there for like the next three hours; when I get tired of my neighborhood, or my new neighbors, or my tiny, cluttered house, I can't just move...

Home-owning is rewarding, but definitely not for everyone.



On April 17, 2012 at 9:28 am

Cat Rocketship said

Homeownership,
Infrastructure,
Sustainability

It gets complicated because the point of the exhibit Caroline is reporting on is basically that home-ownership like that – unrestricted and wholly self-fulfilling – WAS the American Dream, but is no longer. We don't have the space, or the money, or the resources, or the financial institutions to support that sort of everyone-gets-exactly-what-they-want lifestyle. The communities we built in that image are sprawling and unsustainable, and the designers and artists participating in the exhibit were tasked with imagining how society could take existing infrastructure and reimagine it in more effective, community-focused ways.

American Dream,
Homeownership



On April 17, 2012 at 8:30 pm

lady brett said

shannon –

my home is the hobby i've always wanted – i have always and forever loved building, fixing things...handyman work. apartment/rental life (for me they were always the same) was boring to me. the ability to customize my house the way i like is part of it, but the bigger part is that if my sheetrock needs repair i get to repair the sheetrock rather than call someone to do it. it's awesome.

there are also aspects of space and community which are not exclusive to houses or homeowners, but which have correlated in my life – urban homesteading stuff like growing food and composting and such, and talking with the neighbors, or meeting folks who walk their dogs (or kids with rc cars) by the house while you're gardening.

...then dogs (or cats with it) by the house while you're gardening.
Foreclosed: April 2012
anyhow, i think the difference is that there are a lot of folks who own homes because it is what you are "supposed to do", but who don't actually like any of the things that come with it – they'd rather just be able to call a landlord to fix the house problems, and i know quite a few who find a yard to be more of a hassle than an asset. which is a-ok, but it seems to me like a shame that they were culturally shamed into homeownership in the first place.

also, i've gotten a chance to see another couple of the videos, and this project is fascinating! i "love" the ideas of space and community in these. again, space and community are a lot of what i love about homeownership, and those could (in theory) absolutely be achieved without the ownership part. but not here and now, so...

Homeownership



On May 3, 2012 at 1:55 pm

CJ said

I have always wanted something between a dream apartment setup that I've never seen exist & home ownership.

My basic wants & needs are:

-little to no shared walls unless I literally know my neighbors or can screen them & set up agreements (I have been victim to every kind of inconsiderate neighbor imaginable & am only 24 years old)

-garden/ yard/ bonfire space

-a community of neighbors that actually talk to one another and/or at least could recognize each other elsewhere

-some sort of fenced-in outdoor area for my dog &/or future children (not necessarily a communal thing in this case vs. the garden/ bonfire space)

I've never seen anything remotely like this. The closest I've seen is a cul-de-sac back home in WI where at least 4 of the 9 families knew one another, all had their own yard, & occasionally suggested a block party or extended invitations to an existing backyard party to the whole neighborhood. In my mind this is hardly close to the aforementioned situation.

Caroline Diezyn, "Cities in Crisis: Rehousing the American Dream," *Offbeat Home* (blog), April 16, 2012, <http://offbeathome.com/2012/04/rehousing-the-american-dream/> (accessed August 3, 2012). Image Credit: Photo courtesy Kevin Bauman; MoMA, Images courtesy of architects; MoMA, Images courtesy of architects.

Media and
Architecture 2012

Foreclosed: Rehousing the American Dream February 15–August 13, 2012 at the Museum of Modern Art (MoMA)



THE HOME FORECLOSURE CRISIS of the last few years and the international financial downturn of which it is a complex part have lost confidence of Americans in the future of the country's suburbs, but have long been the sites of a key component of the American Dream: ownership of a single-family home on a swath of green land, an idea that once guaranteed stability and a legacy for the next generation. This exhibition proposes that these crises have a silver lining: they have opportunities for radically rethinking the building blocks of the fast-growing urban fringe and developing a new national conversation about housing, transportation, and public space. The projects in this exhibition, developed by five architects, are the result of a collaboration between the East Hampton...



The exhibition transports the idea that architecture as a medium effectively contemplates possible futures for cities.

Art and Architecture, Professional Practice



However, the approaches appear somewhat utopian and idealistic. For instance, the proposed model for Oranges, New Jersey would eliminate almost all of the streets which of course would have ecological benefits, but this is hardly realizable. Although car dependency in the suburbs is an issue – which needs to be tackled – it would have been important to also see some ideas which actually could be realized immediately. Within this model cars would not be able to exist at all in the center of the city. In addition, the model Nature City proposes that organic waste should be burned which in return would produce Methan and, thus, create fuel. However, it is questionable if this is realizable in a city due to the smell which is released. Moreover, the proposed housing solutions for Cicero, Illinois are great since they give an individual freedom, however, standardized housing solutions often create issues in reality.

The Exhibition, A New Conversation

Nikolas, "Exhibition/Site Review—Foreclosed: Rehousing the American Dream—February 15–August 13, 2012 at the Museum of Modern Art (MoMA)," *Exhibitions/Site Review* (blog), *Media and Architecture* 2012, April 18, 2012, <http://www.wordsinspace.net/media-architecture/2012-spring/?p=1294/> (accessed July 28, 2012). Image Credit: Not provided in publication.

Foreclosed: Rebuilding the American Dream

Foreclosed: April 2012

The typical image of an American suburb, as we can see in movies and TV, is nothing else but boring, monochrome, seething world with cheap fast-food restaurants, old gas stations, and a mix of problems, such as poverty, drugs, and racial squabbles.

However, the original idea of designing neighborhoods was to escape all of these city life hardships and to live in a quiet, green and neat place with a family. Suburbs have long been the sites of a key component of American dream – personal ownership of a single-family home, an investment that once guaranteed stability and legacy for next generations.

Some ideas might seem quite odd for some people, but, in general, they all have practical sense and innovative view on the problem I stated above.

American Dream,
Challenge of
Suburbia,
Homeownership,
Quality of Life

Silliness and
Seriousness,
(Un)Realistic
Proposals



Architecture projects are a highly effective medium through which to contemplate possible futures for cities. There are many ways to imagine housing different than it is now – from the way it is financed to how it is designed to how it is combined with or separated from other spaces in which other activities occur. These possibilities all imply systemic change at urban, regional, national, or international levels. Changing the cultural narratives behind the private house leads to changing the house itself, which inevitably changes the city (and the suburbs).

Professional Practice,
Scale

Anna_b, "Foreclosed: Rebuilding the American Dream," *Exhibitions/Site Review* (blog), *Media and Architecture* 2012, April 18, 2012, <http://www.wordsinspace.net/media-architecture/2012-spring/?p=1440/> (accessed July 28, 2012). Image Credit: Courtesy of author.



The Exhibition,
Press and Links



This is Temple Terrace. This drawing shows the houses. The drawings show the roads that service those houses. This is the infrastructure. It's paid for by the city, the state, the federal government. The houses are theoretically private although they are financed in ways that are ultimately public because of mortgage securities, etc. If you follow that as a financial trail and wonder about what's public and what's private, at some level it becomes really impossible to justify that much public money to support that much public housing.

Government and
Policy,
The Market

Then we took a 14 acre site and developed half of 14 acres as housing. So essentially we have a 7 acre building. It sounds large to some people. There are many 7 acre buildings the United States.

Scale





There is a very long, complex promenade that is a little like the promenade of the suburbs. It is still to some extent the same choreography but greatly compressed and you are walking for far more of it. This world is constituted with one type of privacy and this world has a very different sense of privacy which is actually very open but two are highly aware of each other. And in our logic the privacy is not completely walling yourself off from the world but privacy is a sense of realizing who is where and what they are doing. And that allows you to be calm in your own space. In the end we are making about 40 units an acre.

Quality of Life

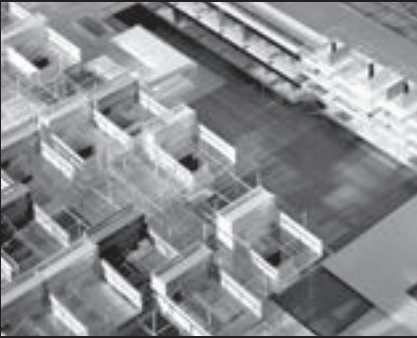
We are arguing that Temple Terrace as a model ought to not only acquire the land but also to keep the land rather than handing the land back over to a private developer in the name of the free market; that there could be a way that the government actually could do redevelopment. What we argue is that the city should get much more control; that people should get much richer and much more complex projects; and that in fact if you do it right; it might be possible to do better than the market.

Government and Policy,
The Market

We tried to use structural engineering to extend space. We tried to use environmental engineering to make space not only more comfortable but also to greatly diminish the cost of living there. Our housing units are about 30% of the energy cost of an existing house.

Affordable Housing,
Professional Practice





Michael Bell and Eunjeong Seong, "Simultaneous City Temple Terrace," *Arch2o*, April 20, 2012, <http://www.arch2o.com/simultaneous-city-temple-terrace-michael-bell-and-eunjeong-seong/> (accessed July 28, 2012). Visible Weather, "Michael Bell & Eunjeong Seong—Visible Weather. Project: Simultaneous City, Location: Temple Terrace, FL, MOMA PS1." Video, 4:35. April 20, 2012. <http://www.arch2o.com/simultaneous-city-temple-terrace-michael-bell-and-eunjeong-seong/>. Image Credit: James Ewing. © 2011 James Ewing.

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Why we need art: (wonder if I can see this show?) MoMA | Foreclosed: Rehousing the American Dream bit.ly/tAUJ66

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Foreclosed exhibit @ MoMA - Museum of Modern Art instagram.com/p/JvMhFVIGXk/

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L: Art and Architecture, Press and Links
R: The Exhibition, Press and Links

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An exhibit I saw at MoMA. Very interesting and impressive architectural project. :) Foreclosed at MoMA.org bit.ly/wQpxaR

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AR Review: Foreclosed exhibition. MOMA joins the conversation about the national financial/housing debacle architectural-review.com/reviews/forecl...

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Photo: MoMA Foreclosed: Rehousing the American Dream February 15–August 13, 2012 *Architecture and Design...* tumblr.co/ZdxZ2yKLV8lc

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Foreclosed: April 2012



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MoMA | Foreclosed: Rehousing the American Dream fb.me/20yQup0m

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L: Press and Links
R: The Exhibition,
Press and Links



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The Exhibition,
Press and Links

May 2012



MARK LAMSTER

The end of the dream



Those not paying close attention have seemed to mistake it for a standard architectural exhibition, and in their defence it does have some very swish models – this is MoMA, after all. But this is not a show about form, in the old MoMA tradition. It is about shifting expectations, somewhat more challenging terrain. Its underlying thesis is something called the Buell Hypothesis, the product of Columbia University architecture students and faculty, that argues that the American dream must be reinvented wholesale for the 21st century.

The resulting projects, for actual American suburbs, are predictably varied in their practicality and architectural flair. A proposal for an Oregon community designed around a compost mountain by the New York firm WORKac seemed especially daring. Chicago's Jeanne Gang proposed the retrofitting of a derelict factory, and used it to piggyback an argument for better design and smarter financing options on the opinion page of *The New York Times*. Taken together, the projects would seem to suggest that the American suburbs should look a lot more like Europe, or really Holland. That is, they should be more dense, less dependent on the car, more flexible, and more environmentally friendly.

The response to this show has been almost overwhelmingly negative, which is unfortunate.

The projects, so speculative in

The Exhibition,
A New Conversation

Circulation,
Land Use and Density,
Reference and
Comparison,
Retrofit or Redesign,
(Un)Realistic
Proposals

Academic Hubris,
A New Conversation,
(Un)Realistic
Proposals

negative, which is unfortunate. The projects, so speculative in nature, have come in for a good deal of criticism, some of it valid, as to their practicability and humanity. More broadly, however, they have been attacked as condescending visions imposed on the suburbs by urban-dwelling architectural elites. The idea was to drum up discussion, not to breed polarisation.

Comments on Foreclosed

Mark Lamster, "The End of the Dream," *The Architectural Review*, May 2012, 95-96. Image Credit: Not provided in publication.

METROPOLIS
Kerrie Jacobs

Pretty Little Pictures

Even when MoMA is tackling real issues, its obsession with image manages to obscure some of its most important content.



When I walked into the press opening of *Foreclosed: Rehousing the American Dream* at MoMA, an endless panel discussion was underway, and all I could do was tiptoe from model to model—from Studio Gang Architects' charming Kenner Building Set take on Cicero, Illinois, to Andrew Zago's new strategy for Rialto, California, which is represented by a batch of oddly shaped, multicolored boxes that don't appear to say anything specific about housing. I spent time pondering Nature-City, the Keizer, Oregon, project designed by a team led by Amale Andraos and Dan Wood of Work AC. Its biomorphic form reminded me

of Arcosanti, the Paolo Soleri "city" that has been rising in the desert north of Phoenix for decades, and its concept evoked the long-postponed eco-city of Dongtan, China, near Shanghai. Then I shrugged and walked away. A play on that old line from Roman Polanski's *Chinatown* came to mind: "Forget it, Jake. It's MoMA."

The Exhibition, Reference and Comparison



On a second visit, I was relieved to notice evidence of a persistent engagement with reality, which is remarkable for MoMA. There was, in each display, a small video screen showing scenes—very dreary, very believable—of the five towns in question. However, each of those screens is paired with one immediately beneath it, which was showing footage of impromptu studio talks given by the architects. Michael Meredith, for instance, was explaining the Pez-shaped buildings that MOS has crammed into the streets of the Oranges, in New Jersey: "This informality of the repetition of this module allows for these gaps of public space...." These jargon-filled videos had the unintended effect of making the architects seem even more divorced from reality than they are. It's what happens when you pair architect-speak with, say, scenes of boarded-up houses. The juxtaposition is, I guess, an argument in favor of MoMA's customary shunning of the real.

The Exhibition, (Un)Realistic Proposals

As I made my way through the gallery, I noticed that both Jeanne Gang's project for Cicero and, in part, Andrew Zago's for Rialto called for decoupling home ownership from ownership of the underlying land, which would, theoretically, cut home prices and create a new class of public property. This was the exhibition at its most provocative, addressing the forces that have most powerfully shaped suburbs and smaller cities: public policy, government regulations, zoning, the rules governing mortgages, the way roads and utilities are paid for. At its best, *Foreclosed* was not an architecture show at all. It was a mini-seminar on public policy—and an assault on conventional notions of private property. Bell told me what his team was thinking: "One basic understanding of REITs that I often heard people criticize is that they're essentially hedging instruments." So the upswing in home prices in one part of the world might be played off a drop in value elsewhere. "Instead of real estate being held as a local asset, it gets bundled up as a global asset."

Government and Policy, Homeownership, Land Use and Density, The Market

Or as the financier put it, "It's like a commune, except that no one is standing around playing hacky sack." Maybe he meant Frisbee, but no matter. It's interesting that it took an expert in finance to see the genuinely visionary idea that's buried deep in this exhibition. I don't think the models that fill most of the gallery have the power to upend convention—at this point, it would take a pretty outrageous architectural idea to shake up a MoMA visitor. However, given the paranoid tenor of our time, in which the president is routinely accused of being a socialist for bailing out Chrysler, and Tea Party types commonly regard efforts to reduce sprawl as a United Nations-driven attack on our freedoms, a museum show proposing the collective ownership of front lawns is wonderfully and unexpectedly subversive. 📍

The Exhibition, Homeownership, Liberal versus Conservative



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@metropolismag on MoMA: Foreclosed "struck me as yet another poster child for The MoMA Problem" bit.ly/L4Ikby #REITs

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"Pretty Little Pictures" Foreclosed: Rehousing the American Dream metropolismag.com/story/20120511... #MOMAouch!

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L: Press and Links, Role of the Museum R: Press and Links

Karrie Jacobs, "Pretty Little Pictures," *Metropolis*, May 2012, 50-55. Kerrie Jacobs, "Pretty Little Pictures," *MetropolisMag.com*, May 11, 2012, <http://www.metropolismag.com/story/20120511/pretty-little-pictures/> (accessed July 28, 2012). Image Credit: Jason Mandella/courtesy MoMA; Courtesy Studio Gang Architects; Courtesy WORKac; Courtesy James Ewing.



MOMA's "Foreclosed: Rehousing the American Dream" Exhibition



The principles of the architecture firms, MOS, Visible Weather, Studio Gang Architects, WORKac, and Zago Architecture led the five teams in designing alternative solutions to five unique sites. The teams created strategic solutions for the communities that went beyond building to rethink the connection between the natural environment and the built environment, pursuing new concepts in alternative energy sources, waste management and other operational programs.

Sustainability



Foreclosed: May 2012



Maggie Clines, "MoMA's 'Foreclosed: Rehousing the American Dream' Exhibition," *Anchalproject* (blog), May 14, 2012, <http://anchalproject.wordpress.com/2012/05/14/momas-foreclosed-rehousing-the-american-dream-exhibition/>. (accessed July 28, 2012). Image Credit: Courtesy Foreclosed site, <http://www.moma.org/interactives/exhibitions/2012/foreclosed/>.

across the margin.
by Michael Shwartz

Change the Dream

Challenging the American Dream with the aid of the Buell Hypothesis

The American Dream has never really been my cup of tea¹. It never made sense to me. Maybe the world has shrunk over the last couple decades so that I, unlike generations prior who seem to have bought into the idea of the American Dream intimately, see the problems and needs of the human race more clearly. With that recent insight made possible through technology and shared information how can the blind pursuit of your own self interest and desires be the end all be all? How does this consumptive me-first attitude provide for the well being of your children and their children with the daunting realities present in today's world? I read a quote by the author and economist Jeremy Rifkin that sums up this point better than I can. He said:

"You can't have 6.8 billion cowboys out there and begin to think about bringing the species together in a global economy and a global biosphere."

The American Dream is not a sustainable intelligent vision. The needs of the many are left out of the utopian backyard. And I have never witnessed, in all my days, a direct correlation between happiness and prosperity.



American Dream, Reference and Comparison, Sustainability

Presented to the viewing public at the MOMA are a series of models re-imagining the ways in which we could be inhabiting the world, ways in which we possibly should be. Each model

Presented to the viewing public at the MOMA are a series of models re-imagining the ways in which we could be cohabiting the world, ways in which we possibly should be. Each model looks much like the structural design of a city in many a sci-fi films imagining, proving something so obvious and disconcerting: that sci-fi authors have the capability of thinking outside the box and looking forward in a way the politicians of our day cannot, or will not.

Comments on Foreclosed

The different models include infrastructure additions that seem too rational and essential to not be in tact already; indispensable items such as recycling centers, co-generating electrical plants, light rails, and even gardens for people to grow their own food. They display structures that could house families or groups of all shapes and sizes as that is the reality of the situation. The nuclear family is a thing of the past and possibly never truly existed. Life is not that simple and frankly never has been.

Family,
Infrastructure,
Populations and
Demographics,
Sustainability,
(Un)Realistic
Proposals

These models are examples of the type of communities we should be demanding! Furthermore the designers, and capable minds like them, should be in positions to make decisions in regards to planning⁵. With great talent and intelligence *SHOULD* come great responsibility.

Academic Hubris,
Professional Practice,
Top-Down and
Bottom-Up

I am of a generation where many in my age group have a little change in their pocket. They, too, have procreated and need some more space. They need an alternative to the apartments that have sufficed prior to life's little miracles and changes. But what options are there? We have been handed, in terms of fulfillment of these needs, a suburbs scrawled across the landscape with profit in mind rather than the things that truly matter. We were handed a culture dependent on the quantity of housing rather than community. And, we have been handed a suburbs that lack the intelligent design necessary to maintain environmental sustainability, social interaction, and dare I stretch to say, lacking a soul.

American Dream,
The Market

We were sold a faulty dream. But it is our own failing if we do not make an attempt to actually change that dream to meet the needs of all of us moving forward. We have brilliant ideas in circulation, everywhere. Ones that can lay the blueprints to a promising future. Heck, all you have to do is head to the Museum of Modern Art in New York to see for yourself.

American Dream,
A New Conversation,
Top-Down and
Bottom-Up

If we can change the dream we can, possibly, change reality.



Michael Shields, "Change the Dream," *Across the Margin* (blog), May 15, 2012, <http://acrossthemargin.com/change-the-dream/> (accessed July 28, 2012). Image Credit: Not provided in publication.

The Spectator

THE STUYVESANT HIGH SCHOOL NEWSPAPER
BY ANGELA B. - MAY 18, 2012 - POST A COMMENT

Rebuilding the American Dream

The exhibit is small, but its significance is especially immense, introducing visitors to the mortgage crisis that is plaguing the suburbs. The exhibit emphasizes the importance of the suburbs in the development of the American Dream.

The Exhibition

In present time, the suburbs suffer from a wide range of problems, including unemployment, increasing foreclosure, and environmental pollution caused by suburban inhabitants. On one wall of the exhibit it says, "Change the dream and you can change the city," begging the question of how heavily our notions of American life affect the America we create around us.

American Dream,
Challenge of Suburbia

"Foreclosed: Rehousing the American Dream," visually demonstrates the results of the ongoing quest to throw off the stereotypes of suburban living and effectively alters the classic dream of owning property in America.

American Dream,
Challenge of Suburbia,
Homeownership

Angela Sun, "Rebuilding the American Dream," *The Spectator. The Stuyvesant High School Newspaper*, May 15, 2012, <http://stuy spectator.com/2012/05/15/rebuilding-the-american-dream/> (accessed July 28, 2012).

ab

Gretchen Schneider AIA / Summer - 2012

Foreclosed: Rehousing the American Dream



The problem is the architecture. I'll explain.

The Exhibition

Ignore the architecture, and *Foreclosed* travels well-trodden ground: Increase density, provide a mix of housing sizes and types, and shrink the distance between work and home. Mixed use, as always, reigns supreme, albeit now with a community composting twist. The designs aim to provide a variety of housing opportunities for Americans at any point along the income/immigrant/household-size ladder. But when has that not been the demand of American housing?

Land Use and Density,
A New Conversation,
Populations and
Demographics

Therein lies the problem. Since cities began to rapidly expand more than a century ago, urban thinkers have proposed transit-oriented, neighborhood-based development as the antidote, packaged in architectural wrapping appropriate to innovative thinking of the time. Obviously, we're missing something. The strongest piece on this exhibit wall is a deceptively simple ad campaign. The actual buildings of *Foreclosed* range from whimsical to indecipherable; a few might be at home in Manhattan or downtown Chicago, but none would be adopted by a suburban developer today. While we lament the lack of popular design sophistication, visitors flock to the model with blinking lights and tiny people, and miss the more important underlying ideas. We architects are left talking with ourselves, once again.

The Exhibition,
Reference and
Comparison,
Silliness and
Seriousness,
(Un)Realistic
Proposals

Gretchen Schneider, "Foreclosed: Rehousing the American Dream," *Architecture Boston*, Summer 2012,15. Image Credit: Image courtesy Studio Gang Architects.

urbanification

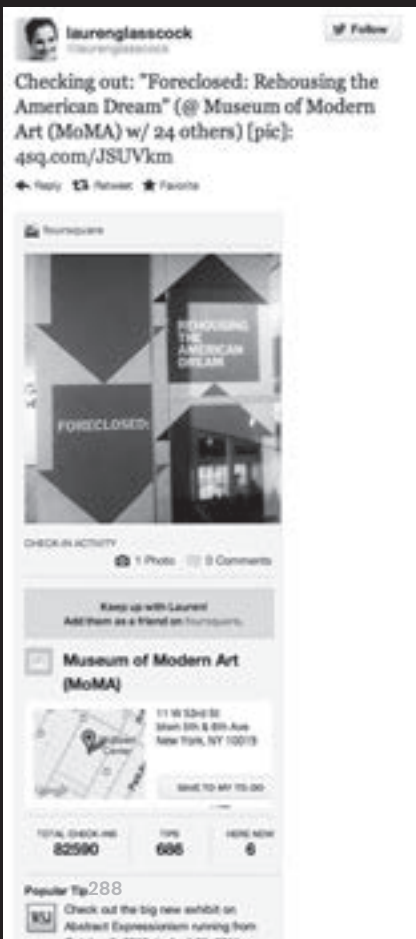


This proposal for Foreclosed: Rehousing the American Dream at MoMA uses the streets of older neighborhoods well served by public transit as development opportunities.

Circulation

- siastandern liked this
- noelsgpillsbury reblogged this from urbanination
- noelsgpillsbury liked this
- biggesthouseeventhustler reblogged this from urbanination
- ammm liked this
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- postandistat liked this
- alickme liked this
- new-art-world liked this
- argubetach liked this
- urbanination posted this

Aaron Keir, "This Proposal for Foreclosed: Rehousing the American Dream at MoMA Uses the Streets of Older Neighborhoods Well Served by Public Transit as Development Opportunities," *Urbanination* (Tumblr), May 17, 2012, <http://urbanination.tumblr.com/post/23238063911/this-proposal-for-foreclosed-rehousing-the/> (accessed July 28, 2012). Image Credit: Not provided in publication.



L: Press and Links
R: The Exhibition, Press and Links

Abstract Expressionism running from October 3, 2010, to April 26, 2011. Virtually all of the art — 300 works by 50 artists — comes from the museum's own collection. via The Wall Street Journal

Foreclosed: May 2012

From The Museum of Modern Art
11 W 54th St
New York, NY
212.705.6400

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The Exhibition, Press and Links

Lloyd Alter
Foreclosed at moma . Interesting
instagr.am/p/Kx3WrLaumo/



Instagram
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THE ONCOMING HOPE
5/22/2012 theoncominghope_1_comment

ART AS LIFE: "FORECLOSED: REHOUSING THE AMERICAN DREAM"

Accompanied by a friend who's as obsessed with architecture as myself, I was drawn into the vortex of a one-room mind-fuck called "Foreclosed: Rehousing the American Dream".

The Exhibition

Uniquely, this was not a contest. The five teams were invited to host open conversations with each other at MoMA, and the 5 designs, though wildly different, were actually the product of open collaboration. They have provided five new models of living, working, and commuting in a metropolis. Some of the ideas look like the product of a J.G. Ballard nightmare, but others are truly innovative.

A New Conversation, Reference and Comparison, The Workshop



Hal Werner 289

Responsibility, Sustainability

Looking forward to seeing what the teams came up with as their models. And at least at a

Looking forward to seeing what the teams came up with as their models. And at least at a basic level, I completely agree that creating sustained change in the way we put together cities is a psychological issue; so many conversations I hear that advocate sprawl are full of the word "should," from people who have never fully considered or experienced other arrangements. Take the "should" out of suburbanism and you get a new and very different conversation.

Comments on Foreclosed



tentativelyfrank
@theoncominghope

Foreclosed: Rehousing the American Dream, in which I ramble on about MoMa and architecture:
theoncominghope.blogspot.com/2012/05/art-as-... #architecture #moma

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7:25 AM - 22 May '12 via Twitter for Mac · Unlink this Tweet

Press and Links,
Role of the Museum

theoncominghope, "Art as Life: "Foreclosed: Rehousing the American Dream,"" *The Oncoming Hope* (blog), May 22, 2012, <http://theoncominghope.blogspot.no/2012/05/art-as-life-rehousing-american-dream.html/> (accessed July 28, 2012). Image Credit: Not provided in publication.

**STANFORD
ARTS REVIEW**

Posted by [Evan](#) | Published on May 26, 2012
BY CHRISTIAN OLLAND

"Foreclosed: Re-housing the American Dream"



This exhibition highlights the marriage of utility and aesthetics. It strives to promote five distinct prototypical solutions to the current ills of the foreclosure market, and brings them into the context of artistic expression as a tangible, visual, and thought-provoking platform. The solutions all revolve around one central theory: the Buell Hypothesis, which suggests that if you change the dream, you change the city. It challenges modern day conceptions of "The American Dream," advocating for denser, more sustainable, more affordable, and more livable communities rather than the rampant single-family units scattered across America's expanse today. The work of a dream team cast of academics, urban planners, designers, ecologists, and architects (including urban economist Edward Glaser, author of *Triumph of the City*), the legitimate and highly professional exhibit expresses hope for impoverished communities and developing metropolises alike.

American Dream,
Challenge of
Suburbia,
The Exhibition,
Silliness and
Seriousness

Though seemingly farfetched, at the very least this exhibition will influence future community design toward more progressive and sustainable development.

A New Conversation,
(Un)Realistic
Proposals





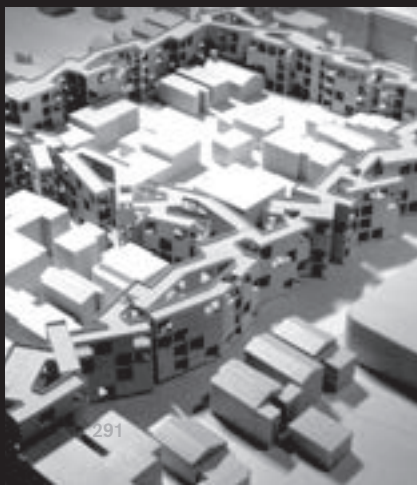
POSTED ON: MAY 29, 2012 BY BUILD LLC

MOMA widens the gap ... again.



MOMA, we love you. Really, we do. We are card carrying members of the Museum of Modern Art and we diligently pay you a visit each and every time we're in Manhattan. You've been a fixture on our Modern List from the start and we're constantly sending family, friends and colleagues your way. We have no intention of changing any of this. But you did it again. We were just there and we saw the train wreck with our own eyes. You took a critical issue of social and architectural importance and turned it into a theoretical art project. The last time you did this was with the Prefab Housing Exhibit (July-October 2008) which announced prefabricated architectural solutions to real housing issues; but really it was just an art project masquerading as something purposeful. It took three Negronis, two Compari & sodas, and a shrimp cocktail at the MOMA bar to doctor the wounds from that show.

Art and Architecture,
The Exhibition,
Role of the Museum



The show's mission was "to come up with inventive solutions for the future of American Suburbs." Great, we thought, let's see some solutions!

But just a few minutes into the exhibit and we wondered if we had taken a wrong turn back at the stark-white Mies van der Rohe inspired vestibule. Perhaps we had wandered into the surrealist room, or maybe we stumbled into a symposium discussion on deciphering nightmares. The models in the center of the room were disturbingly unrealistic; they all seemed to stem from dystopian visions of dense, industrial mega-plexes. Filling in the empty spaces, previously known as backyards, with geometrically arranged chaos seemed to be the priority for most schemes. The only thing missing were miniature figures from the film Blade Runner standing on lonely decks staring out over the vast disarray of their tiny surroundings.

If a design exhibit based on something as banal as the American suburbs cannot be understood and digested by other architects, it doesn't stand a chance at speaking to the cross-section of the American public—you know, the people who are actually living in the suburbs. Worse yet, exhibits like this are misleading people to believe that solutions like this are what architects do. It's giving every-day, hard-working, house-purchasing people the false impression that architects don't have both feet on the ground. Is it any wonder homeowners would rather just go to The Home Depot to accomplish that remodel than hire an architect?

The Exhibition,
A New Conversation

Land Use and Density,
Reference and
Comparison,
(Un)Realistic
Proposals

Professional Practice



MOMA, you did more damage than good with this show and you continue to widen the gap between architects and the American public. You probably delayed the needed discussion on what to do with the American suburbs by decades. We should know better, we should have learned by now. After all, you're not called the Museum of Modern Architecture, or the Museum of Modern Solutions. You're a Modern Museum of Art, and regardless of the issues you choose to take on, or the title of your exhibits, the final product is always art. There's nothing wrong with that in and of itself and there's nothing wrong with art, unless of course you pitch the exhibit as "inventive solutions for the future of American Suburbs". We propose that you change the show's title to "Foreclosed: Artistic Impressions of Rehousing the American Dream." Or maybe you've got some other ideas -let us know, we'll be the ones in the bar tipping back Negronis.

Art and Architecture,
Role of the Museum



MAY 25, 2012 -

Grahampuba said...

Usually the eye roll comes at a roof garden with mature trees on the 93rd floor, but waterfalls...? Other thoughts would have been; are those Petri dish? are we plebs bacteria colonizing on your culture? I'd like to think I would have come to the same conclusion but I think I would have not made it past the waterfall Voltron skyscraper without cursing enough to be shown the door.

Reference and
Comparison,
Silliness and
Seriousness,
Top-Down and
Bottom-Up

The Exhibition



MAY 29, 2012 -

The Ranch Mine said...

Foreclosed: May 2012

Fantastic post, you hit all my thoughts on this exhibition. I first lost it when looking at the Rialto, CA project that had an elephant in the project section. After all, nothing scales a project in Southern California better than an elephant.

The Exhibition,
Internet Banter



MAY 29, 2012 -

Kip said...

What bothered me most about this exhibit was that the teams didn't even respond to the very data that launched the project. When the number of "overcrowded units" in the U.S. is only 3% how did they arrive at answers that massively increase the density of the suburbs? Math doesn't lie, but apparently architecture does.

Land Use and Density



MAY 29, 2012 -

Justin said...

I saw this back when it graced Arch Daily at some point. Larger issues aside, the MOS project is unequivocally bad. It reminds me more a gridded version of elevated highways that dissected our cities in the 60's. This typical created a "good" and "bad" side. Formally, the language of the complexes are imposing and completely unnatural to their contexts.

Otherwise, I'm of complete agreement that MoMA did more harm than good here.

Reference and
Comparison,
Scale



MAY 29, 2012 -

Shooter said...

Bad MOMA! Bad, bad MOMA.

The Exhibition



JUNE 1, 2012 -

shtrum said...

At the risk of playing devil's advocate, MOMA is only doing what MOMA does. But blaming them for popular culture is like blaming Lady Gaga for bologna sandwiches.

If architects want to know why only 2% of housing is designed by architects, they only need look in a mirror. A \$200+/\$f mirror.

Did i mention i was playing devil's advocate?



Professional Practice,
Reference and
Comparison,
Role of the Museum



JUNE 2, 2012 -

Jan Robin said...

Hehe, nice text!

The German architectural magazine "bauwelt" wrote about the exhibit too and – if i remember correctly – fancied the artistest "solution" the most... anyway, it's very refreshing, that BUILD has both feet on the ground



Internet Banter,
Press and Links



JUNE 5, 2012 -

NikoXeno said...

Campari has no "o" in its name.

I hope your Negronis were stirred, not shaken.

And yeah, that's some bad architecture.

Internet Banter



JUNE 7, 2012 -

kraut said...

The Bauwelt review mentioned above is actually predominantly critical of the MoMA exhibition. Just some

Press and Links

The Bauwelt review mentioned above is actually predominantly critical of the MoMA exhibition. Just some quick snippets: Susanne Schindler, Princeton, writes that her first impression was along the line "seen it all before". And that the mix and application of those styles/solutions was not always justified (Temple Town, FL). Most teams had given only cursory answers to the obvious and essential question of ownership. What's more, with the exception of Gang Studio those answers did not seem to have influenced the proposals. Schindler also finds it strange that only Gang Studio has actually used the foreclosed, now empty spaces in the solution of the problem they are part of. She laudes MOS Architects, NYC, for playing to the museum setting.
<http://www.bauwelt.de/cms/artikel.html?id=5504855&T9ODM5ig9ac>

Comments on Foreclosed

JUNE 7, 2012 -
Big Daddy said...

I live in the wrong part of the world to offer first hand critique of Foreclosed, but this criticism seems unqualified. MoMA is an art museum, and will provide inventive solutions based in the arts, surely! That is what I would expect to see at MoMA, and would be disappointed otherwise. I don't think they promised "practical" solutions. Bit like going to a Michelin star restaurant and criticising them because they don't serve Big Macs.

Art and Architecture, Reference and Comparison, Role of the Museum

John Hill (@johnhill) [Follow](#)

Build Blog » MoMA widens the gap ... again. blog.buildllc.com/2012/05/moma-w... via @Diigo The folks at BUILD LLC aren't too happy with "Foreclosed".

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6:15 PM - 22 May '12 via Tweetie - Embed this Tweet

Press and Links

Build LLC, "MoMA Widens the Gap...Again," *Build* (blog), May 29, 2012, <http://blog.buildllc.com/2012/05/moma-widens-the-gap-again/> (accessed July 28, 2012). Image Credit: Photo by BUILD LLC; Image source: MOMA; Photo by BUILD LLC; Image source: MOMA; Photograph by Don Pollard. © 2011 The Museum of Modern Art.

roops unnikrishnan (@roopsunnikrishnan) [Follow](#)

Aft'noon @Foreclosed, v. thoughtful show on alternative suburban living by @columbiauniv architect Prof. Martin @MOMA pic.twitter.com/3UgptA25

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L: The Exhibition, Press and Links
 R: The Exhibition, Press and Links

Maryhill Museum (@maryhillmuseum) [Follow](#)

#Keizer #Oregon featured in amazing @MuseumModernArt #sustainable #housing exhibit featuring @WiedenKennedy ow.ly/bdkCl

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Modern Art: : Foreclosed: Rehousing the American Dream: Febru... bit.ly/R994x0 - Robert Lyn Nelson

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L: Press and Links
 R: Press and Links

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Redesigning suburbia in exhibition Foreclosed at MoMA.org moma.org/interactives/e... #d #suburbia #urbanculture

Retweeted by Jürgen Höggenberg

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By Karin Lipson May 31, 2012

planning for a different American Dream

At MoMA, the innovative work of five architectural firms envisions five new models for housing in the post-foreclosure era.

It sounds a tad academic, but the exhibition has been pulling in crowds with its use of appealing architectural models, videos, artists' renderings, and large-scale graphics. Even a Rubik's Cube plays its part, helping to explain Studio Gang's presentation for Cicero, Ill., an aging suburb outside Chicago. The cube, with its shifting components, represents the plan's modular "recombinant" housing, mostly within an abandoned factory; the concept allows residents to buy only those parts of a dwelling that they need, adding or subtracting rooms as their families grow or shrink.

Yet for all their superficial differences, all the plans "look at ways you can have a denser population in suburbs relatively near a metropolitan center, without giving up a sense of open air and the things people go to the suburbs for in the first place," says Bergdoll. In WORKac's plan for Keizer, for example, the community is five times more densely populated than a typical suburban area—but also has three times the open space.

Envisioning more mingling of work and residential spaces—often difficult under current zoning restrictions—the different plans also place an emphasis on pedestrian-friendly design. For Orange Township, N.J., the

Or, as Socrates says to Glaucon while stuck on I-95, "It may be time to dream a different dream." ■

The Exhibition,
Homeownership

Land Use and Density

Circulation,
Land Use and Density

American Dream,
A New Conversation





Karin Lipson, "Planning for a Different American Dream," *Promenade*, May 31, 2012, 62–3.
Karin Lipson, "Planning for a Different American Dream," *NYLuxury.com*, May 31, 2012,
<http://www.nyluxury.com/article.cfm?colid=72570/>. (accessed July 28, 2012). Image Credit:
© Jason Madella.

June 2012



Kevin S. Leung (@KUNGLING) [Follow](#)

Amazing exhibit on redefining our suburbias but changing the 'America Dream'. Worth seeing if you're able moma.org/interactives/e... #MOMA

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My favorite was Garden City. public pool is warmed by the heat radiated from the methane composting site underneath it! moma.org/interactives/e...

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L: American Dream, Press and Links
R: Press and Links, Sustainability



Policy Matters (@PolicyMatters12) [Follow](#)

Nature City: city-living in nature. Impossible? moma.org/interactives/e... #innovation #greenliving #citylife

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Michael T Guidice (@MichaelTGD3) [Follow](#)

Love that this vision of a future city is basically a remix of classic townhouse design. Lets focus on reuse/repurpose. moma.org/interactives/e...

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L: Cities and Suburbs, Press and Links
R: Press and Links, Reference and Comparison, Retrofit or Redesign



Andrés Sierra-Soler (@andres_sierra) [Follow](#)

Super interesting exposition at MoMa. Foreclosed: Rehousing the American Dream. Revitalizing suburbia in the US moma.org/interactives/e...

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Amale Andraos and Dan Wood of WORKac asked, "What if we could live sustainably and close to nature?">>> Nature-City. moma.org/interactives/e...

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L: Press and Links
R: Press and Links, Sustainability



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MoMa's blog on 'Foreclosed: Rehousing the American Dream'. Sustainable urbanism moma.org/explore/inside...

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Press and Links, Sustainability



Memorial Day at MoMA



Last weekend I was able to see three exhibitions at the MoMA. Each of the exhibits had a different

Role of the Museum

Last weekend I was able to see three exhibitions at the MOMA. Each of the exhibits had a different focus, but related to the museum's dedication to reinventing perceptions of art and bringing complex ideas to the public.

Foreclosed: June 2012



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WAI & ZEE



My favorite of the projects that presented an interesting concept as well as creative design was the proposal by Studio Gang Architects, a Chicago-based practice. I admit however that I'm a little biased to projects that have adaptive reuse of shipping containers, which this project did. Their concept, however, was the one I found to be the most lively and sustainable of the group. All of the projects however presented innovative solutions for urban housing and public spaces.

Retrofit or Redesign, Sustainability

Renee Alfonso, "Memorial Day at MoMA," *The Design Tree* (blog), June 7, 2012, <http://www.greenteadesign.com/thedesigntree/culture/memorial-day-at-moma/> (accessed August 9, 2012). Image Credit: Image via iStopOver Magazine; Original Image by Renee Alfonso; Original Image by Renee Alfonso; Original Image by Renee Alfonso; Image via MoMA.org; Image via MoMA.org; Original Image by Renee Alfonso; Original Image by Renee Alfonso; Original Image by Renee Alfonso.



NY Writes Itself
 NYWritesItself Follow

New blog posting, Foreclosed: Rehousing the American Dream at MoMa - tinyurl.com/eajxwfs

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Press and Links



EYE ON DESIGN by Dan Gregory

Posted on June 8, 2012 | 1 Comment

Ideas of Home at UCSD and MOMA

Foreclosing on the Familiar





Foreclosed: June 2012

The result is a series of essentially utopian schemes. I was most drawn to the solution called *Nature City*, for Keizer, Oregon by WORKac, a design firm in Manhattan. Inspired by the Garden City concept espoused by influential late 19th century British urbanist Ebenezer Howard, (detail of part of a garden city plan shown above, courtesy Our Letchworth), they proposed developing a 225-acre parcel (already slated for big box stores and the like) in a way that is “five times denser than the adjacent suburban blocks but has three times the amount of public open space, including a 158-acre nature preserve.”

Land Use and Density, Reference and Comparison, (Un)Realistic Proposals



The show's other four schemes offered equally suggestive architectural solutions for new construction (one, by Studio Gang, even inserted new housing into the shell of a derelict factory) but none addressed how to deal with existing neighborhoods where foreclosures are rampant — the house on the brink, as it were, to steal Suh's metaphor. In the end that is the harder question.

Challenge of Suburbia, Retrofit or Redesign

Dan Gregory, “Ideas of Home at UCSD and MOMA: Foreclosing on the Familiar,” *Eye on Design* (blog), *Houseplans.com*, June 8, 2011, <http://blog.houseplans.com/2012/06/08/ideas-of-home-at-ucsd-and-moma/> (accessed August 20, 2012). Image Credit: Courtesy of author; Courtesy of author; Not provided; Courtesy of author; Courtesy of author.

THE AMERICAN INSTITUTE OF ARCHITECTS
AIArchitect
 By Nalina Moses

MoMA Exhibit Proposes Big-City Solutions

Big-City Solutions for Vulnerable Suburban Landscapes

Comments on Foreclosed

Redemption for the suburbs looks a lot like the city

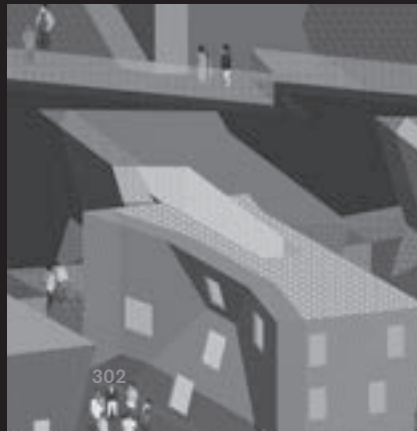


One thing the exhibit proves conclusively is that good suburban architecture is hard to do. City buildings often have a rich surrounding architectural fabric that provides an enlivening and forgiving context. Because buildings in rural environments are not beholden to larger context, they have an almost unchecked formal freedom. Suburban buildings, however, have the unique dual responsibility to both shape a vibrant environment and to hold their own as singular structures.

Does a design exhibit ominously called *Foreclosed* have a fighting chance to shape a new, hopeful vision for the American suburb, traditionally a no man's land for architecture? All five of these accomplished schemes have been imagined by architects based in large cities who offer formal solutions to the suburban housing crisis, rather than aspirational ones devised by suburban residents themselves. Obviously, many Americans value the light, space, quiet, and autonomy that suburban living affords, but this lifestyle calculus is slowly changing as prospective homebuyers realize that energy and fuel will only become scarcer and more expensive as traditional suburb-to-city commutes become longer and more perilous.

Challenge of
Suburbia,
Cities and Suburbs

Circulation,
Cities and Suburbs,
Community
Participation,
Quality of Life,
Sustainability



Foreclosed: June 2012



"Sustainable" is a key word here in the most basic and fundamental sense, and it's not really referring to solar panels and well-insulated windows. These interventions alter development patterns, funding structure, and conceptions of public and private space to ensure that satellite communities can survive rising energy prices, demographic biases against suburban lifestyles, and greater concern for carbon emissions. The question is, once these changes are wrought, do these places still function as suburbs?

Cities and Suburbs, Sustainability

Each of the five projects on display confounds common assumptions about what a suburb looks like and what it's like to live in one. Many designs set out to provide integrated live/work spaces, active pedestrian life, increased architectural variety, greater social integration, and generous green spaces. Yet none offer an architectural vision that feels truly suburban. Instead, most projects propose dense, urban schemes.

Cities and Suburbs, Land Use and Density, Quality of Life

The large scale of these projects, their abstract white renderings, and even their titles suggest that the best way to support ailing suburbs is to transform them into cities. Is there a way to develop suburbs as suburbs, a way to build less densely but also responsibly?

Cities and Suburbs, The Exhibition, Land Use and Density, Scale

While rewriting zoning laws and mortgage requirements falls outside the architect's traditional role, these extra-architectural ideas bring a fresh sense of reality to the designs. The need for designers to work hand-in-hand with financial experts and developers to effect deep change to suburbs—or anywhere else—might be the most important takeaway from the show.

Professional Practice, (Un)Realistic Proposals

T. Caine | June 28, 2012 at 1:00 pm | Reply



Very interesting and provocative piece. I have to wonder if it is not a bit of a critique on the stalled vernacular that defines most of America's housing. For a while now, the vast majority of new housing that we build is largely a replication of an historic archetype that no longer accurately reflects the present nature of our society. We build more space than we need, or even spaces that we hardly ever use, because we think they're "supposed" to be there. The quaint American home is a fallen star—fallen from grace. It's days of glory and true architectural exploration are over, serving more as a diluted relic of a former era.

American Dream

Nalina Moses, "MoMA Exhibit Proposes Big-City Solutions for Vulnerable Suburban Landscapes: Redemption for the Suburbs Looks a Lot Like the City," *Practicing Architecture* (blog), *The American Institute of Architects*, June 8, 2012, <http://www.aia.org/practicing/AIAB093953/> (accessed August 9, 2012). Image Credit: Image courtesy MOS; Image courtesy of Michael Bell, Eunjeong Seong: Visible Weather; Photograph courtesy of James Ewing. © 2011 James Ewing; Image courtesy Studio Gang Architects; Image courtesy Zago Architecture.

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The beauty of architecture and creative problem solving - MoMa's solutions to the Housing Crisis in the USA archidose.org/wp/2012/06/11/...

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L: Press and Links, The Workshop
R: Press and Links, Professional Practice

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Closing down Foreclosed #Suburbs take on MoMA #architecture (@ Museum of Modern Art (MoMA) w/ 7 others) [pic]: 4sq.com/LEBVqR

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The "Foreclosed: Rehousing the American Dream" exhibit at @MuseumModernArt is worth checking out. moma.org/foreclosed

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Popular Tip

Check out the big new exhibit on Abstract Expressionism running from October 5, 2010, to April 25, 2011. Virtually all of the art — 300 works by 30 artists — comes from the museum's own collection. via The Wall Street Journal

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Interesting for me to read that Rodney King apparently lived & died in Rialto, CA. moma.org/interactives/e... Has anyone picked up on that story?

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note to self: moma.org/interactives/e... #urbanplanning

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El coworking fue. Ahora viene el coliving <http://moma.org/interactives/e...> Muchos estarán esperando el Colive o así llamado CoLiving

304

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L: Press and Links
R: Press and Links



L: Press and Links
R: Press and Links

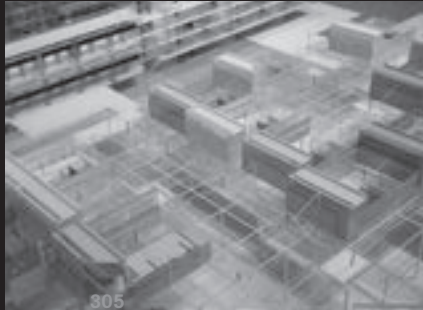
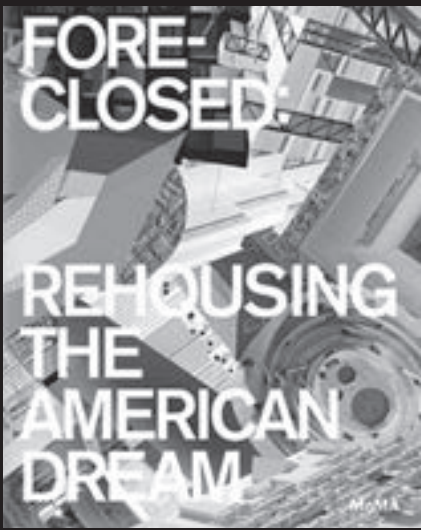


A New Conversation,
Press and Links



A Weekly Dose Of Architecture
Written by [archidose](#). Posted on **June 11, 2012**.

Foreclosed





Comments on "Foreclosed"

This prologue to the Hypothesis and the Foreclosed designs does a great job of explaining how the mortgage crisis is based on global finance -- ergo, so is home ownership. It also illustrates how suburbs are increasingly city-like, in terms of demographics, economics, and social conflict. Therefore changing conditions locally and globally necessitate a reconsideration of the suburban milieu, not just quick fixes to the existing infrastructure. But do the five designs point to effective "dreams" for Americans to consider?

Cities and Suburbs,
The Exhibition,
Homeownership

Just about all of the speculations add density to their suburbs and increase propinquity, basically making the suburbs more urban to reflect their actual social and economic conditions.

Land Use and Density

When the various speculations are viewed through the framing of *The Buell Hypothesis*, the American Dream is inverted from home ownership to social and economic cooperation. In this sense it's not surprising that people are dismissive of the exhibition. But if people are looking for ideas that maintain the suburban status quo, one may ask why they haven't been discovered and implemented yet? A handful of architects will not have the answers to such a great problem, especially since it involves, as *The Buell Hypothesis* attests, global finances and infrastructure. The projects attempt to give the viewer and reader something to think about, but ultimately it's the group at Columbia's Buell Center that sparks this more than the models, drawings, and films from the architects.

Homeownership,
A New Conversation,
Responsibility

Archidose, "Foreclosed: Rehousing the American Dream," *A Weekly Dose of Architecture* (blog), June 11, 2012, <http://archidose.org/wp/2012/06/11/foreclosed/> (accessed August 10, 2012). Image Credit: MOS Architects; Visible Weather; Studio Gang Architects; WORKac; Zago Architecture.

The Housing Question

DEBATE: REINHOLD MARTIN, RAPHAEL SPERRY, AMIT C. PRICE PATEL, LIZ OGBU & TOM ANGOITTI

A New Conversation

Earlier this year *Foreclosed: Rehousing the American Dream* opened at the Museum of Modern Art in New York. The exhibition quickly became controversial, with some labeling it elitist and paternalistic, others defending it as powerful and ambitious. Here Reinhold Martin, co-organizer of *Foreclosed*, and Raphael Sperry and Amit Price Patel, of Architects/Designers/Planners for Social Responsibility, continue the debate — in a virtual roundtable — along with IDEO.org fellow Liz Ogbu and urban planner Tom Angotti of Hunter College.



REINHOLD MARTIN: ABOUT FORTY YEARS AGO...



More specifically they were asked, gently but persistently, to design public housing on publicly owned or supported land identified in *The Buell Hypothesis*: not "affordable housing," or housing provided by "public-private partnerships," but genuinely public housing that learns even from notorious precedents like the Pruitt-Igoe and Cabrini-Green "experiments," as well as from far more successful examples that still endure in cities and suburbs across the country and around the world.

It is a sign of the times that this exhortation has proved controversial not because it reminds us of the economic inequality, the structural racism, and the gender violence that has marked every stage of so much welfare-state public housing, from inception to management, even as it challenges the apparent inevitability of such results. It is controversial because it suggests that the state, or the public sector — conceived along with civil society in terms of multiple, overlapping, virtual and actual publics — might play a more active, direct and enlightened role in the provision of housing and, by extension, of education, health care and other infrastructures of daily life in the United States. In other words, it is a direct challenge to the now-dominant paradigm of privatization. That the design teams did not entirely take up this challenge is, in my view, at least as interesting as what they actually did propose, and is perhaps symptomatic of how deeply the politics of privatization has shaped design culture. Simply put, can we no longer imagine architecture without developers?

It is equally interesting, and maybe troubling, that the overwhelming majority of the projects did not take up practices of participatory design that also date back to the 1970s and even earlier. Still, it is worth noting that the more recent codification of "bottom-up" approaches to housing, particularly in Latin America, has coincided with neoliberal "structural adjustment" in the global economy. In the case of sites-and-services and other models of user-generated, low-income housing — in which municipalities provide only minimal financing and basic infrastructure (e.g., water, electricity, sanitation) and depend upon residents to construct their own shelter — this has often meant, among other things, offloading the material cost of that housing onto the backs of already dispossessed residents. This reality in no way delegitimizes vital efforts to empower residents in the provision of housing; it merely marks one of the potential contradictions — the fact that residents are often compelled by implicit, asymmetrical horizontal power relations to participate in processes

Affordable Housing, Government and Policy, The Market, Reference and Comparison

Community Participation, Infrastructure, Reference and Comparison, Top-Down and Bottom-Up

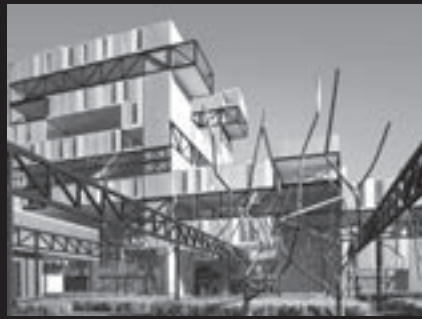
housing, it merely marks one of the potential contours — in fact that residents are often compelled by implicit, seemingly horizontal power relations to participate in processes that validate and perpetuate their own dispossession. And it suggests that empowerment from below must center on developing the political resources with which to contest — intellectually and pragmatically — the very structures by which this occurs.

Now you could rightly object that this merely reproduces architecture's ideological role as a regressive image-machine by emphasizing "dreams" over material or economic processes. But the point is not that a collective fantasy or narrative like the "American Dream" defines or produces the single-family house and its all-too-real plumbing, wiring, driveways, roads, subdivisions, and so on.

Instead, the dream is conjured out of these material things and fed back into them as a guiding norm. Similarly, architectural projects, no matter how fanciful or abstract, are real, material things (models, drawings, and videos, in this case) that put ideas (and maybe dreams) on the table for detailed debate by interested parties. Yes, this too could be a distraction, and the still unmet challenge is to assemble all of the parties, from residents to public officials to investment bankers, in an agonistic yet equitable setting. Nevertheless, the large models of large-scale proposals sitting on tables in a MoMA gallery represent a deliberate curatorial decision, since models have a way of generating discussion and assembling publics around themselves. The tables on which the models sit might even foreshadow our efforts with this online roundtable, which the Buell Center has convened in collaboration with Architects, Designers, and Planners for Social Responsibility to explore the contours that configure the debate surrounding housing and suburbanization itself.

Within these contours you can detect the pervasive, historically constructed barrier that has increasingly prevented us, over the past 40 years or so, from using the word "public" in public in anything like an informed, enlightened, and unapologetic way when it comes to housing. Changing the conversation is a necessary but not sufficient part of changing the practical reality. I therefore ask all participants in this debate — which of course may ultimately include not only those whose responses follow but also readers who wish to comment or contribute — to consider how we might, perhaps with the help of *Foreclosed*, reclaim the project of "public housing" in some form.

Think of *Foreclosed*, then, as a highly controlled laboratory experiment, a mapping of constraints and a documentation of erasures. It represents one contribution that a university and a museum can make together, as participants in the public sphere, or the multivalent space in which public opinion — and "common sense" — is formed and contested. Whether it contributes to anything like a shift in the dominant paradigm remains to be seen. Thus far, indications are that it has touched a nerve. Whether that translates merely into a nervous reaction or into strategies for structural transformation from below, from above, and from the sides — this is our mutual challenge to take up in this discussion, and beyond.



AMIT C. PRICE & RAPHAEL SPERRY: HUMAN RIGHTS HOUSING

(1) Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control.

(2) Motherhood and childhood are entitled to special care and assistance. All children, whether born in or out of wedlock, shall enjoy the same social protection.

— Article 25, Universal Declaration of Human Rights, United Nations

At ADPSR we agree with much of Prof. Martin's analysis. As an organization — and also as individual practitioners — we too are dismayed by the ongoing rollback of social welfare programs (to cite just one example: here in cash-strapped California, the epicenter of the taxcutters' revolt in the 1970s, legislators have recently eliminated all of the state's almost

American Dream,
The Exhibition,
A New Conversation

A New Conversation

The Exhibition,
A New Conversation,
Role of the Museum,
Top-Down and
Bottom-Up

Reference and
Comparison

Affordable Housing,
Government and
Policy,
Liberal versus
Conservative

programs (to cite just one example: here in cash-strapped California, the epicenter of the taxpayers revolt in the 1970s, legislators have recently eliminated all of the state's almost 400 redevelopment agencies) and by the right-wing and libertarian attack on the idea that government can be a locus of collective action and shared values. The steady and intensifying dismantling of American public housing — as exemplified not just by the demolition of Pruitt-Igoe but also by the wholesale destruction in the past decade of Chicago's postwar high-rise public housing — is certainly part of this rollback. And we would go even further: we believe it's important to restore the perceived worth of public housing in order to validate and implement the fundamental human right to housing. Understanding the project of public housing within the larger human rights framework will advance Prof. Martin's position and help architects (and civilians) appreciate the value of *Foreclosed* as well. It will also expose the misbegotten faith in "individualism," which has distorted the politics of human rights.

Liberal versus
Conservative,
Reference and
Comparison

The Universal Declaration of Human Rights — which the newly founded United Nations adopted in 1948 — affirms that everyone has the right to housing, among other "necessary social services." Within the framework of international law, the ultimate responsibility for the protection of human rights rests with the public sector. But if it is the responsibility of the state to ensure that housing is universally provided, it is not necessarily the role of the state to build and operate housing directly. As with food aid (including food stamps), government-run programs implement the right to food, but do not require the state to own land and farm it. Similarly, government programs could implement the right to housing by strengthening existing mandates or incentives for inclusionary zoning, collective ownership, rent subsidies and regional housing plans — none of which requires public-built housing on public-owned land.

Affordable Housing,
Government and
Policy,
Responsibility

Prof. Martin argues that these kinds of strategies are often limited and even defined by the "now-dominant paradigm of privatization." But many of these housing strategies are effective in creating low-cost housing and in fact are tightly linked to government action. For example, "affordable housing" — with or without the scare quotes — would not exist without the federal Low Income Housing Tax Credit program, which was created in 1986. Similarly, inclusionary zoning puts private resources to explicitly public purposes, requiring developers to provide a fraction of newly-built units to low-income residents on or off site. In California, until recently, tax increment financing (generated by private businesses) allowed redevelopment agencies to provide the pre-development and gap funding that led to the creation of thousands of units of high-quality affordable housing.

Affordable Housing,
Government and
Policy,
The Market

On this note, we were encouraged, in *Foreclosed*, to see some of the design teams propose innovative forms of financing and ownership. In "Simultaneous City," which focused on the Tampa suburb of Temple Terrace, Florida, the team led by Visible Weather calls for a Real Estate Investment Trust, in which, unlike most REITs, "publicly owned local land remains a public asset, and the income derived from development is shared with citizens." In "The Garden in the Machine," for a site in Cicero, Illinois, Studio Gang Architects envisions a limited equity cooperative in which "residents own their individual spaces, but land and shared amenities are jointly owned by all, in a private trust, a kind of micro-governmental cooperative structure, where the local residents participate directly in determining the qualities of their neighborhood." These sorts of small-scale, alternative mash-ups, based on shared ownership and responsibility, can help ensure that the projects maintain a public dimension yet operate with greater flexibility than traditional public housing.

Homeownership,
Responsibility

Another salutary aspect of the exhibition was the designers' recognition that both old and new suburbs fail to meet the growing diversity of housing needs — e.g., extended families, granny flats, home offices, group living, etc. Both "Nature-City," designed by WORKac for a site in Oregon, and "Property with Properties," by Zago Architecture for a site in Southern California, feature units of different sizes, types and densities. Niche demand (including dispersed rural communities, and supportive and transitional housing) can be more nimbly met by entrepreneurial non-profits working with government support than by top-down housing authorities. But even so-called traditional families would benefit from having more choice with regard to housing providers — with government serving as a watchdog against discrimination and retaliation. When public housing is the only housing provider — the provider of last resort, as it often is today — government itself can become the agent of discrimination, as is the case when it imposes "zero tolerance" rules for minor drug possession — the kind of rule that often results in poor families being evicted. While Reinhold Martin wonders whether we can any longer "imagine an architecture without developers," we would argue that to substitute "government" for "developers" seems an insufficiently nuanced proposition, and that government can have more impact by promoting a diversity of public-serving private developers than by commissioning architecture itself.

Family,
Government and
Policy,
The Market,
Responsibility,
Top-Down and
Bottom-Up

As a robust player in the housing market, public housing would not only ensure that everyone has adequate housing; it might also spur other housing sectors to

Affordable Housing,
Government and
Policy

ensure that everyone has adequate housing; it might also spur other housing sectors to better performance. In other words, if the private sector cannot meet the large social goal, then public agencies will develop housing and in this way make the market more competitive.

Government and
Policy,
The Market

It is important to acknowledge that housing is a tool of political power. Just as high jobless rates work to drive down wages (thus hurting workers and helping employers), so too high rates of homelessness, as well as overcrowding and substandard housing, serve to inflate the profits of real estate developers and mortgage bankers. At this most fundamental level, the threat of homelessness gives the 1% greater leverage over the 99%. If we guarantee that as a nation we will uphold the right to housing codified in Article 25 of the Universal Declaration of Human Rights, then we will empower the poor — a class which these days is expanding to include many who once felt secure in the middle.

Affordable Housing,
The Market,
Top-Down and
Bottom-Up

The ongoing assault on the public sector relies upon a chorus of hackneyed themes: *government is the problem, not the solution; welfare is socialism*, etc. Reinhold Martin is advocating a direct response: strengthen the public sector in order to stand in solidarity with the poor and dispossessed. We would like to reframe the debate with a related but different emphasis: the public sector is essential to the protection of human rights, and *housing is a human right*.

Affordable Housing,
Government and
Policy,
A New Conversation



LIZ OGBU: NEW SYNTHESIS

Too often *public* and *private* are positioned as opposites, as extremes that lead to nothing less than different systems. (The right-wing rhetoric that's branded President Obama as "socialist" is only the latest example.) In this schema, high public good is equated with high government spending, high public debt, and ultimately low private value; likewise high private value is equated with high profit and minimal public good. But no matter its political uses, this sort of either/or thinking is unproductive; the rise of both the corporate social responsibility movement and the non-profit social enterprise sector underscore that public good and private value not only can coexist but can also be mutually reinforcing.

Affordable Housing,
Government and
Policy,
The Market,
Reference and
Comparison,
Responsibility

So I believe the hybrid approach is the likeliest way to achieve real innovation in housing as well as in real estate development practices. What might be the role of architects in this effort? The South African architect Iain Low has described a *building* as a manifesto, a declaration of what is possible. ("I work within the possibility of significantly transforming reality, as opposed to reinventing it," he said.) And indeed, the five projects in *Foreclosed* show us the possibilities of dreaming big.

Scale

That is a daunting challenge, a generational challenge. So it is helpful to recall that mantra from the startup world: *Think big, start small*. Thinking big will allow us to reimagine the possibilities of the house, the neighborhood, the city. Starting small will allow us to devise the nimble strategies that can begin to tangibly test the elements of a big vision on a more human-centered scale. Rather than aiming for a wholesale transformation of housing infrastructure, we can start right now to undertake shorter-term community-serving propositions that meaningfully advance the larger vision.

One of the largest visions is *housing for all*. From WORKac's attempt to bring a five-fold increase in densification through high-rise buildings to MOCX's development of accessible and

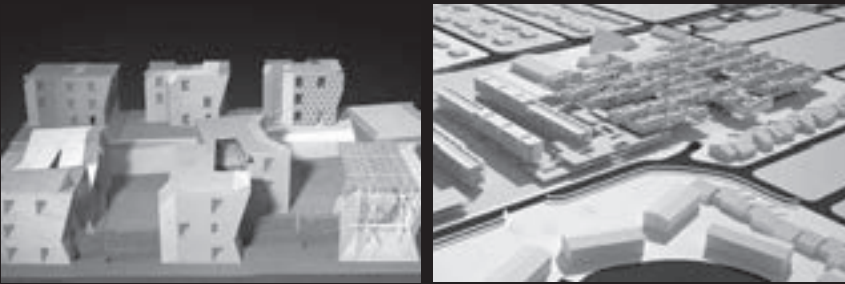
Affordable Housing,
Homeownership,

One of the larger visions is housing for all. From WORKac's attempt to bring a five-fold increase in densification through high-rise building to MOS's decoupling of ownership and place through the mechanism of portable mortgages, the project *Foreclosed* seeks to meet this goal through various new strategies. But what about small-scale strategies that have already proven successful? Here's one example: Accessory Dwelling Unit programs, which flourished in the last decade, have added density, diversity and connectivity to existing communities, and in the process made them more sustainable. In 2006 Santa Cruz, California, started one of the most progressive ADU programs in the U.S., largely to enhance housing affordability in an affluent city where less than 10 percent of the population could afford to buy even a median-priced home. The program included loan financing and technical assistance, and it hired design firms to create prototypes for likely "accessory" conditions. Today it's one of the city's most popular programs, with an average of 50 new units every year.

Homeownership,
Land Use and Density,
Reference and
Comparison

These are just a few examples of thinking big/starting small. Central to all is the belief that design matters. For decades now, we have waged a battle between Architecture (high design) and architecture (social design). But as with public and private, this is a false debate. Ultimately good design must be aesthetically engaging, economically viable, environmentally responsive and socially just. There is no either/or. If we are to meet the goal of housing for all, good design must be part of the process. This is why *Foreclosed* is compelling; regardless of the criticism they've inspired, all of the projects grappled with the power of good design to reshape housing. And yet they all neglected one final quality of good design: the ability to be actionable. Let's pair them with more agile, smaller-scale innovative processes, as a first step in realizing their big-scale visions.

Professional Practice,
Scale,
(Un)Realistic
Proposals



TOM ANGOTTI: CREATIVE POLITICS

Foreclosed is provocative and filled with many good ideas — alternatives to sprawl and auto dependency, and the mindless proliferation of detached single-family homes — but it has fallen into the trap of physical determinism — the occupational hazard of the design and planning professions. The problem is that we can't design our way out of the foreclosure crisis, or suburban sprawl, or global climate change, or the deep class and racial divides that all these at once underscore and perpetuate. We need to stop looking for the next technological or spatial fix, because it will inevitably reflect and reproduce the entrenched economic and social inequalities that have led us to our current crisis. Design and planning must be part of the solution, but to find durable solutions we need to organize around strategies that get to the root of the problems.

Responsibility,
Professional Practice

Architects and planners who want to act effectively — to get to the heart of the matter — will have to stop changing the subject and moving the discussion into the familiar territory — the design studio — that they can control.

A New Conversation,
Professional Practice

First, we need to struggle to establish a basic right to housing and a right to the city for all. Eviction and displacement should never be allowed as solutions — they are "solutions" only for landlords and bankers, and they invariably happen at the expense of tenants and homeowners. As amply defined by UN-Habitat and in international covenants, the right to housing is much more than a roof over one's head; it is a right to a decent quality of life in a viable, sustainable community. Groups like the New York City-based National Economic and Social Rights Initiative and the Habitat International Coalition, which has members and allies worldwide, are strongly advocating for this expanded definition of rights.

Affordable Housing,
The Market,
Reference and
Comparison

Second, contrary to the myth that ours is a "post-racial" society, the foreclosure crisis has disproportionately affected communities of color, as did the housing crises that have recurred throughout U.S. history. For more than half a century, U.S. housing policy, with bipartisan support, has supported the "American Dream" of individual homeownership as the answer to the exclusion of African Americans from access to decent housing. But lately the dream turned into a nightmare when predatory lenders targeted the very populations that had been excluded, when greenlining led to gentrification and displacement in many cities, and when disinvestment in public housing began to eat away at one of the last of the mid-

American Dream,
Homeownership,
Populations and
Demographics

and when disinvestment in public housing began to eat away at one of the last of the mid-century social safety nets. As of these trends have reinforced structural inequalities and for the most part left intact neighborhood segregationments on Foreclosed

Finally, we need an open, democratic approach to long-range planning. I don't believe it when planners and designers talk about "smart growth," "retrofitting the suburbs," and "transit-oriented development." These seem to me the new mantras for professions that lack the courage to confront the real problems and challenge the dictatorship of developers. The urban planning profession fully endorsed and helped create suburban sprawl when it chose to collaborate with the homebuilding industry and accommodate itself to the highway system. It is now obediently following the market trend towards denser development without critically engaging with and supporting the widespread movements that place quality of life over growth.

The Market, Professional Practice, Responsibility

I posted this article on Facebook, and a friend who is not involved in planning or architecture commented on the theme of forgetting history, and how it is similar to the themes of the book "1984". The theatrical erasure of Pruitt Igoe has become a stand-in for the failure of modernism and public housing- I remember taking undergraduate planning classes at a very liberal university where public housing was being taught as being synonymous with failure. Everyone has bought into this fabricated history, and also to the new reality of public-private partnerships. That being said, I commend Amit Price Patel for taking a nuanced stance and recognizing that the fundamental goal is to provide housing and to recognize it as a right, rather than to quibble over the funding and ownership mechanisms.

Mark Hogan
06.26.12 at 02:51

Affordable Housing, Government and Policy, Reference and Comparison

We need more effective ways to build housing quickly and cheaply, and this requires both a design solution and a policy solution. Even in cities like San Francisco where there is a push by the local government to create housing for people at all income levels, the process works too slowly and leaves too many people out. Housing policy is a failure when there are thousands of people waiting for a home that they can afford.

As a non-design professional, for whom I would assume the exhibit and Mr. Martin's statement might be aimed at, I find the discussion interesting, but somewhat baffling. Mr. Martin's use of language and terminology is inherently exclusionary to those who are not of the academic/professional of which he is a part. The other essays here are more readily understandable to a layperson.

KSlauight
07.05.12 at 02:52

Community Participation, Internet Banter, A New Conversation, Professional Practice

The disappointment expressed by Mr. Martin, that none of the teams used a public process to inform their entry is legitimate. Based upon lectures at the Alaska Design Forum, it appears that many designers have little interaction with the end users, whether it is housing stock or another product. The most apparently successful designers are those who engage the end users, whether it is residents of Medellin, Colombia, Aboriginal Australians, or buyers at Sacks 5th Avenue.

Mr. Agnotti accurately summarized the problem, that we cannot design ourselves out of a problem, whether it is sprawl, foreclosures, or racial divides. The faith in design to solve problems is similar to the faith in technology to solve our problems. Perhaps it would be useful to step out of the the world view that seems to inhabit these conversations and look for a different one. Take as an example that of social work, where they ideally look for and base their work on the clients' strengths and desires. Lecturing or telling society to change, without asking why it should or what currently drives the actions, will just result in frustration and a smaller and smaller audience.

Great roundtable debate on @designobserver around MOMA's Foreclosed exhibition: places.designobserver.com/feature/forecl...
Retweeted by Yveta Suarez

Here is debate about the MOMa exhibit where RTTC Alliance and organizations are mentioned as being at the... fb.me/28jBzU1xN

L: Press and Links
R: Press and Links

L: Press and Links
R: Press and Links



Reinhold Martin, Raphael Sperry, Amit C. Price Patel, Liz Ogbu, Tom Angotti, "The Housing Question," *Places* (blog), *Design Observer*, June 25, 2012, <http://places.designobserver.com/feature/foreclosed-exhibition-roundtable/34578/> (accessed August 9, 2012). Image Credit: Photo © Jason Mandella; Photo by U.S. Department of Housing and Urban Development, Office of Policy Development and Research; Image courtesy of Studio Gang; Photo © 2011 James Ewing; Image courtesy of WORKac; MOS; Images courtesy of MOS; Photo © 2011 James Ewing; Image courtesy of Michael Bell, Eunjeong Seong: Visible Weather.



L: A New Conversation, Press and Links
R: Press and Links



L: Press and Links
R: Press and Links

legally Sociable
Posted by Brian • June 26, 2012 4:34 PM • No comment

Further discussion of MoMa's "Foreclosure" exhibit

These are some big issues to tackle: the impact of neoliberal capitalism on housing, providing housing for all, marrying design and social design, and long-range planning that doesn't just cater to developers. One exhibit can't solve all of these concerns but they are important ones that more people should be discussing.

Affordable Housing, The Market, A New Conversation

Brian Miller, "Further Discussion of MoMa's 'Foreclosure' Exhibit" *Legally Sociable* (blog), June 26, 2012, <http://legallysociable.com/2012/06/26/further-discussion-of-momas-foreclosure-exhibit/> (accessed August 9, 2012).



L: The Exhibition, Press and Links
R: Press and Links

@yoon_orinda it's from "The Urban Hypothesis" as seen in the NYC MoMA moma.org/interactives/e...

Comments on Foreclosed

Reply Retweet Favorite

8:05 PM - 26 Jun 12 via web - Edited the Tweet

BUILDING RESILIENT REGIONS
INSTITUTE OF GOVERNMENTAL STUDIES

The Future of Urban and Suburban Spaces: Redesigning The Suburbs After the Foreclosure Crisis



As they now exist, these researchers speculate, many suburban places are not meeting the needs of the residents who live there. As we've written, the demographics of the suburbs are changing. Suburban cities around the country are home to growing immigrant communities who have been disproportionately affected by the foreclosure crisis. And today the largest share of the American poor live in the suburbs. These cities are increasingly ill equipped to deal with the needs of poor families who need access to things like good public transit and multi-generational housing.

Challenge of
Suburbia,
Populations and
Demographics

And as designed, suburbs may no longer be how most of us want to live or work. Many of us want to be less reliant on our cars, especially with rising gas prices. We want to have communal public spaces for living and working, to be closer to stores, social services, and to build wealth for our families in diverse ways, not only through traditional homeownership.

Quality of Life

The results of the experiment are on display at MoMA and at this interactive online exhibit. The exhibit caused some controversy when it first opened for being "unrealistic" (planners said it would be impossible to change zoning laws to permit denser development patters in inner-ring suburbs, for example). But it's also been hailed as innovative and visionary. I found it fascinating to read through and to look at the pictures and renderings that envision incredible possibilities for changes in our everyday spaces.

The Exhibition,
(Un)Realistic
Proposals

Most interesting to me was the variety of new economic models of ownership, from limited equity co-ops, to real estate investment trusts that blur the line between owning and renting (the government would share the income from development of public land with citizens), to new "portable mortgages," where ownership is "not tied to a particular space."

Homeownership

The exhibit speaks to the importance of design for those places that

Scale

The exhibit speaks to the importance of design for those places that are looking to reinvent themselves for the financial markets and human needs of the future. It also reminds that local solutions and visions are crucial and that national leaders need to be looking locally for ideas and to help identify what, if any, silver linings may exist.

"The Future of Urban and Suburban Spaces: Redesigning the Suburbs after the Foreclosure Crisis," *Building Resilient Regions* (blog), *Institute of Government Studies, The University of California Berkeley*, June 28, 2012, <http://brr.berkeley.edu/2012/06/the-future-of-urban-and-suburban-spaces-redesigning-the-suburbs-after-the-foreclosure-crisis/> (accessed August 9, 2012). Image Credit: Not provided in publication.



Jared Hecht (@jaredhecht) 28 Jun
Cities grow more than suburbs, first time in 100 years: en.miami.com/Ltd3p via @miami
Dennis

Libby Brittain (@libbybrittain) Follow

@jaredhecht Did you see the Foreclosed exhibit at MOMA? Really cool stuff related to that shift. moma.org/foreclosed/

Reply Retweet Favorite

10:12 AM - 28 Jun 12 via Twitter for Mac · Embed this Tweet

Lara Slackman (@larslackman) Follow

Foreclosed: Rehousing the American Dream @ Museum of Modern Art (MoMA) instagr.am/p/Md4MjBvx5N/

Reply Retweet Favorite



Instagram

10:25 AM - 28 Jun 12 via Instagram · Embed this Tweet

L: Cities and Suburbs, Populations and Demographics, Press and Links
R: The Exhibition, Press and Links

July 2012



July 2, 2012 | 0 Comments
By Nicolas Ronderos,

At MOMA, Tinkering With the Machinery Underneath the House

Sometimes the most important things are not the easiest things to display. This can be particularly apparent in attempts at presenting economic or social policy ideas in a museum exhibit, an inherently visual venue.

The Exhibition

What strikes many visitors to the exhibit are the arresting architectural acrobatics of each team. Most teams found ways to increase density within often-conventional suburban or industrial contexts, something inherently dramatic. One project, "Nature City," set in Kelizer, Ore., shows a giant beehive of compost set amid "towers of houses" and other new architectural forms.

Land Use and Density

But beyond the architecture, landscaping and infrastructure, which were all inventive, it's more in the fine print of the exhibits and in the catalog that gets to the more radical reimagining of the American dream. Many teams experimented with altering the standard system of home ownership through a bill of sale for land and a home, with a conventional bank-financed mortgage. The teams called for "portable mortgages," a "public real estate investment trust," a "community land bank," a "public-private partnership," and a "limited equity cooperative." These alternative ownership systems take a clear cue from the Columbia University manifesto, and strive to give alternatives to individual homeownership by emphasizing the public and long-term ownership of housing by a given community or government. This is real change.

The Exhibition, Homeownership

Unfortunately this aspect of the show is only given a few sentences in the exhibit catalog, as well as the website and physical exhibit. A more detailed description of ideas such as "portable mortgages" or "public real estate investment trusts" would have taken the conversation further into the intersection of buildings and the communities that inhabit them. More than changing zoning or the physical walls around people's kitchens and bedrooms, expanding more the possibilities of new types of housing tenure would have been helpful. This would have provided a clearer path to showing how they propose we ground these new American dreams financially and legally.

Nicolas Ronderos, "At MOMA, Tinkering with the Machinery Underneath the House," *Regional Plan Association* (blog), July 2, 2012, <http://www.rpa.org/2012/07/at-moma-tinkering-with-the-machinery-underneath-the-house.html> (accessed August 10, 2012).



Jodie Parmar
@jodie_parmar

"Foreclosed: Rehousing the American Dream" at the Museum of Modern Art
economist.com/blogs/prospero... #MoMA
#urbanism #suburban
pic.twitter.com/ygJQ8tVL

← Reply ↻ Retweet ★ Favorite



alex ulam
@alexulam

#Ties into theme of MoMA foreclosed show
NYTimes: Struggling in the Suburbs
nyti.ms/OE61jC

← Reply ↻ Retweet ★ Favorite

8:47 AM - 8 Jul 12 via iPhone on iOS - Embed this Tweet

L: The Exhibition, Press and Links
R: Challenge of Suburbia, Press and Links



retweeted by PhotoBoutique Flag this media
8:26 AM - 8 Jul 12 via web - Embed this Tweet

Rock (@Rocky02) Follow

July 9, 2012, 11:30 a.m. - Foreclosed: Rehousing the American Dream: Lectures & Gallery Talks ... bit.ly/ONxpJn @aplusk @theonion

8:14 PM - 8 Jul 12 via letterhead - Embed this Tweet

Syn Studios (@SynStudios) Follow

July 9, 2012, 11:30 a.m. - Foreclosed: Rehousing the American Dream goo.gl/e0qTl

8:23 AM - 8 Jul 12 via web - Embed this Tweet

L: Press and Links
R: Press and Links

Scott Berka (@ScottBerka) Follow

One of the most interesting museum exhibits I've ever seen: Foreclosed at MoMA.org bit.ly/wQpouR @MuseumModernArt

8:26 AM - 11 Jul 12 via Tweet Button - Embed this Tweet

John M. Valenzuela (@JohnMValenzuela) Follow

#MoMA #NYC #manhattan #models #ecodesign #architecture #foreclosed:ir @New York Museum of Modern Art (MoMA) instagr.am/p/M9NGmfw4xH/

8:26 AM - 11 Jul 12 via Twitter - Embed this Tweet

L: The Exhibition, Press and Links
R: The Exhibition



8:26 PM - 11 Jul 12 via Instagram - Embed this Tweet

gloria rhea grante (@GloriaRheaGrante) Follow

@VisionVancouver @greenestcity Making silk purses out of sows' ears? MOMA, "Foreclosed: Rehousing the American Dream" moma.org/visit/calendar...

8:28 PM - 14 Jul 12 via web - Embed this Tweet

Jon Mojo (@JonMojo) Follow

MoMA Foreclosed - bit.ly/Q7OpwH - great exhibit! - #eplan #design #architecture #housing #sustainability

8:28 AM - 18 Jul 12 via titty - Embed this Tweet

L: Internet Banter, The Exhibition, Press and Links
R: Press and Links

Emily Low (@EmilyLow) Follow

I attended this exhibition - some innovative ideas for delivering infrastructure and financing housing projects..... moma.org/interactives/e...

11:07 PM - 18 Jul 12 via Safari on iOS - Embed this Tweet

Affordable Housing, Infrastructure, Press and Links

INSIDE/OUT

A MoMA/MoMA PS1 BLOG

JULY 23, 2012 | Posted by James F. Lima

Foreclosed: An Urbanist Reflects on Nature-City



For the last 30 years I have lived in New York City, and I consider myself very much an urbanist. I love the city's density, vibrancy, and diversity. It's not at all like where I grew up. But why can't we have both in one place? That is the brilliance of WDRKac's proposal for Nature-City. It demonstrates that, in fact, we can have both. And that it can be quite wonderful. And, perhaps of greatest surprise, financially feasible, too.

Cities and Suburbs,
Land Use and Density



Of the proposed new 4,850 residential units housing 13,000 people, half are ownership units and half are rental. Thirty percent of all units are income restricted, with 10% affordable to families earning up to \$45,000, and another 20% affordable to families earning approximately \$45–80,000 annually.

Affordable Housing,
Homeownership

And so it seems that we can have it all: urbanity, diversity of choices, a high quality of life that does not revolve around the automobile, and a healthy and economically sustainable community. And the chance to be "roommates with nature." I particularly love how Nature-City dares to give kids of every age a landscape of opportunity for discovery and joy.

Circulation,
Land Use and Density,
Quality of Life,
Sustainability

JULY 24, 2012, 9:12 A.M.

Very thoughtful piece!

Posted by Jonathan Arnold

Internet Banter



L: Press and Links
R: Press and Links



L: Press and Links
R: Press and Links



L: Press and Links
R: Press and Links

James F. Lima, "Foreclosed: An Urbanist Reflects on Nature-City," *Inside/Out* (blog), MoMA, July 23, 2012, http://www.moma.org/explore/inside_out/2012/07/23/foreclosed-an-urbanist-reflects-on-nature-city/ (accessed August 10, 2012). Image Credit: Photographs courtesy of James Lima.



Foreclosure Crisis Spurs Quest To Reinvigorate Suburbs

In the mythologized version of recent American history — which is to say, the part where the suburbs devolved from the wholesome backdrop for family life into ground zero for a devastating foreclosure crisis — we essentially got what we asked for.

Government and Policy,
The Market,
Responsibility

Americans demanded gleaming houses on individual squares of lawn far removed from urban centers, and the people who finance and construct real estate delivered the goods. This is how we wound up with expanding rings of suburban sprawl orbiting every metropolitan area. This is how we turned ever-larger swaths of open space into grids of look-alike homes, the inventory that came to be tinder for the foreclosure inferno. The developers, bankers, salespeople and their government enablers were merely working to satisfy a public craving.

But the real estate bubble was in fact an orgy of profiteering run by and for the benefit of special interests that stuck the public with the cleanup. Investment banks poured money into housing because mortgages had become raw materials for a lucrative business churning out mortgage-backed securities. Homebuilders carved acreage into subdivisions far in excess of demand because money was free and volume was good for share prices. Money was free because the Federal Reserve kept interest rates low while Fannie and Freddie kept guaranteeing mortgages. Land was accessible because the government expanded highways and subsidized gas prices.

None of these designs is likely to be built, and their individual merits and aesthetic appeal are largely beside the point. The point is the exercise that produced them: setting aside the conditions that have

The Exhibition,
A New Conversation

better the point. The point is the exercise that produced them: setting aside the conditions that have constrained our housing choices -- applicable zoning, traditional ownership structures and standard financial models -- to imagine what communities could become were architects free to consider only fruitful living and the best usage of resources.

The exhibit is at root an attempt to exploit the trauma at hand -- a foreclosure crisis that has swept through suburbs with malevolent force -- as an opportunity to reexamine the conditions that got us here. For decades, homebuilders and their financiers marketed an appealing version of the American dream, the idea that nourishing family life plays out in new single-family homes, the trophies of upward mobility. That vision has gone cancerous. We are wasting hours in traffic and dollars on gasoline. We are squandering land on individual lots that could be used as broader green space. Government is surrendering vast sums to maintain highways when it could repurpose that money toward energy-efficient mass transit.

Government and Policy, Land Use and Density, The Market, Quality of Life, Responsibility

Many people may be put off by the concept of living in such close confines. Many will resist the elimination of streets as an unimaginable inconvenience. But the drawing is less a literal prescription than a critique of existing conditions. The thinkers at MOS Architects have forced us to examine how maintaining those streets, many forlorn, has sapped municipal finances. They have compelled us to consider how our mortgage model effectively transfers wealth from households to financial institutions by requiring that we engage in expensive real estate transaction to move.

Homeownership, A New Conversation

Most of the proposals on display would not be allowed under existing conditions. Zoning codes often require the separation of industrial and residential developments -- a legacy of efforts to protect households from the environmental hazards of smokestacks. But these restrictions now spawn modern environmental ills as people drive greater distances between home to work, spewing pollution. Our legal and financial apparatus is resistant to vague lines of ownership. This is the central insight of the exhibit: The rules at play are depriving us of potential solutions to our problems.

Government and Policy

The Cicero plan may be the most intriguing, because it is crafted for a community that holds large numbers of recent immigrants from Mexico and Central America. We may tend to think of the suburbs as an expression of inclinations to break free of the city and get closer to nature, but these residents are generally not motivated by urban escape fantasies: They want to be closer to jobs and they want the opportunity to start businesses, and want access to good schools for their children and decent housing at an affordable price. For them, separating residential and commercial life is an inconvenience and a hardship, a relic of housing policy best relinquished.

Land Use and Density, Populations and Demographics, Quality of Life

We need another housing boom. This was my takeaway from this inspiring exhibit. Not another boom that redistributes wealth from middle class families to financial executives while sapping public coffers, but one that works in reverse, yielding reinvigorated communities built to last, adapt and thrive.

A New Conversation

 **Educated Black Man**
I am not African-American, I am simply an American
546 Fans

12:15 AM on 07/23/2012

Thanks Bary. You have done a fine job!

Internet Banter


MaryfromIL
995 Fans

02:36 AM on 07/23/2012

During the 1930's depression, 50% of the houses were foreclosed on. So Obama didn't do too badly.

There was no way to keep the housing bubble at that high rate, foreclosures are a result of natural market settle.


The Market, Reference and Comparison

 **HUFFPOST SUPER USER**
pepper1311
POGS are dirt
403 Fans

04:38 AM on 07/23/2012

Mary, thank you I have said this all along. It took 30+ years for the bubble to burst it will take many to inflate again.

The Market

 **HUFFPOST SUPER USER**
pennyder325
Yep, I'm a Socialist. Deal.
1428 Fans

05:06 AM on 07/23/2012

I'm not sure how I see the deflation of an over-inflated housing market brought about by greedy mortgage bankers and speculators has anything whatsoever to do with Obama. If we

Government and Policy, The Market, Responsibility, Sustainability

I'm not sure how I see a decision or an over-inflated housing market brought about by greedy mortgage bankers and speculators has anything whatsoever to do with Obama. If we had kept sensible regulations in place during the Reagan/Bush/Clinton/Bush years, 2008's crash wouldn't have happened, and housing would not have shot through the roof. Obama is picking up the pieces. The previous 4 presidents and previous Congresses caused the problem through being in bed with the criminal international banking cartel.



HUFFPOST SUPER USER
realitytrumpsbull
two lives of coconut
1329 Fans



Affordable Housing,
Government and
Policy,
The Market

12:23 AM on 07/23/2012

Since the mexican drug lords and international high-dollar real estate speculators have pretty much cornered the market on having a roof overhead, when can we expect The Government/associated business entities to start setting up the low-cost campsites and RV/trailer parks, or the high-capacity public confinement facilities/gas chambers/whatever?

mattshaw1
12 Fans

05:43 AM on 07/23/2012

There are still a lot of post Katrina trailers available in New Orleans and they come permeated with formaldehyde at no extra cost.



HUFFPOST SUPER USER
John Shaw
265 Fans



The Market

12:24 AM on 07/23/2012

At worst, like the whip and buggy mode, sprawling suburbs must die a natural death. At best, many prefab'd sub-divisions of suburban labyrinths will have to die off - ebb and flow - to satisfy the natural attrition due to dwindling market demand...

Either way, no intervention is necessary...let's walk away from the 2008 debacle with the lessons learned and a commitment not to repeat it again.



4eva
a woman of many talents
2995 Fans



Press and Links,
Reference and
Comparison

12:30 AM on 07/23/2012

A talk with Galina Tachieva, author of 'The Sprawl Repair Manual'
<http://grist.org/article/2010-12-15-a-talk-with-galina-tachieva-author-of-the-sprawl-repair-manual/>

Sprawl Repair Manual
<http://www.amazon.com/Sprawl-Repair-Manual-Galina-Tachieva/dp/1597267325>



anonymous
a man of wealth and taste
736 Fans



Government and
Policy,
(Un)Realistic
Proposals

12:34 AM on 07/23/2012

The Cicero plan sounds good on paper, but don't put a dime into that town until Larry Dominick is safely out of office and finally behind bars. He makes us next door in Chicago look clean.



AmoreenaHogarth
7 Fans

12:41 AM on 07/23/2012

I've never understood why anyone ever thought to pay so much to live in grids of look-alike homes... They look exactly like low income housing developments, really.

And the idea of criticizing people who use mass transit bus systems, but think it's not government to use the highways...

There's such a disconnect... I think a lot of people anymore don't connect how community & civilization aspects interact, and don't really understand how we have a civilization.



HUFFPOST SUPER USER
Mary Blickhahn
Is this really the best we can do?
1291 Fans



Land Use and Density,
Quality of Life,
(Un)Realistic
Proposals

12:42 AM on 07/23/2012

There are many good ideas and many bad ones. What is important is remain clear that one solution will not work for everyone and in every area. Plus all ideas will have to manage the actual implementation. Making it a reality often takes quite a bit of compromise. I do not like the over populations idea...that has proven to be a failure and a cesspool for disease. Those zoning laws prohibit it as well for a reason. This is not a solution, but a nightmare.

populations idea. It has proven to be a failure and a cesspool for disease. Those zoning laws prohibiting it are there for a reason. This is not a solution, but a night mare.

Foreclosed: July 2010

This user has chosen to opt out of the Badges program



January
83 Fans

12:44 AM on 07/23/2012

"We need another housing boom."

We need a "community" boom. Sprawling suburbs don't build community. Neither does living on top of each other (recall what has happened to public housing). Most disappointing is that we do not even seem able to recognize what "community" is or what it might look like.

I don't blame builders; it's a lot bigger than that. Most of us do not want any outsiders sticking their noses into our business. Just look how hard it is to protect children, women, and the elderly. Our cities require pioneers, and most of us are simply not up to that, as heroic as it might sound.

No, there is no easy answer. But can't we at least begin asking the right question? "Why can't we just get along together?" Then let's build whatever that takes.

Land Use and Density,
Quality of Life,
The Market,
A New Conversation



eric14
1232 Fans Follow



04:22 AM on 07/23/2012

You are right. But given the existing housing stock, it would be good to have some ideas about transforming suburbs. Are there ways they can be improved? Change zoning? Bring in workplaces?

Jobs,
Land Use and Density,
A New Conversation



4eva
2995 Fans



09:21 AM on 07/23/2012

see my post on Sprawl Repair Kit ... there are lots of ideas about transforming suburbs

Internet Banter,
Reference and
Comparison

smoobee
131 Fans

This user has chosen to opt out of the Badges program

07:50 AM on 07/23/2012

What builds community is working together, and families intermarrying. But we don't need to work together, since survival needs are all provided for on the whole, plus we have this American mythos of individual independence. And we move around a lot, that is also a disadvantage. If you go someplace where people do need to work together and have lived there a couple of generations, you will find community.

Family,
Populations and
Demographics,
Quality of Life



January
83 Fans

This user has chosen to opt out of the Badges program

12:53 PM on 07/23/2012

"...someplace where people do need to work together and have lived there a couple of generations, you will find community."

That reminds me of the small rim-city in the Boston area where I lived for just 3 years. Families were buying properties in advance of their kids' growing up, so they could live close by. It was an old city, so it looked run-down. And it had its problems. But it also had its strengths because the families stayed tight.

Family

salebored
169 Fans



12:52 AM on 07/23/2012

Toss out the tax exemption on mortgage interest and RE will bottom in 6 months. Cut the current exemption to two thirds the first year, then to one third the second and then to zero exemption for the third year, for all interest over \$4k per year per house.

Government and
Policy,
The Market

MaryfromIL
995 Fans



02:33 AM on 07/23/2012

This would destroy the pocket books of those holding existing mortgages, who count on that mortgage deduction. We could never have gotten our house without that \$20K a year of itemized deductions.

Homeownership,
Government and
Policy



parynofishing



Internet Banter



garynorris
There's a RAT infestation on Wall Street
141 Fans

Comments on Foreclosed



02:35 AM on 07/23/2012

More silly talk

HUFFPOST SUPER USER
PeterNIPaul
Never trust a statist.
491 Fans



05:36 AM on 07/23/2012

Even better. Repeal the income tax.

bookreader451
"You can't ever have my books," she said.
1032 Fans



06:34 AM on 07/23/2012

So you would let Romney and his ilk continue to use every available loophole and remove the largest middle class tax tax exemption? You are part of the problem, not the solution.

4eva
~ ~ ~ ~ ~
2995 Fans



09:19 AM on 07/23/2012

This tax exemption just subsidizes more sprawl.

techBob
whatever happened to peace, love and understanding
495 Fans



10:17 AM on 07/23/2012

I've been talking about the fact that there is no limit to the interest a homeowner can deduct. This is a big problem that reduces tax revenue. There should be a limit on the amount that can be deducted. Interest on the price of an average home should be deductible anything over that average amount excluded. \$300,000.00 seems reasonable to me, any interest due to borrowing above that will not be deductible.

Had this been in place since day one homeowners would not have tried to get the biggest, tackiest house they can get a mortgage on and we may never have had this problem. There would be no demand and the contractors knowing this would not have built so many excess. Despite the banks trickery this would have prevented a lot of the carnage. palaces they will never be able to sell. BTW my ex live near Tampa, was the first to buy in their new development, and now the surrounding, brand new homes having never been lived in are being tom down to prevent squatters and shooting galleries from taking over. My daughter bought a modest house in St Petersburg only to learn 2 years later that it's worth less than half of what they owe as almost every other house in the neighborhood was now on the market at rock bottom prices. Fortunately they were able to do a short sale and move to Seminole which is a slightly more affluent area.

HoosierInMaryland
HuffPo says my 'micro-bio is empty'
333 Fans



01:24 AM on 07/23/2012

One thing that would help suburbia would be a requirement that ALL streets have sidewalks on at least one side of the street, preferably both sides.

Might encourage people to do a little walking, and do that walking away from the vehicular traffic?

MSROADKILL612
love auto biographies, any app\$ to write mine?
260 Fans

This user has chosen to opt out of the Badges program

02:03 AM on 07/23/2012

Only scanned it, but have long thought US doesnt just have the legacy of a bubble, it also has a lot of unsustainable housing that should never have been built & is worthless

Its happening now. forget peak oil. Min wage workers cant afford to drive but they have no choice-

After all this, you now have to rebuild your cities. what a waste.

HUFFPOST SUPER USER
RetiredUSAF05
A TN'er voting Obama 2012
488 Fans



Government and Policy

Government and Policy, Liberal versus Conservative

Government and Policy, Land Use and Density

Homeownership, Government and Policy

Circulation

Sustainability

Land Use and Density, Quality of Life

02:57 AM on 07/23/2012

"Arresting angles and curves" DO NOT equate to usable space! Higher density yes, walkable neighborhoods yes. As a degree in civil engineering, design practical floor plans in various sizes for a diverse market. Forget wasted spaces in weird angles and oddly shaped rooms. You pay a premium for a useless layout with strange angles where you can't live.



4eva

2995 Fans



The Exhibition, Press and Links, Reference and Comparison

09:18 AM on 07/23/2012

Thank you.
The MCMA exhibit seems more like advertisement for avante garde architects than anything else.
My links below show a different approach.



bepa

human rights first

117 Fans

This user has chosen to opt-out of the Badges program

Land Use and Density, Sustainability

03:15 AM on 07/23/2012

If the people who live in the suburbs would grow food instead of lawns..that might be part of a solution...

Some of the land used for housing was at one time good farm land.

Why not have a few chickens in some back yards?

Government and Policy, Land Use and Density, Reference and Comparison

amuse muffy

5 Fans

06:08 AM on 07/23/2012

Why not have chickens in some back yards? Ummm have you heard of zoning laws or town ordinances? You can't just raise chickens in your yards like tomatoes. Heck in some towns you can't even grow tomatoes in your front yard. This story is from Canada but i have seen similar stories posted on HP from the States-

http://www.huffingtonpost.com/2012/07/20/illegal-kitchen-garden_n_1687558.html

I was at my towns city hall last week. There was an elderly gentleman in front me there to pay a fine for growing corn in his backyard. The city stated his corn stalks were too tall and fined him \$50. Cities and towns don't wish to help. They just want to collect their revenue.

mulejenny

3 Fans

07:18 AM on 07/23/2012

Some communities do allow chickens, but no roosters. My own community does allow chickens. I don't know of anyone who actually has chickens, but i do know that the local laws do allow them.
I live in a fairly sophisticated burb of DC.

Land Use and Density

mulejenny

3 Fans

07:21 AM on 07/23/2012

It is called "edible landscaping". It does not have to involve tall corn stalks. It is a very intriguing idea. I have done some of this type of landscaping. Every year i grow a hedge of indeterminate, small tomatoes that greets you as you come up to my door.

Too tall corn stalks? Maybe, maybe if they were blocking a view of traffic and causing a hazard. You can get into that situation with too tall shrubbery, as well.

Government and Policy

4eva

2995 Fans



Government and Policy, Land Use and Density

09:17 AM on 07/23/2012

That is changing. People are forcing their cities to alter their zoning codes to be more sensible.

Zoning itself has caused myriad problems.

Government and Policy

bepa
human rights first

This user has chosen to opt-out of the Badges program

117 Fans

Comments on Foreclosed

12:32 PM on 07/23/2012

Laws can be changed if people want to change them. I hope you write a letter to the editor of your local newspaper to complain and send a letter to your elected representatives in your town. Tell everyone how unjust it was to fine someone for com stalks...make it an issue

FIGHT !

HUFFPOST SUPER USER
blackranger
602 Fans



Government and Policy

01:27 PM on 07/23/2012

cities and towns are run by the people you elect. if you are not part of the solution, you are part of the problem



HUFFPOST SUPER USER
Stanley Bonk
"mad, bad, and dangerous to know"
550 Fans



Internet Banter, Reference and Comparison

07:43 AM on 07/23/2012

Odd you should mention that. There are actually lawmakers in my corner of the world in the rust belt, that are considering whether the health hazards of chickens are large enough to keep an old prohibition against keeping small number of chickens on your property. It seems we're trending towards bringing the chickens back.

SF94109
5 Fans

03:45 AM on 07/23/2012

I believe in density, as in cities, where efficient distribution infrastructure is established and leave more open space around the city for everybody to enjoy. This is also less harmful to the environment when we concentrate habitat with a smaller footprint. Cities are vibrant places where people actually interact and encourage understanding and learn to live together. While I understand the urge to want to own ones home, I don't understand the continued sprawl of suburban areas that are so far away from the cities. What does one do in these boring tract homes that all look the same and where nobody gets out of their cars until they are in their garage. It's kind of depressing.

Cities and Suburbs, Homeownership, Infrastructure, Land Use and Density, Sustainability



mcmutter
A Groover has to expect a few setbacks
3046 Fans



Quality of Life , Reference and Comparison

08:10 AM on 07/23/2012

those 55+ housing developments are 20x worse nobody even walks the streets or goes outside



HUFFPOST SUPER USER
bryan broome
All your money won't another minute buy.
582 Fans Follow



Land Use and Density, Quality of Life

08:42 AM on 07/23/2012

Some of us don't like living shoulder to shoulder with strangers.

HUFFPOST SUPER USER
blackranger
602 Fans



Quality of Life

01:18 PM on 07/23/2012

you would be a lot safer if you actually met those neighbors, for many reasons



HUFFPOST SUPER USER
Cyrus Trance
I check facts
261 Fans



Homeownership , The Market

04:41 AM on 07/23/2012

In some of the harder hit areas A investors are buying up properties for cash and renting them out. This means that huge sections of the community will be rentals which is not good.



HUFFPOST SUPER USER
revolution7153



Affordable Housing, Reference and Comparison

revolution7153

Stupidity has a knack for getting its way...

68 Fans

Foreclosed: July 2012

08:07 AM on 07/23/2012

Of course. Most of the huge old Victorian homes were broken up into apartments because no one could afford to heat or maintain them. The same thing will happen with the plague of McMansions that have cropped up in the past 15 years or so.



HUFFPOST SUPER USER

penyler325

Yep, I'm a Socialist. Deal.

1428 Fans



09:02 AM on 07/23/2012

We need a sea change in American attitudes before anything will change. First, does everyone really need a lawnmower ALL OF THEIR OWN?? Pooled resources would help a great deal. And why do people need so much land? We live in a patio home with a small back yard and very small front yard. It is more environmentally responsible. Then there is the trend to obscenely large houses. Does a couple with no children really NEED a 5K sf house? It is environmentally irresponsible to have such a house. Look at the wasted space and energy.

We must get past the concept of individualism and "what's here for me" and into the concept of sharing in our communities and doing what is best for all of us. The Republicans, of course, don't play well with others and want their individual "rights" regardless of how damaging it is to the community. In the end, it is unlikely that anything will be done that is intelligent until we're falling completely apart. Individualism is the curse of humanity....and may well be the end of it.



HUFFPOST SUPER USER

revolution7153

Stupidity has a knack for getting its way...

68 Fans



07:27 AM on 07/23/2012

Amen. Americans need to stop worshipping at the altar of the lawn. Its absolutely insane. Name me another activity where Im expected to nurture something and make it grow just so I can mow it down when it grows too much? I think Elvis had the right idea with Astroturf.



HUFFPOST SUPER USER

bryan broome

All your money won't another minute buy.

582 Fans Follow



08:40 AM on 07/23/2012

Greed is the curse of humanity. Individualism breeds ideas.

4eva

~ ~ ~ ~ ~

2994 Fans



09:14 AM on 07/23/2012

You seem to be of two minds.

First you say American attitudes need to change, which I agree they must, and they will eventually when they realize how very unsustainable our sprawl pattern of development is.

Then you seem to blame one political group. That doesn't make much sense. Suburbia is filled with people of all political persuasions ... who all will have to come to the realization each one on their own that it is not a sustainable way to live.

HUFFPOST SUPER USER

JDLamps

29 Fans



10:29 AM on 07/23/2012

What's in it for me is the only thing that keeps people working for themselves, not for others. Sorry but this is the USA, not the Soviet Union in which your plan failed.

intelliwoman

55 Fans

01:12 PM on 07/23/2012

If you want to live in a rabbit warren with people in your face all the time be my guest. I hate urban areas, will never live in one, they are all filthy, crime ridden, no privacy, all public transit requires that you have skeezy strangers in your face all the time, as does living in an urban setting, even a reasonably wealthy one. No thanks I unfortunately work in a city and HATE IT and can't wait, one more raise on transit fares and it will be cheaper for me to drive and park, which I will do

Reference and Comparison

Liberal versus Conservative, A New Conversation, Responsibility, Scale, Sustainability

American Dream, Reference and Comparison

Internet Banter, The Market

Internet Banter, Sustainability

American Dream, Liberal versus Conservative, Responsibility

Circulation, Cities and Suburbs, Quality of Life

HUFFPOST SUPER USER
blackranger
602 Fans

Comments on Foreclosed



Circulation,
Sustainability

01:18 PM on 07/23/2012

craziness, autos that drive 5k miles a year and cost how much to own, insure and maintain. can't anyone do basic arithmetic anymore?

melponeme k
56 Fans

05:58 AM on 07/23/2012

The main purpose of the exhibit in the MOMA is to convince the little peons to move into the equivalent of rabbit hutches and grow little victory gardens.

Meanwhile the super rich will move into castle estates with acres of OUR former suburbs turned into personal forest hunting preserves.

It's a Neo-Feudalistic plan being proposed at the MOMA. They are looking for a few good Serfs.



mcmsuttler
A Groover has to expect a few setbacks
3046 Fans



Internet Banter

06:06 AM on 07/23/2012

.... be all you can be



SteveDenver
Progressive and liberal, just like Jesus Christ.
4392 Fans



Internet Banter,
The Market,
Responsibility

08:56 AM on 07/23/2012

Ridiculous.

Right now, the super rich are buying up properties at bargain rates and turning them into blighted rentals. You blame smart-density housing solutions and arts organizations?

melponeme k
56 Fans

12:31 PM on 07/23/2012

I read the report this "smart density" housing is based upon. NONE of them are proposing the rich move into these hutches with us little poor folk. Even though they pollute more than the average person with their private planes, vacations to far flung destinations, pools and under paid, illegal household help.

It doesn't matter what they are doing with the property right now. They own the land. They are getting tax discounts on it. Once we are hauled away to housing solutions they will build castles on it.

The fact of the matter is, resources are finite. And they rich have to convince us to live with no luxury in order for their lifestyle to continue.

Affordable Housing



HUFFPOST SUPER USER
PeterNPAul
Never trust a statist.
493 Fans



Government and
Policy,
Liberal versus
Conservative,
The Market,
Responsibility,
Top-Down and
Bottom-Up

06:07 AM on 07/23/2012

While the communitarian argument has not provided a shred of evidence to prove their utopian vision, the synthesis does not match their own projected conclusions of the "happy" community.

We've all been duped by global elitists who plan to take totalitarian control of all nation's people, property, and produce. Communitarian Plans exist in every corner of the world spurred by the UN community redevelopment plans.

Are we overbuilt? Sure we are. But it is the government who approved it, pitched it, encouraged it, funded it, and financed it in large part to keep the "wheels of progress" churning. It is out of control government spending and meddling in private contracts that caused this by giving preferential treatment to these developments in the first place.

Now of course, we should rely on the same people that got us here to somehow get us out so we can all live in their rent controlled tenements, where only the vermin will run un-subsidized. Enjoy your tent cities, company stores, and failed infrastructure. I am quite sure it will be easy for you to walk to "work."



HUFFPOST SUPER USER



Government and
Policy

HUFFPOST SUPER USER
 madhenry
No coma; he saw; he bummed everybody out on jiff.
 626 Fans

07:16 AM on 07/23/2012

...the government... Which government? Certainly not the federal government which ultimately has scant control over land use or zoning. I have little but disdain for my local officials and my state's legislature.

Government and Policy

SteveDenver
Progressive and liberal, just like Jesus Christ.
 4392 Fans

08:53 AM on 07/23/2012

You made this comment before, so please allow me to suggest a documentary you may find interesting: "Who Killed The Electric Car." There is a segment which concisely illustrates what happened when the federal government began subsidizing big oil, big oil went into cities and GAVE them bus systems (while ripping out trolley lines and tracks), buses were able to travel to outlying housing developments and then convenience fueled by low gas prices led to commuter society.

Government and Policy,
 The Market,
 Responsibility

Bighead1883
 8 Fans

08:26 AM on 07/23/2012

First comes the con,you have a job,pay rent,no worries you can buy a house,so you borrow and buy.All is fine while you have a job,but this does not suit the financial market as turmoil is money for them,so is more con.As offshoring ramped up,jobs went,mortgagees" defaulted,derivatives and junk CDO's were created to pretend all was well.Well let me tell you financial creeps something,I wish on you all what you have done to others.Solidarity.

Jobs,
 The Market

SteveDenver
Progressive and liberal, just like Jesus Christ.
 4392 Fans

08:48 AM on 07/23/2012

I would like to add mortgage fraud in the form of Adjustable Rate Mortgages, that often adjusted UP by double or triple percentage points and had a balloon payment that knocked people out of the properties they called home.

The Market

HUFFPOST SUPER USER
 EHenry
Author of the new book - How We Got Swindled by We
 607 Fans [Follow](#)

11:09 AM on 07/23/2012

also the appraisal comp approach to ratchet up housing prices - not real values.

The Market

HUFFPOST SUPER USER
 GetRealSoon
Finding Fraudster
 172 Fans

11:45 AM on 07/23/2012

I would also like to add to that form with the altering of the loan applications behind the borrowers back.

The Market

HUFFPOST SUPER USER
 blackranger
 602 Fans

01:15 PM on 07/23/2012

many of those "adjustable rates were based on libor rates which we now know were clearly bing manipulated

The Market

HUFFPOST SUPER USER
 revolution7153
Stupidity has a knack for getting its way...
 68 Fans

06:50 AM on 07/23/2012

They all sound like wonderful ideas, but aside from vague statements about people wanting "affordable housing", there was virtually no mention of the most important detail-price. It doesnt matter how sustainable or energy friendly a home is if the average family cant afford to live in it.

Affordable Housing



HUFFPOST SUPER USER

madHenry

He came, he saw, he bummed everybody out, he left

626 Fans

Comments on Foreclosed



Government and Policy, Responsibility

07:11 AM on 07/23/2012

This article commits what I deem a civic "cardinal sin" reflected in this seemingly innocuous sentence: "Land was accessible because the government expanded highways and subsidized gas prices." THE GOVERNMENT? Which one? Certainly not the federal government, though this is the same sin, the same bad assumption, that spawned the TEA party. Taxed enough already? How much of that is your local property tax, over which the federal government has no say? The house-building and mall-building bubbles were not owing to the Fed or the banks so much as to local zoning boards, city councils, and even state legislatures. The exercise of eminent domain on the part of the federal government notwithstanding, these local instruments of government kept permitting home builders to build, even when it was clear that localities were hyper-saturated with shiny new homes and strip malls, many of which are empty now. If "THE GOVERNMENT" is the problem, it's likely the one that's closest to you and staffed by that guy you know who used to sleep through algebra class but now controls a multi-million dollar budget to which you contribute.



HUFFPOST SUPER USER

StevieRae

Divided Gov won't work, Obama needs the House back

1246 Fans



Government and Policy, Responsibility

07:42 AM on 07/23/2012

I'll tell you what government, your local county planning boards/commissions and county councils who approved these projects. Then, they gave the developers tax incentives (TIF's) to encourage development in their county with taxpayers paying for the giveaways. Given the parochial attitude of local governments to not work together, "we know what's best for our county", they failed to coordinate development with the cumulative impact on traffic in and among neighboring counties. That's who's screwed us.



jib860jib

220 Fans

This user has chosen to opt out of the Badges program.

08:33 AM on 07/23/2012

Yes, and how many of those commissions had rules that meant a new building was cheaper to construct than to rehab an existing structure.

Just take as an example a new school being built next to a former big box store. That school just about looks like the box store, more windows is main difference. I bet it would have been cheaper to rehab the store and redoing the parking lot than building the school. Did not happen because "can't take off tax roles", DUH the land you purchased took that land off the tax roles. And it will be years if ever a store replaces the empty building. Or they could have taken over the empty strip mall a block away, providing a school and community center once again taking a blight and turning into a butterfly...

Or making it more attractive to rehab an existing building rather than building a new store right next door.

Lastly, why do we have just six approved styles for the whole country... what happened to regional flavors.

Retrofit or Redesign



HUFFPOST SUPER USER

Vic S

Who stole my cheese?

191 Fans



Government and Policy, Responsibility

08:52 AM on 07/23/2012

City councils and local governing boards are part of the government. Local, statewide, feds - they all belong to the bureaucracy that has made a mess of things. People who seek to lower state and federal taxes will see the cost of parking, local toll roads, and city services rise. Someone has to pay for the services we have come to rely on. We are surrounded by bureaucrats and government. The little local elected guy is easily persuaded by deep, rich pockets - whether the source is subsidies or more buildings to tax. Yeah, I would say that all forms of governments help to pave the way for the rampant expansion and growth since WW II at the expense of common sense, personal savings and the once beautiful countryside and farmland that surrounded our cities.

4eva

2995 Fans



Government and Policy, Responsibility

08:56 AM on 07/23/2012

330

This is a good point, it was mostly local governments who spurred suburban and exurban

This is a good point, it was mostly local governments who spurred suburban and exurban sprawl through ponzi taxing ... taxing existing property owners to pay for new sprawl, repeated many time over.

Foreclosed: July 2012

However, this entire scheme was also made possible by the Federal Interstate Highway system.

Unintended consequences as they say.

HUFFPOST SUPER USER

madHenry

He came; he saw; he bummed everybody out; he left

627 Fans



Government and Policy, Responsibility

01:38 PM on 07/23/2012

Point well taken. But I would bet (subject to countervailing empirical evidence) that local and state governments, urged on by residential and commercial builders, bonded and built at least 10 miles of new road for every one of the interstate highway system that the federal government underwrote from 2000-2008 (not to mention the tax breaks and sweetheart deals that builders received). PLANNING and ZONING boards, city and county councils, governors and state legislatures should have been planning for and looking after the housing interests of the general constituencies they were elected or appointed to serve. This, given the growing glut of homes evident as early as 2003-2004, was not the case.

4eva

... ..

2995 Fans

Government and Policy

05:02 PM on 07/23/2012

Definitely they were doing that. They were going for short term gain (new tax revenue). Existing property owners paid for the new infrastructure ... to get new tax paying property owners ... on and on.

It was a ponzi scheme

HUFFPOST SUPER USER

madHenry

He came; he saw; he bummed everybody out; he left

627 Fans

Government and Policy, Reference and Comparison, Responsibility

07:11 PM on 07/23/2012

Yep! And local planning/zoning/permitting ineptitude (greed, malfeasance, call it what you will) was not limited to houses and strip malls. I am near Chicago. Google Bridgeview Soccer Stadium if you want another example of how ordinary tax payers get screwed by THE local GOVERNMENT when they are not vigilante. This sad tale has played out in dozens and dozens of municipalities and counties across the nation. After Bridgeview, try Pontiac Silverdome. Conflict of interest and fraud adding insult to injury atop a failed Ponzi scheme.

HUFFPOST SUPER USER

JDLamps

29 Fans

Internet Banter

10:23 AM on 07/23/2012

Bravo fore a insightful post.

smeeeee

131 Fans

This user has chosen to opt out of the Badges program

Internet Banter

07:14 AM on 07/23/2012

"None of these designs is likely to be built, and their individual merits and aesthetic appeal are largely beside the point. "....."But the drawing is less a literal prescription than a critique of existing conditions."

Sad. I suppose they have to include all these disclaimers because otherwise they'll be accused of being un-American.

pelhamchicago

15 Fans

Cities and Suburbs, Quality of Life

07:19 AM on 07/23/2012

Don't agree with the knock on the suburbs, for the most part. 331

I've lived in several urban environments, including what were regarded as vibrant and edgy and fashionable (through not necessarily successful) ones in Chicago, Los Angeles and Miami. And I can't

I've lived in several urban environments, including what were regarded as vibrant and edgy and fashionable (though not super expensive) ones in Chicago, Los Angeles and Miami. And I now live in an entirely different environment, a small midcentury ranch house with a small yard in a leafy but close-in suburb.

Comments on Foreclosed

Between the urban situations and the modest suburban one I have now, I much prefer the suburban home – a fact that surprises my formerly happy urban self. I'm much happier here, though I can see the downsides of suburbia (particularly the hideous amount of lawn watering we apparently need to do in this interminable drought). For one thing, having a tiny plot of land as opposed to a condo, for instance, imparts a powerful sense of ownership and pride in territory that just isn't available in the city. For another, it's quite nice not to have neighbors packed in above, below and to either side. Plus, people are nicer, no gang activity, no one spits on the sidewalks (why is this an urban constant?) and no gunfire.

As for the strip malls and suburban sameness, this is a fact. But it's not that much different from the increasingly mall-like experience in so-called vibrant or edgy urban neighborhoods these days. And these strip mall stores – just like their more picturesque urban counterparts – are run by actual human beings that you can get to know.



SteveDenver
Progressive and liberal, just like Jesus Christ.
4392 Fans



08:45 AM on 07/23/2012

The hottest Denver neighborhoods are close-in suburbs, that are exactly as you describe. Some people want bicycle-friendly streets, local retail/restaurant districts, walkable neighborhoods, outdoor room to hang out, garden and barbecue – without a 3/4-acre lawn to mow or 3000sf home to clean, maintain, heat and cool... or traffic signals on every corner.

Circulation,
Land Use and Density,
Quality of Life

HUFFPOST SUPER USER
blackranger
602 Fans



01:11 PM on 07/23/2012

also, in fact, gardens are cheaper and easier to maintain thn lawns

Affordable Housing

SteveDenver
Progressive and liberal, just like Jesus Christ.
4391 Fans

00:08 PM on 07/23/2012

And actually give something back.

Quality of Life



4eva
~ ~ ~ ~ ~
2995 Fans



08:53 AM on 07/23/2012

There are alternatives to lawns. Some books

Food Not Lawns
Edible landscapes

Reference and
Comparison

techBob
whatever happened to peace, love and understanding
495 Fans



11:27 AM on 07/23/2012

You need to conserve the water and sacrifice your lawn. You might be cutting it too short and too often during dry times. We will all be sorry when it's all gone. Rule of thumb is to only cut 1/3 of the height of the grass, any more than that and the grass will burn. If there is no rain in the forecast skip mowing that week it doesn't grow that fast without water. We need to be serious about conserving our natural resources of which water is at the top of the list. The government is in the meantime giving our resources (including our fresh water supply) away to companies and foreign countries for next to nothing and we will all suffer as a result sooner rather than later.

Sustainability



HUFFPOST SUPER USER
SteveRae
Divided Gov won't work, Obama needs the House back
1246 Fans



07:35 AM on 07/23/2012

Want to see the future?

Reference and
Comparison

How "peak oil" will force us to "re-do" suburbia. Check out the documentary, "Escape from Suburbia." Foreclosures will increase but this time it will be because too many people stayed in suburbia waiting for the "under water" values to go back up.

Foreclosed: July 2012

DrDW
119 Fans



Circulation,
Internet Banter,
Quality of Life

07:36 AM on 07/23/2012

Reading some of these comments reinforces some of the points of the article above. One of the things that holds back good planning is the attitude I've got mine, now you figure out how to get yours. Those who want the superhighways need to respect the ones who don't need or want them and vice versa.

My family has chosen to sacrifice the size of our homes for living closer to work. We would all use mass transit if it were better planned in our communities. We value relationships over things. It is a matter of what you value. The plans described would work well for us. Others value space and openness and are willing to commute distances to have that. We need both mass transit to satisfy the needs of those of us who prefer to live close to work and highways and parking for the open-space people. The catch is that neither is right, but we must respect the different choices people make.

mulejenny
3 Fans

07:40 AM on 07/23/2012

Ah, the "mortgage industrial complex" and the "bankers industrial complex" at work to have us all over a barrel. Those closing costs that people pay are just a scam that is perpetuated on us by all of those who seek to make a lot of money on it. And, never mind the mortgage insurance and all of the other "screw you" fees that just keep on coming.

We are all slaves to the housing market for ticky tacky houses. In some communities, the choices are poor for any thing much else, if you work downtown.

I see lots of ticky tacky McMansions sitting on large lots with no trees. All of them just sitting out there, scattered around what was once a farmers field, looking like lost Monopoly pieces. Many of these monsters have only a couple of people living in them, when, in truth they could house a small Mexican village in there! They have expanses of expensive and high maintenance grass around them, and they must cost a fortune of a small nation to heat and cool. Never mind the amount of energy that they sop up every day! Conspicuous consumption, eh! makes me wanna holler!

Perverse values, perverse system! Is it any wonder that it was such a house of cards?



ljb860jlb
220 Fans

This user has chosen to opt out of the Badges program

Affordable Housing,
Quality of Life

08:20 AM on 07/23/2012

Agree whole heartedly and many of them are furnished with cardboard boxes as the owners can't afford to furnish. In the 60s I feel in love with a planned community that had clustered homes on small lots with large green spaces between clusters, ballfields, pool, and park in the center of the community. With community center on one side of the modern town square and strip stores on opposite sides. Fast forward 10 years not much had changed as original builder went bankrupt. Add another 10 years and all the green spaces are gone being filled in by homes, the pool has been built but nothing else of the town square, no fields, no community center no stores. The community is a blight for the eyes all in the name of denser and denser greed by builders and the town which demanded taxes...



4eva
2995 Fans



Sustainability

08:51 AM on 07/23/2012

The bright side is, all that wasteful consumption is coming to an end. Yes, it is going to be painful, but there is no other way turns out.

HUFFPOST SUPER USER

1dabut1

Power is not alluring to pure minds. Thomas Jeffer

117 Fans



Internet Banter

11:49 AM on 07/23/2012

long over due.

HUFFPOST SUPER USER

JDLamps

29 Fans

333



The Market

10:22 AM on 07/23/2012

Comments on Foreclosed

My wife and I tried to buy on of these bank owned properties. It was a dream home for us, but we waited over three months and withdrew our bid. The bank is not stuck with a home they can not get over half of what we offered, even from investors.

The house has been vacant for over a year and a half and now must be gutted by any one who buys it because of squirrel infestation.

4eva

2994 Fans



11:42 AM on 07/23/2012

It is better for the bank to keep the higher book value rather than sell the home at market rate and have to show the loss on their books.

Sooner or later the banks (and everyone else) is going to have to mark to market. Hang tight.

techBob

whatever happened to peace, love and understanding

494 Fans



11:17 AM on 07/23/2012

#1

HUFFPOST SUPER USER

1dabutt1

Power is not alluring to pure minds. Thomas Jaffer

117 Fans



11:54 AM on 07/23/2012

When all the trees have been cut down,
when all the animals have been hunted,
when all the waters are polluted,
when all the air is unsafe to breathe,
only then will you discover you cannot eat money.

Cree Prophecy

imonbyhereforthelaughs

288 Fans



08:10 AM on 07/23/2012

"Much of the new development would be dedicated to public housing. Properties would be sold using "portable" mortgages that separate the right to live in the community from claims on specific units, making it easier for people to move without buying and selling as their family composition changes."

My friend, Moho grew up in communist Romania, says this is exactly what the communists did.



HUFFPOST SUPER USER

bryan broome

All your money won't another minute buy.

582 Fans

Follow



08:33 AM on 07/23/2012

"The aim, says Barry Bergdoll, the museum's chief curator of architecture and design, is to use the crisis to change American housing by altering American aspirations, replacing the propensity for sprawl with an updated appreciation for denser living."

Strive for mediocrity. The new American Dream.

"appreciation for denser living." - That would make it easier on for gov't to round up the sheep. Or is it a comment on our broken education system. hrm

HUFFPOST SUPER USER

EHenry

Author of the new book - How We Got Swindled by We

607 Fans

Follow



11:06 AM on 07/23/2012

maybe we should all crawl into a minimalist painting - possible a black square with 9 shades of black - cool.

HUFFPOST SUPER USER



The Market

Internet Banter

Sustainability

Affordable Housing,
Reference and
Comparison

Government and
Policy,
Land Use and Density,
American Dream

Silliness and
Seriousness

Land Use and Density,
Responsibility

HUFFPOST SUPER USER

1dabut1

Power is not alluring to pure minds. Thomas Jefferson reclosed: July 2012

117 Fans



11:46 AM on 07/23/2012

they just want to herd everybody into smaller areas, better control. remember it's now a world economy, so just not the rich in America, but the rich around the world want to control Americans, and the real estate we have.

Government and Policy, Liberal versus Conservative, Responsibility

tnjim45
67 Fans

08:35 AM on 07/23/2012

All of this growth, every bit of it was taxed, and resulted in tremendous revenues to the federal coffers.

Who are the villains? Those who manipulate the free market economy for voting blocks, whether it is the poor, the middle class, or the wealthy.

It is time to restore the republic. A free market must be allowed to rise, and to fall, otherwise all value is temporary and manipulated.

HUFFPOST SUPER USER

EHenry

Author of the new book - How We Got Swindled by We

607 Fans Follow



11:05 AM on 07/23/2012

boy are you wrong - free for whom? Free is code for laissez faire and maximize profits no matter what which cause the Great Depression and this one. Your conclusion is based on ignorance of real economics and the past which is prologue.

Americans equate Freedom with free to yell fire in a crowded theater, or free the rape the economy in the name of rational markets - when the rational market myth underlying the reason the markets self correct is a Wall St ruse to get its own way. Market are just a bunch of people buying stuff - so where is the empirical evidence supporting Man's rationality?

To learn more: www.howwegotswindled.com

Reference and Comparison, The Market



4eva

2995 Fans



11:40 AM on 07/23/2012

In a free market, all kinds of development patterns and living arrangement would have been allowed to be built (according to market demand). That is not what happened. Universal zoning codes made it ILLEGAL to build certain urban and semi-urban environments.

Government and Policy, Liberal versus Conservative, The Market

HUFFPOST SUPER USER

blackranger

602 Fans



01:02 PM on 07/23/2012

even if legl, money is only available for traditional building, investors don't want the risk of new concepts

The Market

4eva

2995 Fans

01:35 PM on 07/23/2012

Also, traditional urbanism is not a new concept. It was suburbia that was the new concept

Cities and Suburbs



SteveDenver

Progressive and liberal, just like Jesus Christ.

4392 Fans



08:36 AM on 07/23/2012

There are several great points in this article, but I was hoping to see solutions to the immediate problem of foreclosure blight caused by bank owned properties. Some city councils are taking the cue pass ordinances addressing boarded up properties and properties with neglected yards.

One northern suburb that was especially hard hit has placed limits on how long windows and doors can be boarded up - allowing for storms, fires, break-ins; but placing a 30-day limit so banks can't leave homes boarded up indefinitely without being fined. The ordinance also covers replacement of broken windows, graffiti removal and other items.

Government and Policy, Reference and Comparison

Banks often turn off utilities, including water, so lawns and landscaping are left neglected. The first line is requiring basic yard maintenance: weed control, mowing, trash clearing. If this is not kept up, the violator is cited.

Comments on Foreclosed

If a citation is not answered, the city performs clean-up and maintenance and bills the offender. If the bill is not paid, collection actions are taken. In several cases, banks totally ignored citations and collection notices. So far, two properties have been seized by cities for non-payment. When the properties went to auction and banks finally showed up, they got a taste of their own medicine.



Not2Tired2Stand
74 Fans

This user has chosen to opt out of the Badges program

08:50 AM on 07/23/2012

Very creative. It is estimated that currently private citizens are spending tens of millions to keep up foreclosed homes in their neighborhoods, owned by banks, to keep their own property values from falling even further.

The Market



techBob
whatever happened to peace, love and understanding
493 Fans



11:11 AM on 07/23/2012

Just another form of bailout to the banks.

Government and Policy

Not2Tired2Stand This user has chosen to opt out of the Badges program
76 Fans

12:23 PM on 07/23/2012

How does firing banks equate to a bank bailout? Do you argue against any idea that isn't your own, or are you simply eristic by nature?

Internet Banter

techBob
whatever happened to peace, love and understanding
498 Fans

12:33 PM on 07/23/2012

My comment is to the one directly above it, not the article itself. you must know this since you replied to my post. Are you just trying to provoke for the sake of proving you have a big vocabulary? Tax payers are paying to maintain the banks foreclosed properties. Do you not see my point? It's just another expense the banks do not have to pay themselves because of the way they operate. (failing to maintain "their" properties) and let someone else pick up the tab for them, Do you not see this as a bail-out?

Internet Banter, Government and Policy, Responsibility

techBob
whatever happened to peace, love and understanding
498 Fans

12:42 PM on 07/23/2012

What are you talking about? Argue? You misunderstand. I simply took what you said and applied logic and drew a conclusion. The banks are saving "tens of millions of dollars" (your words), do you not see that as another way the banks are getting over on us by shirking "their" legal responsibilities?

Internet Banter

This user has chosen to opt out of the Badges program
74 Fans
74 Fans

08:15 AM on 07/24/2012

You're correct - I misunderstood and misspoke. Looks like I was the one tilting at windmills. Here's to peace, love, and understanding.

Internet Banter

techBob
whatever happened to peace, love and understanding
498 Fans

09:30 AM on 07/24/2012

No worries. I understand how easy it is to get carried away here. Some of the posters are really

Internet Banter

called away here. Some of the posters are really good at spewing garbage and getting everyone all worked up. We all need to stick together or rather learn to get along b/c until we do there's no hope and certainly no change for the better.



Stephanie C75
4 Fans Subscribe 0

08:53 AM on 07/23/2012

I, too, was hoping to see a solution offered in the essay. There was a glimmer of hope when the projects in Oregon and Illinois were mentioned, but then dashed immediately with the statement that they would never be built. Why not? They were wonderful ideas that need to be examined.

(Un)Realistic Proposals

HUFFPOST SUPER USER

bluefl
66 Fans



10:48 AM on 07/23/2012

What wonderful story. I wish Florida and some of these homeowners assoc. would follow suit. I keep writing to local commissioners, newspapers etc. When banks take over these properties and leave them unkept it hurts the whole area. You get no response. My stance has always been these foreclosed properties have owners it is called The Bank. And since we now know Corp. are people these people corp. need to pay up immediately! What is the problem!

Responsibility

SteveDenver
Progressive and liberal, just like Jesus Christ.
4392 Fans



05:23 PM on 07/23/2012

One common hurdle for some cities is when city councilpersons are connected to bankers: they will stand in the way of progress from self interest.

You can actually get on the agenda for your city council. I would recommend meeting with city council representatives – even ones out of your area – until you find one or more interested in this type of action.

When Minneapolis executed similar tactics, they had the seized properties rehabbed by local contractors (on a binding bid basis) and then interviewed potential buyers: (1) had to be the primary resident for at least 5 years, (2) had to be a first-time home purchase, (3) had to qualify for housing program financing.

Whenever possible (mostly downtown) large properties were divided into condos to make them accessible to first-time buyers.

Community Participation, Government and Policy, Reference and Comparison

HUFFPOST SUPER USER

bluefl
66 Fans

12:36 PM on 07/24/2012

You give some really helpful advice. I have written or called my county commissioners, have really seen no satisfactory response. Have gone to Commission meetings and been told it isn't on the agenda will take up at later time. But I still find your advice helpful and has inspired me to take some further action. I live in a small East Coast Community of Florida. The sub division I live in has over 1,000 homes. And the Homeowners Assoc. is run by the residents not a professional organization. Nor am I unhappy with the members. They have performed very well in these trying times and keep our monthly fees down while still keeping up with common area. I just find it frustrating, that the banks get away with not keeping up the properties. Other than accessing fines and turning off the gray water sprinklers for the yard that is their limit. It is the county commissioners that need to take action and that is where the biggest problem lies. Thanks again

Internet Banter, Responsibility

HUFFPOST SUPER USER

bluefl
66 Fans

08:28 PM on 07/24/2012

Ours are also. But people actually believe the bull that there hands are tied. I am sure you have seen it your area also. Sometimes I think people have collective amnesia.

Internet Banter

Comments on Foreclosed

SteveDenver
Progressive and liberal, just like Jesus Christ.
4392 Fans

08:56 AM on 07/25/2012

There is a noted problem in Denver: because of term limits, the city council can't seem to get a master plan off the ground. Our last mayor and current governor made great headway, but he was strong enough to lead the city council to be part of a great project.

Government and Policy, Land Use and Density, Reference and Comparison

HUFFPOST SUPER USER
bluefl
66 Fans

04:11 PM on 07/25/2012

Yeah for term limits

Internet Banter, Government and Policy

SteveDenver
Progressive and liberal, just like Jesus Christ.
4392 Fans

02:12 AM on 07/26/2012

There are lots of pros and a few cons to term limits. Overall, I support them: stops people from getting too comfy.

Internet Banter, Government and Policy

HUFFPOST SUPER USER

EHenry

Author of the new book - How We Got Swindled by We

607 Fans | 39 Follow

10:55 AM on 07/23/2012

Architects may not realize that a depression cannot be fixed by creating new housing. It's a pipe dream. And deferred maintenance stemming from being underwater or from neglect, and no funds will continue to adversely affect housing and communities. Further the demise of urban public schools because of diverting funds to charter schools and sport stadiums also negatively impacts urban living.

The Fed controls Bank Holding Companies with the right and mandate to regulate, establish rules, and set the rate for its loans to member banks. There are currently 1,847 pages in the Fed BHC manual. I bet the Fed could tell the member banks what to do to correct parts of the housing foreclosure crisis - as it was a major culprit in this crisis, BECAUSE IT DID NOT ENFORCE BHC REGS WHICH OUTLAW COMPLEX SECURITIES THAT ARE TOO COMPLEX TO FULLY EXPLAIN, so there would not have been CMOs and CDOs. And there are \$700 Trillion Derivatives circling overhead like an H-Bomb waiting for a detonator.

Why has the Fed not enforced the specific regulations stipulated in my new book? After 4 decades in the securities business specializing in real estate private placements and as the former owner of an NASD Member Firm I have also exposed specific SEC regulations that were not enforced. And the Press, that has not been in the securities business, and their sources along with Wall St and Congress do not want Americans to know, or understand.

To learn more: www.howwegotswindled.com

Government and Policy, Responsibility

SteveDenver
Progressive and liberal, just like Jesus Christ.
4392 Fans



05:17 PM on 07/23/2012

When I bought my first property, I was lucky that Denver offered classes about home ownership. We were able to ask the professor questions. I ended up hiring a lawyer to look over the documents, he circled several things and provided me with questions to ask. He also accompanied me to the closing. It was \$3000 well-spent for peace of mind - I didn't know anything about these matters, but knew enough not to blindly trust.

Homeownership



HUFFPOST SUPER USER

Vic S

Who stole my cheese?

104 Fans

338



Cities and Suburbs, Circulation

08:37 AM on 07/23/2012

You hit the nail on the head when it comes to transportation for the unemployed. Without efficient mass transit systems, the poor, who cannot afford cars and their upkeep, including gas and insurance, have no way of finding good employment, much less full time jobs that will help raise them out of poverty. Already young people are gravitating towards cities, leaving the suburbs to their parents.

I have lived in the suburbs once after leaving my parents' home. Never again. Those antiseptic cookie cutter developments are for others; give me the city - even a small one - any day.



techBob

whatever happened to peace, love and understanding

493 Fans



Government and Policy,
The Market,
Top-Down and Bottom-Up

11:04 AM on 07/23/2012

You may not have a choice for much longer.

Here's something crazy to think about:

The government, under the guidance of the elite is closing off exits and putting in toll booths on major highways that are being sold to foreign interests, turning some rural towns into ghost towns. The goal is to reforest a huge percentage of the country, forcing people back into the cities where they can be better "controlled" for the hopes and desires of the .001%. They are using the environmentalist movement to accomplish this w/o the environmentalists realizing they are being used as pawns. Once the people are gone the corporations will have free reign taking all natural resources, scaring the environment, polluting the water and profiting wildly. These resources truly belong to all Americans but our government is bought and paid for and happy to give away the earth's bounty for some bribes and the promise of a powerful position.

We need to make certain the pendulum does not swing too far in the opposite direction (abandoning the country and suburbs for cities) because that plays into the hands of those who want to reduce world population by 80% (Bill Gates, Warren Buffet, Bilerberg Group) and enslave the masses for the purpose of fulfilling their own greedy self interests.

Conspiracy nonsense? Time will tell. How do you best wipe out 80% of the world population? Inoculations (a pet project of Mr's Gates and Buffet) of deadly virus'. Not in your America? Really?

HUFFPOST SUPER USER

blackranger

602 Fans



Government and Policy,
The Market

12:58 PM on 07/23/2012

the goal seems to be to sell off America to the highest bidders, thru companies just like bain. check out just who put money up to create bain in the first place

HUFFPOST SUPER USER

1debut1

Power is not alluring to pure minds. Thomas Jaffer

117 Fans



Cities and Suburbs

11:39 AM on 07/23/2012

i guess i live in the suburbs, it's not the city, but it's definitely not cookie cutter. cities are nice to visit, thats about it.



CountLeo

It's a rich language - learn to use it.

527 Fans Follow



The Market

08:41 AM on 07/23/2012

I knew the narrative was turning when the third paragraph opened with "But." Goodman opens with a terse synopsis of the housing issue based on the wants of individual buyers - the drivers of the market. It was too good to be true, though. Come paragraph three he turns and those same buyers driving the market are now the market's victims: poor, seemingly illiterate (they obviously couldn't read the contracts they signed), and immature souls sucker punched by bad businessmen (aren't they all bad?)

John02050

54 Fans

08:57 AM on 07/23/2012

It seems I live in what you people deem as "the future." My town, a suburb south of Boston, passed a Right to Farm bylaw allowing any and all property to be used for the purpose of agriculture.

No matter where you live, no matter the size or location of the property, you are free to use it in any agricultural capacity.

Government and Policy,
Land Use and Density

We're encouraged to dig up our front yards to install gardens, and 3 families (including me) just on my street- where the houses are RIGHT next to each other- have chickens.

Comments on Foreclosed

At least my town understands the unequivocal right of property owners to use your land to feed yourself!

Where aren't you people organizing to demand your rights instead of whining against the system? Our town didn't just magically pass the Right to Farm: citizens organized, formed the Agricultural Commission in the town government, and the AgCom wrote the bylaw and got it passed at Town Meeting.

HUFFPOST SUPER USER

smiltens
30 Fans



09:10 AM on 07/23/2012

I agree. About 6 years ago I was walking down my urban city block when three bankers jumped me, threw me in a van and brought me to their bank office. Then they proceeded to torture me and holding a gun to my head made me sign mortgage papers for a nice house in the suburbs where I could raise my young family in a nice crime free environment. Terrible, just terrible.

Homeownership, Responsibility

LegallyBlondeNYC

24 Fans



10:09 AM on 07/23/2012

Suburbs are not "crime-free." That's an illusion.

Quality of Life



HUFFPOST SUPER USER

slocomgp
1111 Fans



10:19 AM on 07/23/2012

Not too bright are you?

Internet Banter

HUFFPOST SUPER USER
1dabut1

Power is not alluring to pure minds. Thomas Jefferson
117 Fans



11:10 AM on 07/23/2012

It looks to me like this is just another version of, the company store. hopefully my house will be paid off in the year, and if I can I will move farther from the city.

Cities and Suburbs, Homeownership

whoohi

Liberals think 2 + 2 = Bush
270 Fans



09:10 AM on 07/23/2012

'...The roads got there because of a government program, one that has subsidized debilitating suburban sprawl...'

Absurd. Everyone knows from listening to Obama that that the roads got because that's the only way you can be successful in America...

Circulation, Government and Policy



HUFFPOST COMMUNITY MODERATOR

SmartladyDem
Woman for OBAMA!
5001 Fans



09:32 AM on 07/23/2012

the roads got? I don't even know what you were trying to say.

Internet Banter

ruthinking
157 Fans



09:58 AM on 07/23/2012

When did the President make a statement ?? could you provide a cite or website??

Internet Banter



HUFFPOST SUPER USER

Jose Hill
Predictor...has a good ring to it.
438 Fans



11:22 AM on 07/23/2012

340

Internet Banter

His quote was taken out of context when he was making a speech in OH.

Foreclosed: July 2012

techBob
whatever happened to peace, love and understanding
494 Fans



Circulation,
Internet Banter

10:28 AM on 07/23/2012

FAIL. Thats not a reasonable theory even if it was presented with better grammar. The new "roads" referred to (that "got") are the actual side streets that the developers built not town, county, state or federal roadways....and you absolutely need state and federal roadways to exist let alone succeed.

AvgJoeBlow
We are smarter than any of us.
478 Fans



Internet Banter

10:30 AM on 07/23/2012

There a point here somewhere?
Rush comes on at 11:00.

HUFFPOST SUPER USER
blueff
66 Fans



Circulation,
Government and
Policy,
Internet Banter

10:43 AM on 07/23/2012

NO you have your facts wrong. It was Dwight E. that made that statement that is why he built the huge interstate system! He said when the construction started it was to connect cities and towns and bring commerce and sucess to America.



HUFFPOST SUPER USER
Ralph Boyd
Look, ... right behind you!
1247 Fans



Circulation

09:11 AM on 07/23/2012

If you want to reinvigorate a suburb run a commuter rail line out to it. That simple public amenity turns a suburban ghetto into a hot property.

garystartswithg
el sueño de la razon produce republicans
1074 Fans



Circulation,
Cities and Suburbs,
Sustainability

09:40 AM on 07/23/2012

I live in AS, we have a vote in the 10 county metro area to raise sales tax 1 penny for improved transportation. I know exactly how the vote will go – suburbs are unsustainable, built on perceived notions of austerity and entitlements. You do it to yourself, you do. I kind of enjoy going up to Newland and watching bighains pick over goodwill with undocumented immigrants. Comeuppance.



Stephanie C75
4 Fans [Suscríbeme](#) 0

Circulation,
Cities and Suburbs,
Reference and
Comparison

09:48 AM on 07/23/2012

Truer words were never spoken... I remember looking at housing years ago in a small town in eastern West Virginia – you could get a brand new split level for \$80K. Then they extended the MARC train from DC to there and BAM!! house prices through the ROOF!! Noone from DC would ever have thought about living that far out before, but with the train and lower property taxes the small town exploded.

Overd0g2
205 Fans



Sustainability

10:35 AM on 07/23/2012

For the cost of that, you could buy everybody a Rolls in the suburb. Better to put the money in a hole and bum it.

HUFFPOST SUPER USER
Ralph Boyd
Look, ... right behind you!
1253 Fans



Cities and Suburbs,
Internet Banter

12:18 PM on 07/23/2012

341

Tell that to every major metropolitan city on the planet.

4eva

2995 Fans

Comments on Foreclosed



11:28 AM on 07/23/2012

While true, it would, it is not realistic to run a commuter rail line out to every suburb. We are too sprawled out for that to be practical. The rail line would still be miles away from most people who would have to get to some kind of hub.

We can connect by a system of busses and other transit options to light rail running in a smaller urban in inner ring suburban areas.

Circulation

formontoya
71 Fans

11:55 AM on 07/23/2012

Uh, you have that wrong...that simple public amenity turns a hot property into a suburban ghetto.

Circulation



HUFFPOST SUPER USER

SamISam

Don't let the smooth taste fool you.

354 Fans



09:30 AM on 07/23/2012

I saw the exhibit last week and it is impressive. Particularly the project for Oregon. To me it made the best use of clean energy, space, and wild life. I would move there in a heartbeat. The take away for me was that we need to rethink what's important about how we live, how our self worth is connected to how much space we have, and a sense of community and collective work. Even though I live in a 1 bedroom apartment in Brooklyn, I'm still trying to downsize and simplify. Too much stuff is burdensome and adds to stress. People have millions of arguments over their lawns or house trim color everyday. These things are unimportant in the big picture. Circumstances over the last decade is forcing us to reevaluate. The question is, what are we going to come up with? Ideas such as the ones in the exhibit, in my view, are a great start. Here's a link to the exhibit's site. For those of you in NYC, I'll advise you to check it out in person.

<http://www.moma.org/visit/calendar/exhibitions/1230>

A New Conversation, Press and Links, Quality of Life



AvgJoeBlow

We are smarter than any of us.

477 Fans



09:48 AM on 07/23/2012

You had me right up to the Cicero, IL part. Busted out laughing. Cicero? Mention that word to any Chicagoan. Poster child for city and political corruption. Betty Lorenz, Frank Lorenz, Johnny Torrio, Al Capone any of those names ring a bell?

The Exhibition, Government and Policy



bangagong
176 Fans



09:51 AM on 07/23/2012

Average single family homes were once places that were much more self sufficient, especially if you were out of a city. When there wasn't work you could still feed yourself. Nowadays most new single family homes are as useless in that regard as apartment buildings, regardless of the land you have. http://www.huffingtonpost.com/2012/07/20/illegal-kitchen-garden_n_1687558.html

Cities and Suburbs, Reference and Comparison, Sustainability

fortressfountain
552 Fans



09:51 AM on 07/23/2012

It is not the suburban model that failed but speculation by banking that allowed this to happen. The model is sustainable, bring back well paying jobs. Trains are bs, no one rides a bike in the rain and public control of land and water is not the answer. Cities are crime infested, they have trains, city water control etc. Why do we have to try new things when the model worked fine. This is all about more quick profit for the elite. Sounds like they want to build concentration camps.

Cities and Suburbs, The Market, Sustainability, Top-Down and Bottom-Up

HUFFPOST SUPER USER

blackranger

602 Fans

342



12:49 PM on 07/23/2012

Circulation, Jobs, The Market

602 Fans

12:49 PM on 07/23/2012

Foreclosed; July 2012

the model clearly worked fine—but only for the bankers, developers and such. suburbanites without public transportation are in a very bad place, job seeking very expensive

LegalityBlondeNYC
24 Fans



10:08 AM on 07/23/2012

It's not that difficult. Rezone residential areas for mixed use to permit light businesses. No reason not to turn some of these empty houses into hair salons, convenience shops, medical & rehab offices, piano schools, gardening shops, ice-cream parlors ... Let the neighborhood build a bit of a small-business base. Likely though - suburbanites will disapprove. "Too much noise, too much traffic." But it's mixed use activity that makes an area vibrant and desirable.

Land Use and Density



Krista White Swain
2 Fans

10:30 AM on 07/23/2012

This is a wonderful article showcasing how new ideas can create a shift in the paradigm of what housing should be. Of course we can't change this system overnight, but change must happen as the old ways no longer work. Kudos to MOMA and to Goodman for keeping these ideas in the forefront of our minds. It takes everyone working together toward a positive future to create needed change!

A New Conversation



littlepuffycloud
I propose a toast to my self control...
1979 Fans

This user has chosen to opt out of the Badges program

11:07 AM on 07/23/2012

Proud to be your first fan..

Change is a process, not an event :)

Internet Banter,
A New Conversation

HUFFPOST SUPER USER
1dabutt1
Power is not alluring to pure minds. Thomas Jefferson
117 Fans



11:09 AM on 07/23/2012

of what housing should be, living on top of each other. it's all yours.

Quality of Life



4eva
.....
2995 Fans



11:36 AM on 07/23/2012

The point is people should have a choice. There is plenty of suburbia, we'll never run out of that. But there is very little good semi-urban housing. What there is available was built mostly before zoning took hold and is VERY expensive ... which means it is valuable.

Unfortunately it was made illegal to build good urban environments after around 1965. So there was little CHOICE for people who did not want to live in suburbia.

There is plenty of room for people of all different persuasions to live in the kind of environment they want. The roadblock to this choice has been government intervention preventing one kind of development.

Quality of Life,
Responsibility



HUFFPOST SUPER USER
reader1
Interested in the world
254 Fans



10:51 AM on 07/23/2012

Good story, makes you think. However, there is too many cynics and they could care less about affordability of any kind. The NIMBY theory (not in my back yard). Now those are the very folks who lost their back yard. The American dream was always elusive for most and when the money came, we rushed in. Now we are sitting on the sidelines broke and devastated. Yes we need new thinking but its too late for most!

Affordable Housing,
American Dream

HUFFPOST SUPER USER
p_mersault
269 Fans



343

Circulation

10:57 AM on 07/23/2012

Massive expansion of the suburbs was a tremendously bad idea, it was done at a time of extremely cheap gas and economic expansion and was very short-sighted. The long-term impact is an even greater reliance on cheap gas (because getting to work is required) and dilapidated conditions in many parts of urban centers.

"We need another housing boom."

Unfortunately, we did the wrong thing for a number of years. When it comes to city planning, you can't make mistakes of this magnitude and think there is an easy "fix."

ThePeacemakers
Concerned Citizen
536 Fans



02:27 PM on 07/23/2012

Seems like every developed country is trying to survive off of & create (temporary) wealth using housing bubbles. They're jobs that can't be outsourced.

Jobs,
The Market

bullthull
Enemy of all that is stupid
59 Fans



11:47 AM on 07/23/2012

The fact is that our housing finance system was the envy of the free world. Greed ruined an excellent system. The Fed did not make money free in 60s, 70s. and 80s. Great systems do not survive greed for power or profit.

The Market

Independentview1
111 Fans



01:44 PM on 07/23/2012

This is what caused the housing bust and it's being done again the same way

http://www.nypost.com/p/news/opinion/opedcolumnists/obama_house_of_cards_PbEjZZj7LeOZLORaCXJS8K

Reference and
Comparison,
Responsibility

bullthull
Enemy of all that is stupid
59 Fans



02:30 PM on 07/23/2012

That is a bit one dimensional take on it.

Synthetic CDO's, S&P credit grading, credit fraud, appraisal fraud, all are manifestations of greed

The Market

elenor3
48 Fans

11:47 AM on 07/23/2012

It is, of course, a matter of taste where people chose to live but I find it hard to see how people can want to live in these cookie-cutter developments, usually with no or few trees, with the garage stuck in the front of the house - a statement re the value of cars over public transportation and the illusion of separateness.

There must be some good marketing involved in selling them - telling people they have "arrived" safe and sound behind their garages. I can imagine feeling stranded in these places.

Give me bustling, urban life with lots of small businesses and public transport and public spaces.

Circulation,
Cities and Suburbs,
Quality of Life

QuantProgrammer
Cap welfare benefits at two kids.
483 Fans



11:30 AM on 07/23/2012

In a capitalist country, land is not a public good.

Homeownership

HUFFPOST SUPER USER
p_mersault
269 Fans



12:23 PM on 07/23/2012

Let me know when you find a country in which this is not the case in practice.

Internet Banter

HUFFPOST SUPER USER



Government



HUFFPOST SUPER USER

TheTightwireGuy

Attempting to balance reason and passion

218 Fans

Foreclosed: July 2012



Government and Policy, Homeownership

02:11 AM on 07/24/2012

Yes, but we don't live in a completely capitalist country. That notion is a fiction dreamt about by libertarians. Because in our country, the government can claim private land using eminent domain and all it needs to do is compensate the owner based on market value, NOT the private value perceived by the owner of that land. And it can even do it if it ends up giving the land to some other private party provided that the intent is to promote economic growth in the community. So, land in the US is actually a conditionally public good.

bullthull

Enemy of all that is stupid

59 Fans



Cities and Suburbs, Quality of Life

11:54 AM on 07/23/2012

I live in a suburb of Detroit, people walk their dogs in the evening, little kids ride around on bikes, we know a good number of our neighbors, there is nothing cool or edgy about it. The neighborhood is so normal that things that are unusual really stand out and get noticed. It is safe, quiet and virtually crime free. Not very cool or hip a but great place to live.

HUFFPOST SUPER USER

GetRealSoon

Finding Freudster

172 Fans



Internet Banter

12:02 PM on 07/23/2012

"We need another housing boom." Have at it. Help yourself. The first crime was never investigated. And I'm not ever going to go through all that again.

Independentview1

111 Fans



Reference and Comparison

01:42 PM on 07/23/2012

The next housing bubble is already being built the exact same way the first one was built

http://www.nypost.com/p/news/opinion/opedcolumnists/obama_house_of_cards_PbEjZZj7LeOZLORaCXJS6K

vindlo7

7 Fans

This user has chosen to opt out of the Badges program.

03:44 PM on 07/23/2012

Our government (all three branches) has got to be slapped around, seriously slapped around. We then need monetary reform, regulatory reform, and tax reform. We can probably get it done in a day or two at most. -grins sarcastically-

Government and Policy



Tom Mengel

4 Fans

12:14 PM on 07/23/2012

This will happen when the average middle class can no longer afford the "suburban dream". This happened to me and I found I was more than ready to step out of my 2800 square foot single family to a 1000 square foot condo. The cost of upkeep, taxes, and AT&T the rest were a huge burden.

With the diminishing real earnings for most Americans the Mc Mansion and hour commute in an Escalade is fast becoming the major regulator for housing choice.

Affordable Housing, Sustainability

Imperial61

743 Fans



Cities and Suburbs, Quality of Life

02:47 PM on 07/23/2012

This is so true. Cities are/should be the center of civilization as Otto Spengler observed. What insanity the ever growing suburban ring has become! This Bankers Bolshevikism where people scurry morning and night to an ugly duplicate house, on an ugly duplicate street, and get trapped in a matrix of house payments, upkeep, and constant driving has taken on a mindless momentum of its own. Great architecture inspires, and a sense of action, and community can only be properly experienced in a city. I find the newer suburban areas mind numbing, and an absurdity of being 'out there' just to say you are! If the Cities could be revived (an enormous undertaking) and Upper and Middle Class people returned, so many of society's ills could be lessened.

intelliwoman

Circulation, Cities and Suburbs,

Intelliwoman

55 Fans

Comments on Foreclosed

01:03 PM on 07/23/2012

And I would not live in an urban area if someone gave me free upscale housing. I work in one and I hate it. I am happy to take my train home every night, but HATE that also, and as soon as I can I will be driving.

Cities and Suburbs,
Quality of Life



HUFFPOST SUPER USER

Dariusz Molarik

de gustibus non est disputandum

102 Fans



The Market

01:18 PM on 07/23/2012

This is cool, representing the kinds of corporate innovation we use to have and need today before the funds were squeezed out to avoid taxes and hoarded in the Cayman Islands and we started playing with riderless vehicles before making manufacturing plants on the South Side of Chicago, in Detroit, Providence, RI, places where private enterprise is needed to invest.

Independentview1

111 Fans



Cities and Suburbs,
Quality of Life

01:40 PM on 07/23/2012

The main reason people live outside of the city is because they don't want to live in the city. Why would the average person trade 5 acres in the country and a simple 25 minute ride into a city for the pollution and crime and high costs that come with living in the city

botazafa

Sounds like Bodhisattva

105 Fans



Cities and Suburbs,
Internet Banter,
Quality of Life

03:14 PM on 07/23/2012

"The main reason people live outside of the city is because they don't want to live in the city"

That may be the reason "you" want to live outside the city, and I can see why. If you see an urban center as a congregation of criminals, high costs, and pollution it makes sense to want to escape. But, if you see the urban center as something that is good, then maybe you'd want to live in the city.

Many people confuse their personal taste with objective reality.



HUFFPOST SUPER USER

TheTightWireGuy

Attempting to balance reason and passion

218 Fans



Affordable Housing,
Government and
Policy,
Infrastructure

02:01 AM on 07/24/2012

Because it is still relatively cheap to live in suburbia versus the city. And a significant reason is because our government heavily subsidizes living in suburbia as mentioned in the article. America's transportation and housing infrastructure is very energy intensive relative to the rest of the industrialized world AND the developing nations like China and India. As long as we have cheap energy, it is not a problem. But we are spending hundreds of billions of dollars in military expenditures each year to be sure that the oil keeps flowing from the trouble spots of the world and that cost is part of how our government subsidizes cheap gasoline.

KarmaPatrol

Satellite whisperer extraordinaire

164 Fans



Cities and Suburbs

01:33 PM on 07/24/2012

There can be crime in the burbs too. Some burbs are major white collar crime zones, where credit card numbers and identities are stolen, and some cheap foreclosures can be marijuana greenhouses.



Brian Penny

17 Fans

04:10 PM on 07/23/2012

Read about how the banks illegally foreclose on homes nationwide, along with what they did to me for exposing the truth... http://thoughtforyourpenny.blogspot.com/2012/03/boy-who-cried-force-placed-insurance_02.html

Reference and
Comparison



HUFFPOST SUPER USER



Homeownership,
(Un)Realistic



01:25 AM on 07/24/2012

"Properties would be sold using 'portable' mortgages that separate the right to live in the community from claims on specific units, making it easier for people to move without buying and selling as their family composition changes."

Separating mortgages from the underlying housing unit would reduce a home-dwellers motivation to maintain its value. That is why landlords usually require renters to give them security deposits. Such deposits act like equity that the renter will lose if he/she damages the property beyond normal wear and tear.

Also, without property undying the mortgage loan, a "portable mortgage" essentially becomes an unsecured loan, which has more default loss risk (the amount of loss incurred by the lender in case of default times the probability of default). This would cause the market interest rate of "portable mortgages" to be much higher than typical mortgage loans.

If someone could explain how such "portable mortgages" would not have these characteristics, I'm all ears.



01:32 PM on 07/24/2012

An issue not addressed is the mobility of jobs underpinning the ability to pay a mortgage. Throughout this crisis, I've heard both employers and employees lament that potential employees cannot move. A large mortgage is an albatross around the neck but most Americans still want to own. Maybe smaller or even mobile structures (while staying away from "tomado bait")?

Peter S. Goodman, "Foreclosure Crisis Spurs Quest To Reinvigorate Suburbs," *The Blog, Huffington Post*, July 23, 2012, http://www.huffingtonpost.com/peter-s-goodman/foreclosure-crisis-museum-of-modern-art_b_1690094.html/ (accessed August 22, 2012).

Jobs

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Check Out Foreclosed: Rehousing the American Dream at MoMA bit.ly/rO5FUI

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L: Press and Links
 R: Press and Links

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#foreclosed homes | Art (not) imitating life: MoMA hosts foreclosure-themed exhibit bit.ly/OM6Z6s | ow.ly/c1a1A

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MOMA's Foreclosed, a thematic exhibition on new models of housing in response to mortgage crisis, closes soon: bit.ly/wQpxaR.

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L: Art and Architecture,
 Press and Links
 R: The Exhibition,
 Press and Links

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Foreclosed at MoMA.org bit.ly/wQpxaR

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 (@TheDrzw) Follow

Need a break from the Olympics? Only 2 days left to see @MuseumModernArt's Foreclosed exhibit. ow.ly/cz21o

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L: Press and Links
 R: The Exhibition,
 Press and Links

Art (not) imitating life: MoMA hosts foreclosure-themed exhibit

But should developers, architects, marketers and financiers just hit the restart button and repeat the patterns that led to the U.S. foreclosure crisis? According to the Museum of Modern Art exhibition, "Foreclosed: Rehousing the American Dream," the answer is no.

A New Conversation

Instead of letting the recent crisis go to waste, the MoMA's Architecture and Design Department and Columbia University's Temple Hoyne Buell Center for the Study of American Architecture created some dynamic new architectural visions to address the needs of American communities.



The five interdisciplinary teams of architects – led by principals at MOS Architects, Studio Gang, WORKac, Visible Weather, and Zago Architecture – were each assigned a site within a U.S. mega-region. The teams spent time in their assigned megaregions, visiting potential sites for intervention, meeting with local residents and officials, and considering what type of architectural program would respond to the local needs and realities of the existing population. Then they developed proposals to address the issue of foreclosure in each area, based on ideas drawn from The Buell Hypothesis, which rethinks housing and infrastructure in ways that could transform American suburbs.

The Workshop

Each team engaged in a cross-disciplinary conversation, analyzing and eventually imagining the redesign of their specific sites, from older East Coast suburbs with rail connections to newer subdivisions accessible only by highway. As a result, the proposals developed for the five sites provide radically different visions of a rethought suburbia.



The proposal for Temple Terrace, Florida, calls for a new financial structure that transfers ownership of land from private developers back to the taxpayers, and proposes a reconvening of the town meeting as a forum.

Community Participation, Homeownership



The exhibition's model for East Orange, New Jersey (seen as it currently is below) suggests transforming public streets into mixed-use ribbon buildings.

Land Use and Density

The installation for Keizer, Oregon, seeks to increase the density of the city to increase the public's access to nature.

The installation involves, originally, seeks to increase the density of the city to increase the public's access to nature.

Foreclosed: July 2012

Ellen Freilich, "Art (Not) Imitating Life: MoMA Hosts Foreclosure-themed Exhibit," MacroScope (blog), Reuters, July 26, 2012, <http://blogs.reuters.com/macroscope/2012/07/26/art-imitating-life-moma-hosts-foreclosure-themed-exhibit/> (accessed August 9, 2012). Image Credit: Not provided in publication.

PHAIDON

MOMA show looks at new ways to house America

Five architects come up with a plan to reinvigorate America's inner cities - and maybe the economy



"The financial and foreclosure crisis was such a psychic shock that it created the perfect moment to have this discussion. Before the crisis, the ubiquitous American Dream image being marketed to people was the suburban house of the 1950s — living in the perpetual hereafter of television. When the rumbling financial and foreclosure crises disturbed that dream, a new conversation became possible. Topics and ideas that had been "foreclosed" by the housing boom, could be re-opened" after the bust.

American Dream,
A New Conversation



In the forward to the exhibition's catalogue, MoMA director Glenn Lowry says it is fitting that the museum should present the new ideas, pointing out that 80 years ago, the museum's "'Modern Architecture: International Exhibition' not only promoted the aesthetic principles of the International Style but advocated housing reform in the slums of New York and other cities as the effects of the worldwide economic depression began to make themselves profoundly felt." Sound strangely familiar? The show runs until August 13.

Role of the Museum

"MoMA Show Looks at New Ways to House America," *Phaidon*, July 29, 2012, <http://www.phaidon.com/agenda/architecture/articles/2012/july/29/moma-show-looks-at-new-ways-to-house-america/> (accessed August 22, 2012). Image Credit: Foreclosed: Rehousing the American Dream, MoMA.

HIGHSTRA UNIVERSITY
Monday, July 30, 2012

The American Dream

349

answer is not that she has studied these issues in 5th grade nor is it that I have spent

The Exhibition,
A New Conversation

The answer is not that she has studied these issues in 5th grade nor is it that I have spent time with her talking about foreclosures. The answer is that the exhibit included "a wide array of models, renderings, animations, and analytical materials" that captured her attention and her interest.

Very often disciplines divide serious issues, which are then studied in one silo when the problem and the solution transcend many silos and disciplines. As the exhibit clearly demonstrates, we can "rehouse the American dream" but certainly not by doing the same old things in the same old ways. See the exhibit before it closes on August 13th or pick up the book which has the same title. Economics and architecture never looked better together.

Herman Berliner, "The American Dream," *Hofstra University: The Provost's Blog. An Academic Adventure*, July 30, 2012, <http://hofstraprovost.blogspot.com/2012/07/the-american-dream.html/> (accessed August 22, 2012).



Living, reimagined



Asking question such as, "What if we could create an entirely walkable suburb?" or "How can we live sustainably while close to nature?," the teams came up with truly unique, thought-provoking, and innovative proposals for addressing the crisis. My favorites were Nature City, which "combines the conveniences of urban life with the health benefits and access to agriculture of country living," and Simultaneous City, in which "publicly owned local land remains a public asset, and the income derived from development is shared

Government and Policy, Homeownership, Quality of Life, Sustainability

of country living and Simultaneous City, in which publicly owned local land remains a public asset, and the income derived from development is shared with citizens" (-moma.org).
Foreclosed: July 2012

The exhibit at the MoMA includes film presentations, interactive multimedia, and incredibly detailed scale models, which are surely the highlight of it all. A blog also shares insider perspectives on the work done by the teams, as well. Whether or not any of the five ideas come to fruition, *Foreclosed* is definitely a not-to-miss stop among the collections. On display through August 13th, with a closing lecture scheduled that day, there is still time to enjoy the exhibit this summer.

The Exhibition

Erica Bess, "Living, Reimagined," *Princeton Public Library*, July 31, 2012, <http://princetonlibrary.org/blog/2012/07/living-reimagined/> (accessed August 24, 2012). Image Credit: Not provided in publication.



Oppenheim Law
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From the Museum of Modern Art in New York's exhibition on Foreclosure...<http://t.co/huKSwtw>
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L: The Exhibition, Press and Links
R: Press and Links



cabesh
@MadrasCabesh

@rachelsoerts Thinking of you at the #MoMA exhibit, MoMA.org/foreclosed
instagram.com/p/N6jZShS_Ts/

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Brandon Gates
@TheBGates

From the "Foreclosed: Rehousing the American Dream" exhibit. #MoMA @MuseumModernArt
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L: The Exhibition, Internet Banter
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August 2012

Columbia Magazine
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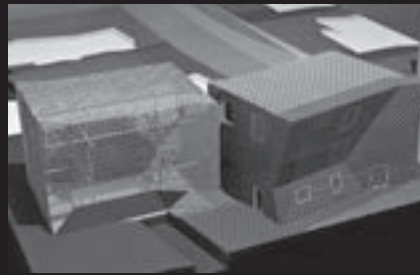
Here's some great coverage from Reuters and @MacroScope on the Buell Center's work with @MoMA on "Foreclosed" ow.ly/cH5cF

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ARTLOG

MoMA Takes on the Foreclosure Crisis (And the American Dream)



The impact of the crisis is ubiquitous, even penetrating the Olympics, where talk of swimmer Ryan Lochte's parents' impending foreclosure has rivaled the attention paid to his swimming achievements. Intimately tied to the American dream, single-family home ownership has long been a measure of success.

American Dream, Homeownership

Though aesthetically divergent, each model revolutionizes the concept of community. In favor of communal practicality, the ability to express oneself through the appearance of one's home has been substituted. A new model of urbanism is being constructed by the city.

Land Use and Density

of communal practicality, the ability to express oneself through the appearance of one's home has been obliterated. Across projects, interwoven, mixed-use specs straddle the divide between inside and outside, work and home. [Comments on Foreclosed](#)

Open through August 13, *Foreclosed* engages the Buell Hypothesis by attempting to assess whether a change in cultural assumptions has the potential to allay the effect of the foreclosure crisis and diminish the impracticality of the suburbs. Each of the projects employs the hypothesis as a call for change by harnessing its potential to redefine suburban sprawl. Tucked away in a room on the third floor of MoMA, *Foreclosed* illuminates a new opportunity for unrestrained innovation in response to the housing crisis.

Challenge of
Suburbia,
The Exhibition,
Land Use and Density

Victoria Rogers, "MoMA Takes on the Foreclosure Crisis (And the American Dream)," *Artlog* (blog), August 7, 2012, http://www.artlog.com/2012/559-moma-takes-on-the-foreclosure-crisis-and-the-american-dream#.UCU_EUSVjQx. (accessed August 10, 2012). Image Credit: James Ewing 2011.



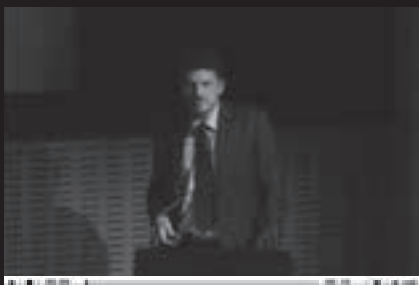
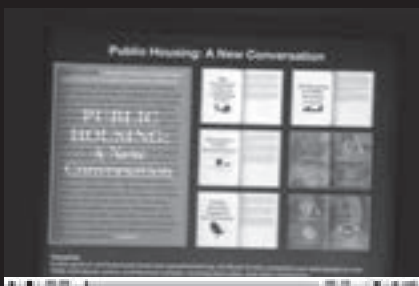
Press and Links



Foreclosed: Re-examining Possibilities

Because the teams were tasked with presenting provocations and not solutions to the foreclosure crisis, we were able to use their proposals as a starting point for a discussion at MoMA on June 13 with Marc Jahn, President of the NYC Housing Development Corporation, and Brian Loughlin, Chief Architect, Jersey City Housing Authority. Marc and Brian reflected on ways in which the five *Foreclosed* team proposals could be applied to the New York and New Jersey regions, both to help emphasize the fact that the projects were intended to be seen as representational archetypes as opposed to proscriptive solutions, and to shift the emphasis from the national to the local agenda.

Cities and Suburbs,
The Exhibition,
A New Conversation





Barry Bergdoll (BB): Along the way, we have been much accused of perpetuating a metropolitan view of the suburbs. So, I thought it was interesting to kind of a little bit flip back and say, “What might we learn, might we discuss, might we debate, in the process of this inquiry, from the metropolitan perspective?” because in the end the foreclosure crisis knows no borders. One has only to look not only, as we will in a moment, at Queens or Jersey City, or of course to what’s happening today in Europe where much of our debt is bundled together with theirs.

Cities and Suburbs

BB: These are all sites in metropolitan corridors. So, there are a number of characteristics that are incredibly important about these. First of all, obviously there is a substantial rate of foreclosure, well above the national average, in each of these regions and in the particular suburban locations that were chosen. All of them lie somewhere on or near—you remember high-speed rail? A once-projected vision of some kind of communal transport along corridors which might, in fact, rewrite some regional geographies. And, also, they all lay in metropolitan areas with substantial projected growth. So this is not an exercise in rust-belt downsizing or shrinking cities, but rather in places where to think about housing-infrastructure-development actually made some sense even if they were invited to look at areas where there were large amounts of—and this is another important factor—large amounts of publicly held land that might be subject to development perhaps in a private-public partnership.

Circulation,
Cities and Suburbs,
Government and
Policy,
Infrastructure,
Populations and
Demographics

Marc Jahr (MJ): I think it’s also important to note that I’m neither an architect nor a city planner. My background is as a community and tenant organizer and as an affordable housing finance practitioner. And clearly those are the lenses I look at the world through because I’ve come to realize that if you can’t finance it, you can’t build it. And if it doesn’t resonate with neighborhood residents, if they’re not involved in some way in the planning and implementation of the initiative, then the odds of it being durable are going to be slim. I suppose that’s why I took mild umbrage at Andrew Zago’s comment—Andrew, where are you?—as part of *Foreclosed*, his team focused upon Rialto, California, that the pedagogical lesson is that with all the value other disciplines bring to urbanism, new urban projects should be not only architect-led but architecture-led. I think that approach can lead to playful, intriguing, but problematic architectural plans.

Community
Participation,
The Market,
Professional Practice,
Silliness and
Seriousness

MJ: If the subprime crisis has cruelly afflicted some suburban areas, the great transformation of the city’s economy from one based upon manufacturing to a service-based economy dominated by the financial services industry initially gutted the city’s neighborhoods.

Cities and Suburbs,
The Market

MJ: In fact, amidst the rubble and smoldering ruins of the South Bronx, building these 1950s, Beaver Cleaver, suburban tract homes was as provocative and improbable an act as building any of the five projects proposed in *Foreclosed*. It went contrary to and undermined every conceivable narrative about the South Bronx and the folks who lived there. It provided people with hope, an ineffable but indispensable quality that something could be done to roll back the firestorm of devastation. And it provided them with a model for how to do that: draw upon the ambition, energy, and resources of organized community residents, marry it with significant philanthropic and more importantly government resources and political will, and use those relationships to leverage private capital.

Community
Participation,
Government and
Policy,
The Market,
Reference and
Comparison,
(Un)Realistic
Proposals

MJ: In some ways, in its effort to strengthen the demographics of certain communities, the city used the crisis of the '70s and '80s to subtly suburbanize low- and moderate-income neighborhoods through its land disposition and financing strategy. It pushed the needle just a bit in the direction of homeownership, and under Mayor Bloomberg's plan up until the real estate bubble burst, homeownership—single-family, cooperative, and condominium—continued to be integral to the plan. But what has been and remains truly integral to the plan has been a commitment to encourage mixed-income and mixed-use development based upon the belief that this strategy will result in stronger developments and more stable, durable, and healthier communities.

Cities and Suburbs,
Government and
Policy,
Homeownership,
Populations and
Demographics,
Reference and
Comparison,
Sustainability

MJ: While we didn't fall prey to the siren song of large-scale master plans, our fine-grain plans have sometimes also proven to be small-bore. And although we've done much better in recent years, fine architecture has been far more the exception than the rule. And that's where this project serves as a wonderful provocation. It reminds us not to allow the urgency of the crisis and the need for immediate solutions to blind us to the larger opportunities the crisis presents to us.

The Exhibition,
A New Conversation,
Scale

MJ: But East Orange's riff on transit-oriented development is a very smart proposal as well. It stretches our thinking, residing on the edge of the practical and the ideal. It proposes a politic trade: save revenue and therefore tax dollars by eliminating many of the neighborhood streets and the costs associated with maintaining them. Additionally, this approach radically diminishes the role of the automobile in the community. It treats the streets like we've treated vacant land in the city: as an opportunity for infill housing. It increases density in the area near an existing rail station and incorporates mixed uses enriching the area's amenities while, again, reducing the residents' reliance on the car to get things done. Curiously, however, while calling for the end of the ghetto enclave, its uninterrupted ribbon development results in a densely packed community that reminds me of my image of the *kasbah*, a true enclave, impenetrable from the outside, labyrinthine from the inside, and devoid of large, open, public spaces where people can meet and talk and relax. To relegate these opportunities, as they say in the paper, to the ground floors of new developments which might contain a variety of shops and services is to subordinate community to commerce.

Affordable Housing,
Circulation,
Government and
Policy,
Land Use and Density,
Reference and
Comparison,
(Un)Realistic
Proposals

It's refreshing that the team unabashedly suggests that much of these new ribbons of housing would be developed as public housing. But if this is a serious idea, not simply a gesture or metaphor, then one must confront the fact that public housing in the United States, apart from unfortunately being in ideological disrepute, is also grossly underfunded.

MJ: We can reverse engineer these communities, or as the HUD Secretary calls for, rebalance the mix of single-family and rental development with the financial tools we have at hand: discounted land prices, tax abatements and exemptions, capital subsidies, taxable bonds and tax-exempt bonds, housing revenue bonds, low-income housing tax credits and brownfield tax credits, inclusionary zoning strategies and long-term regulatory agreements and covenants that preserve the public investment and character of the developments. The techniques to fund these developments aren't missing. What is needed are the necessary subsidies and their predicate political will.

Government and
Policy,
Homeownership

MJ: But we're still only tentatively seizing these opportunities. In some sense, when public bodies dither, private developers leap. In Huntington, Long Island in 2010, after three years of planning and endless meetings, a mixed-income, mixed-use rental and homeownership development proposed by Avalon Bay Communities and located less than a half-mile from the Long Island Rail Road station was defeated. The politics of change are extremely hard

Government and
Policy,
The Market
A New Conversation,
Reference and
Comparison

from the Long Island Rail Road station was deleted. The politics of change are extremely hard

Foreclosed: August 2012

MJ: We cannot assume that the quality of transit-oriented development is a given. While I don't want to end on that note, it's worthwhile insofar as it's cautionary. It reminds us that we can take nothing for granted. *Rehousing* also challenges us not to take anything for granted, to think not only about the ways out of the foreclosure crisis, but also ways out of the suburban *cul-de-sac* we've been trapped in during the post-World War II period. It's a forceful statement that we needn't assume nor accept more of the same, that we can alter the path of and look and feel and underlying meaning of our homes and communities. And, for that reason, we should embrace its provocations.

The Exhibition,
A New Conversation

Brian Loughlin (BL): I want to thank the Museum for reengaging the issue of housing after what has been a long and notable absence. I think we can argue that also absent, from this never-ending conversation about the public's role in the provision of housing to its citizens—as it continues in media and budget hearings and courtrooms and in community meetings—have been the contributions of academic institutions like the Buell Center for the Study of American Architecture. In fact, I would go so far as to say that in large part, Architecture (with a big A) has pulled back from the discourse on social housing in this country since the proclaimed death of modern architecture with the fall of Yamasaki's buildings in '72. Even the Congress for New Urbanism, coauthors of this fine document here, through their involvement with HOPE VI, have inserted themselves into the void where traditional public housing and modern architecture reportedly failed, by quietly steering its supposed cure. But, they've sought to do so without the appearance of Architecture (again, big A) or authorship, relying instead on the stylistics of nostalgia and the will of the public as apparently expressed in community charrettes.

Academic Hubris,
Community
Participation,
A New Conversation,
Professional Practice,
Reference and
Comparison,
Role of the Museum

BL: Jeanne Gang's "Machine in the Garden" is perhaps the place to start, as the central elements of the project are so clearly and bilingually communicated. One thing I cannot overstate is the value of community participation, which this team did better than anyone else. It costs very little to hold community meetings, interview residents, paint murals, and build neighborhood gardens and playgrounds, especially when compared to the overall cost of developing affordable housing, but the dividends reaped from these efforts are invaluable in terms of achieving a sustainable community that residents want to be a part of. Pride of ownership of individual property, which is something that has been pushed for a long time—again, since '72—is nothing compared to the pride or want to belong to one's community.

Affordable Housing,
Community
Participation,
Homeownership,
Quality of Life

BL: One of the things that was perhaps a subtle component of Team Gang's proposal was the coupling of the development of affordable housing with job opportunities.

Affordable Housing,
Jobs

BL: I think it's important for us, especially within the context of this exhibition, to look at New Jersey because we're not really talking about what we understood to be "suburbia" any more, and we're also not really talking about what we understood to be "the city" anymore. East Orange and "Thoughts on a Walking City" are an excellent example of that. The Oranges, if they were compared to the largest cities in the United States, would be the fifth densest city in the United States. It actually has over 16,000 people per square mile. (To give you some frame of reference, New York only has 27,000 people per square mile, and the drop-off after New York is rather rapid.) So, I applaud MOS for their somewhat backhanded recognition that, despite this density, there still aren't enough services, there still isn't enough affordable housing, and "Oh, and by the way, you're all fat." The answer they came up with, which I don't disagree with at all, is that we actually need to make it denser, and what they suggest is essentially Smart Growth on steroids. [] The way Smart Growth is essentially practiced now is in

Affordable Housing,
Cities and Suburbs,
Infrastructure,
Land Use and Density,
A New Conversation,
Reference and
Comparison

on steroids. [...] The way Smart Growth is essentially practiced now is in very small increments, and to the extent that it's practiced in these small increments, it's working. But if it were practiced at a much larger scale, as MOS suggested, who knows what the implications could be? I like to think that could be very beneficial.

BL: "Properties with Property" occupies the only site that anyone who doesn't live in Manhattan would call a "real suburb," which Marc alluded to, and unapologetically so. In so doing, Team Zago really brings to the fore, in the most aesthetically exciting way possible, issues of the overlaps between public and private space that are paramount to any affordable housing development since the introduction of Newman's *Defensible Space*. [...] But the question that automatically brings up, especially when compared against MOS's project, is that even though the density in some places in Rialto is quadrupled from what it was or what it was proposed to be, is that still enough density to survive? Even though that density is camouflaged, would the people that want to be in a low-density area still want to be there? And would the people who need the density in order to survive, and predominantly those are low-income families, would they be able to get the supportive services that they would need in a community with that level of density?

Affordable Housing, Cities and Suburbs, Land Use and Density, Reference and Comparison

BL: With the second [*Mt. Laurel*] decision, it was one of the first states to not necessarily recognize housing as a need or as an inalienable human right, but what it did recognize was that a society or a community or a municipality has an obligation to its residents to provide low-income housing options. And so, in a way, it kind of turned the provision-of-housing argument in on itself and put that on the role of society which, in a lot of ways, is what *The Buell Hypothesis* argues. But the problem that New Jersey is running into—and this is an affordable housing development in Mt. Laurel—is that the infrastructure that is required to sustain that low level of density for low-income families is not really practical. That's why COAH [Coalition on Affordable Housing] is being challenged. That's why *Mt. Laurel I* and *II* are being challenged. That's why a lot of this is being rethought. And I'm not saying that we should come down on one side or the other, but one thing I really enjoy about the comparison of these projects is what the issues of density mean to that debate.

Affordable Housing, Government and Policy, Infrastructure, A New Conversation, Reference and Comparison, Responsibility

BL: What I think was really innovative about this project ["Simultaneous City"] was the coupling of mixed-income residential with various public amenities and civic spaces, and it's not too far off from what is currently being pushed in the CHOICE Neighborhoods Initiative, which if you're unfamiliar is essentially a follow-up to HOPE VI.

Government and Policy, Land Use and Density, Reference and Comparison

BL: I don't think there are too many conversations you can have in the public discourse where a term like "unwed welfare mother" is completely commonplace and assumed as being an acceptable term to throw around, but when you talk about public housing it is. In fact, it's almost assumed. So, in a lot of ways we need to get out from our own bad image.

Affordable Housing, A New Conversation, Populations and Demographics

BL: The five teams, although each one of them in their own way tried to saddle up to the issue of public housing, no one really took it dead-on. No one really looked at it square in the eyes and ran at it, because it is so controversial, or that would be my guess from being on one of the teams and watching the other four teams work closely. It still has such a stigma to it. There is still such reluctance by the architectural community to reengage this issue of public housing that everyone kind of walked up to the edge and then shied back from it.

Affordable Housing, The Exhibition, Government and Policy, Professional Practice

BL: From the outset, I think it was clear that the public was welcome to come in and be part of the conversation, but hoping that MoMA continues to move

Community Participation, A New Conversation, Professional Practice

in and be part of the conversation, but hoping that MOMA continues to move forward and have other activities and exhibitions that focus on housing, I would hope that the next iteration of this conversation is actually brought out to the public as opposed to asking the public to come in. [...] There are three necessary components to a productive dialectic: the abstract, the negative, and the concrete. Similarly, though not immediately corollary, there are three necessary participants in a healthy discussion on housing: the architects, the policymakers, and the public. So, speaking on behalf of the policymakers and in the hopes that we both endeavor to include the public early and often, I say, "Welcome Back."

A New Conversation,
Professional Practice

BL [in response to an audience question]: Quite frankly, the financiers don't come without the policy. Maybe as a policymaker or someone who's directly involved in policy, that might seem narcissistic if not naïve, but you did not see the widespread investment in personal mortgages until there was a tax break. You didn't see the widespread investment and the ability for private-public partnerships until there was a tax break. And those tax breaks were enabled with policy.

Government and
Policy,
The Market

BL [in response to an audience question]: In a lot of ways I think the community engagement process can be grossly misused, and it has been misused. [...] And it's unfair because nine times out ten you're working with a community that doesn't have your background. They don't have your vocabulary. They certainly don't have your resources. In a way, what we try to do is unstack the deck when we start.

Community
Participation,
Professional Practice

Reinhold Martin: So it's an election year. The question is, really, as people kind of operating around municipal and regional public sectors, what it would take to move this discussion we're having in the big city here out into America, broadly construed whether we're calling that "suburbia" or not. In other words, out into a space, a sphere, a site of discussion, in which the underlying values are on the table in a manner that is at least comparable to the way the practice of finance is currently on the table or the way, say, healthcare was on the table a few years ago. It's quite striking that, during an election year after four years of this crisis, housing is still not on the table. What do you think?

Affordable Housing,
Government and
Policy,
Liberal versus
Conservative,
A New Conversation

BL: One of the things I thought to do in preparation for this talk was to chart, from the Bush administration through the Obama administration, the number of times the word "housing" appears in the State of the Union address. I got really depressed, so I stopped. In essence—again, because it is so polarizing, and I can't wait to see what they said on Fox News—you're going to have to wait until December. You're going to have to wait until he gets reelected. You're going to have to wait until Shaun Donovan has four more years. Then we can start to have a meaningful discussion. But until then, I don't think anything that you put on the national political agenda that talks about "public" or "housing" other than possibly bailing out mortgages and/or bailing out more banks—I don't know how that's going to gain any traction or do anything other than alienate more voters. But once December comes, then it's a different story.

MJ: I wouldn't disagree with that. I think there's a curious rupture between the importance of housing in our lives and the importance of it in the political discourse, if you will. I think in New York City there are two things that are important to New Yorkers: real estate and romance. And real estate inevitably trumps romance. "Who's got the right rent-stabilized apartment? I'll take that one!" "Ok, you're moving in with me. I'm not moving in with you." Here it is so central to our lives. Go to a party in a single-family house in a neighborhood or something: "So, did you hear the house down the street went for so-many dollars?" It dominates our conversation in so many ways, and yet it's so difficult for it to enter into the discussion even in the aftermath of this colossal, this calamity that has occurred. [...] In some ways, when it gets into the public policy realm, it's like "My eyes glaze over." I'm talking about ORMs [Qualified Residential Mortgages], and you're falling asleep

it gets into the public policy realm, it's like "My eyes glaze over." I'm talking about QRMs [Qualified Residential Mortgages], and you're falling asleep. Let's admit it. It is hard. It's really hard to raise this issue in an effective manner.

Audience Member: I used to be a homeowner in Fort Lee, but the taxes got to be too high. As you know in New Jersey the taxes for homes are among the highest in the country. So, I sold the home at a loss in this economy and received a HUD voucher to get a rental space. In my town, I was told there is a lack of public housing. If I were to go into a HUD building, I could move in but not move out. It would be better for someone of my age to get a HUD voucher and just try to find affordable housing with that voucher. Now that new development is not taking into consideration affordable housing, so my question to you is since the housing authority in my town said they cannot approach the developer, and the town that is making the deal with the developers cannot request affordable housing, can gentlemen like you make any suggestions? I understand that Governor Christie of New Jersey has the idea that affordable housing, the HUD program, is something where the developers that have put in money into the fund for these things, the funds have not been used, and that money he wants the government to take. So, the affordable housing in New Jersey is stagnant and looks like it's going away. Can you make any suggestion how affordable housing can have a future and how there can be better communication with developers that are getting a great deal for people like me?

BL: What you essentially did in maybe two minutes is cut a broad swath right through just about every problem that we kind of touched upon up here and hopefully to some extent a lot of these projects started to poke at. I would, with all due respect to my colleagues, suggest they didn't really get into that cut. And, when Barry said this would be a little more nuts and bolts, I didn't realize we were talking this nuts and bolts, but you're absolutely right. You point out a whole series of problems starting from the fact that you've been displaced, put in a position where you could no longer afford your house because of the taxes on that house. Now you're being left with very few options. I would hope on a really basic level that your voucher is portable, so that you aren't stuck just looking for housing in Fort Lee which I know can be somewhat challenging. [...] The whole Affordable Housing Trust Fund is a problem because it's like the old George Bernard Shaw play *Major Barbara*: It allows these guys to buy their way out of providing affordable housing. [...] As long as you continue to take what amounts to developers' ransom money, you're going to continue to have segregated neighborhoods. You're going to continue to have folks like yourself who are stuck, getting forced out of their neighborhood...

Affordable Housing,
Government and
Policy,
Homeownership,
The Market,
Reference and
Comparison



L: Press and Links
R: Press and Links



Press and Links



L: Press and Links
 R: Press and Links



L: Press and Links
 R: Press and Links



Press and Links

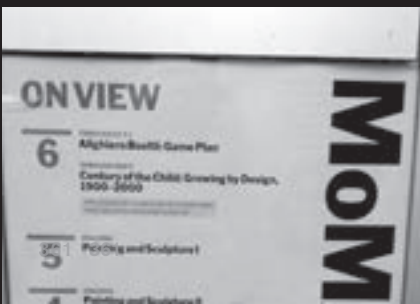
trulia

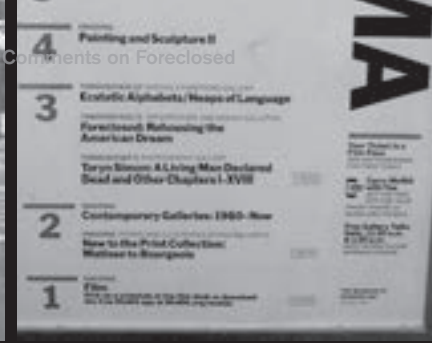
By Jennifer Ready August 12, 2012 8:10 PM
 48 views | No comments

MOMA on Foreclosure in America

See Floor 3. Yes MOMA is now exhibiting a rehousing of Foreclosed America.(see pics) As a lender I was very interested in what rehousing the "American dream" would entail. Sadly, I was very disappointed. The bottom line is that there were multiple artistic versions but they all came to turning single family home tracts into city like condensed landscapes. Their theory is that a large percentage of foreclosures in the United States are single family homes. Of course the majority are single family homes, the majority of the United States is comprised of single family homes. The data was skewed to a very pro city, anti suburb lean which I found disappointing. "McMansions" were not what caused foreclosures. It was loose lending coupled with the affect of a tough economy. If you are in NYC check out the MOMA and see if you disagree.

Cities and Suburbs,
 Land Use and Density,
 Responsibility

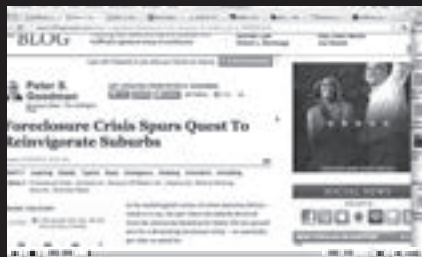




Jennifer Ready, "MoMA on Foreclosure in America," The Straight Truth (blog), Trulia, August 12, 2012, http://www.trulia.com/blog/jenniferready/2012/08/moma_on_foreclosure_in_america/, (accessed August 22, 2012). Image Credit: Not provided in publication.

HUFFPOST LIVE

Foreclosure Will End Cliche Housing In America Hosted by: Janet Varney



- Resources**
- ▣ QUESTS: Alyona, Amale, Stephanie, Courtney
 - ▣ KEY ARTICLE: Foreclosure Crisis Spurs
 - ▣ IMAGINE THIS: MANK: Reinventing The American Dream
 - ▣ QUEST BIO: Stephanie Alison Walker
 - ▣ WEBSITE: Amale's Firm
 - ▣ THE NUMBERS: Forbes Home Depot Results
 - ▣ QUEST BIO: Courtney Poolot
 - ▣ GOOD READ: Foreclosed America

Janet Varney (JV): We were looking at this *HuffPost* article. I've got it pulled up here. It's on the Business vertical, and it's Peter S. Goodman's post "Foreclosure Crisis Spurs Quest to Reinvigorate Suburbs." It's a great read. Of course, it engages the reader with regard to all of the things we were

American Dream,
Internet Banter,
The Market,
Press and Links

Foreclosure crisis Spurs Quest to Reinvigorate Suburbs. It's a great read. Of course, it engages the reader with regard to all of the things we were just talking about: this idea of the real estate bubble, the collapse, all of these people being turned out of their homes, and what it's going to mean to the bouncing back, to the recovery, and what that's going to look like.

AM: And to the American dream, right?

JV: And to the American dream and what that even means anymore.

JV: So the idea isn't necessarily that these are exhibits that will then be transformed into actual developments. It's really more about an imagining and an inspiring of the American public. Is that right?

Amale Andraos (AA): Definitely. It's really an architecture exhibition, and the idea is to project alternate visions, you know, where people can actually look at models and say, "I would live there." And "there" would be, in our case, five times the density from typical suburbs, three times the open space, a wide range of diversity in terms of typology of housing, a wide range of diversity in terms of landscapes, etc, etc. So, they're pointing at something that is completely opposite and different to what exists there now.

AM: It's very cool, actually. I went to this exhibit when I was in New York just a little while back, and it forces you to think outside of the box.

JV: Literally outside of the tiny little box.

AM: Which is hard for everyone to do, you know? Even I, myself, was walking around the exhibit, and everything shows this very condensed communal style of living. And, at first, you get this kind of reaction like "I wouldn't want to do that. What about my privacy? What about my personal space?" because I feel like we've been conditioned to want these single-family large homes with our own driveway and our own yard and to block ourselves off from everyone else. But I think it's a really incredible thing, this exhibit, because it just makes you envision the world and the way that we live in a different way.

Courtney Poulos (CP): There's more to it, I think, than just high-density. In northeast Los Angeles, where there was a huge impact after the market crashed, and there are so many bank-owned homes, it's not just about mixed-use, but also creating communities—building community with what's already existing, like the greenest way of building and rebuilding.

JV: Will you tell us a little about what you actually do with your organization? Because you buy up places that have been foreclosed upon, and you essentially transform them, but you use what's there.

CP: That's right. So, my biggest client is Better Shelter. And Better Shelter is one of the rehab firms that pioneered the transformation of northeast LA. They took these foreclosed homes which you could buy very cheaply and did a higher-end design and started to draw people who couldn't get what they wanted on the west side and bring them out to our neighborhoods. Now what that's turned into for our organization, the NELA Business Culture, is attracting small-business owners, attracting tech companies, so that we can create a community where people can live, work, and play. And there's also turning abandoned gas stations into parks, and the community is really working together to improve what we've already got. And these areas were neglected, and now they're flourishing.

AM: Can I just read you a comment really quick before we get into this? Jamesguy74 says, who is watching this right now—thank you for your comment—said, "I think that this foreclosure crisis gives the typical American suburbs to basically start over." I guess, the chance to start over. "Housing prices are down dramatically, so it makes the American

The Exhibition,
Land Use and Density,
A New Conversation,
Quality of Life

Jobs,
Land Use and Density,
Quality of Life,
Reference and
Comparison,
Retrofit or Redesign

Affordable Housing,
American Dream,
Homeownership,
Internet Banter,
Quality of Life

over. “Housing prices are down dramatically, so it makes the American Dream more affordable for first time home buyers.”^{oreclosed}

CP: That’s it.

Stephanie Walker (SW): My brother’s buying a house right now.

AA: I think one of the things, though, that the exhibition tried to do is question (and I think Peter Goodman in his article makes that clear) the connection between the American Dream and the ownership of the single-family home. This is a very constructed link that is actually very recent historically. You can also redefine or reexamine the American Dream as, you know, better education, leaving a more sustainable world to your children than it is now. It is really critical to untangle this kind of ownership model of the single-family home with the American Dream. There are incredibly positive aspects to the American Dream that don’t necessarily rely on this kind of ownership model.

JV: Absolutely.

JV: How do we continue to propagate this idea of hope and this idea of connecting just regular everyday Americans who may not have a background in architecture, who may not have the sort of forward-thinking thrust that your company has? How do we better communicate this and continue to communicate it?

AA: First of all, the exhibition is incredibly accessible because of its models, and you can look at little people in the houses and kind of imagine yourself, and that was quite intentional. I think in general it’s just this kind of faith in the future, that the future doesn’t necessarily need to look like the past or even the present, and that we can live differently. We have in the past. We can in the future. And that it’s possible to imagine different models, and to kind of get out of ideologies that lock us in such as “The suburb is quintessentially American.” It’s not. It’s very global. [. . .] That this is not necessarily the way things need to be.

AM: Well if anyone’s going to do it then—we have some of our commenters that are weighing in that are part of a younger generation—it seems like they would be the ones to do it, right? Let’s take this comment from JamesPowers who says, “I’m 26 years old, and it’s been said my generation will change jobs 13 times before we retire. Why would I want to be saddled with the obligation of a mortgage. Condo or apartment. Fine with me.”

CP: What are the benefits of homeownership? Is that the question?

AM: A young person says, “Well, yeah. If you change jobs thirteen times . . .” Who knows where that takes you? Around the world or across the country. Just rent.

CP: We all have to rent, that’s true. But definitely owning a home allows you the possibility to build wealth . . .

CP: But I want to talk about the suburbs for just a moment if I may. I think that the suburbs kind of get a bad rap. We all want a backyard for our kids to run around in, and I think that’s completely fair. I used to work in Washington, DC, and they built out, during the boom, pretty far. So people were traveling twenty, thirty miles to get into the city, and all the streets were jammed, and there was kind of nothing going on in those suburbs. And I think that’s the problem—not that the suburbs exist. It’s that people can’t live, work, and play in their communities. So, they’re spending all their time in the car. What I’m saying is whether it’s twenty miles away from the heart of the city or whether it’s at the edge or border of the city, which is where I work like northeast LA, it’s about building a community that can sustain employment

A New Conversation

Homeownership,
Internet Banter,
Jobs

Challenge of
Suburbia,
Circulation,
Family,
Quality of Life

city or when it's at the edge or border of the city, which is where I work like northeast LA, it's about building a community that can sustain employment and where people can live and work and play together. That's what makes life valuable, and that's why people want to live here. That's why people want to move here. You can knock on the door and know your neighbor.

AA: Absolutely, I should add that your backyard could be on your roof.

CP: I wouldn't want my kid running around on the roof.

SW: The MoMA exhibit, it inspires. It shows out-of-the-box thinking, ways to totally reexamine the types of dwelling we would like to own or be a part of in the future if we want to ever have a home again, and that's different than having a mortgage. When we were going through this, we said, "We'll never own a home again unless we can pay for it outright." [...] One of the conversations we have more often than not is the type of places that we would like to live in. And it's gone from being a traditional-type home to "What if we had a completely sustainable home where it's completely solar-powered?" and things that we never really considered previously. And I think that that's what's so inspiring and that's what's so exciting about these types of exhibits. I can't see the value of homeownership right now from where I'm sitting as the only answer because I had been so bitter on it for that period.

Homeownership,
A New Conversation



hp_blogger_Vanessa Smith

8d

Do you think this is a positive thing? Weigh in!

Internet Banter,
A New Conversation



janetvramey

8d

Are you tired of Little Boxes on the Hillside? Can foreclosure ultimately lead to a more unique America?

Challenge of
Suburbia,
A New Conversation



StephensRG

8d

off topic maybe but question/comment...Does Suburbia necessarily mean rich or imply box like houses, green lawns? I'm sure that is the first thought of many but growing up in the south, I think of poverty levels and depressed neighborhoods as suburbia too. That is bad foreclosure

Challenge of
Suburbia,
Populations and
Demographics



myaccessiblelife

8d

Foreclosure definitely has some good points to it for some homeowners when you find the loopholes.

Affordable Housing,
Homeownership



outpost19

8d

Tune into Outpost19's Stephanie Walker on HuffPoLive today:
<http://t.co/y1zQ4bEL> #foreclosure #huffpostlive

Press and Links



Littof

8d

Watch me on @HuffPostLive at 4.30pm PST, talking about Thanks For Foreclosure <http://t.co/Zmp8hPNH> #foreclosure #huffpostlive

Press and Links



hp_blogger_Jonny Stewart

8d

let's all go back to pitching and living in tent communes.

Reference and
Comparison



majorwiblit

8d

Good evening Janet

Internet Banter



ShellaKhani

365

8d

hp_blogger_Jonny Stewart, as long as we have Internet access

Internet Banter,
Quality of Life



hp_blogger_Jonny Stewart
SheilaKhanI, high-speed mind you.

8d

Internet Banter



Typical_Boston_Liberal
Ha a printed out version...

8d

Internet Banter



disclosureproject
when one doesnt have much to start with doesnt mean much to lose much

8d

Quality of Life



Tom_Servo
Hello there everybody.

8d

Internet Banter



SheilaKhanI
hp_blogger_Jonny Stewart, faved

8d

Internet Banter



Gadea268
Yay! Janet & Alyona - two great looking ladies.

8d

Internet Banter



nancyredd
i love you james' wife! u are super kewll

8d

Internet Banter



hp_blogger_Jonny Stewart
hi courtney!

8d

Internet Banter



paulx44
Typical_Boston_Liberal, Yeah, I understand that e-book texts used to actually be printed on paper

8d

Internet Banter



Progressives_LoveAmerica
I think the lighter side of foreclosure would be the obvious catharsis people being foreclosed upon get from willfully neglecting the state of their homes & basically turning them into trash heaps in the knowledge that the banks will be taking them

8d

Homeownership,
A New Conversation



Robert_R_Best
I wonder if they fight over who gets the couch and who has to sit in the folding chair.

8d

Homeownership,
Internet Banter



tlatryker
Progressives_LoveAmerica, LOL

8d

Internet Banter



SheilaKhanI
can we discuss the purpose of property tax? or table it for future topics?

8d

Government and
Policy



Tom_Servo

8d

Internet Banter

▶		Tom_Servo Robert_R_Best, they draw straws reclosed: August 2012	8d Internet Banter
▶		paulx44 Robert_R_Best, coin flip	8d Internet Banter
▶		ShellaKhanl hp_blogger_Vanessa Smith, faved	8d Homeownership
▶		majorwiblit I was lucky...I was able to sell.....but took a big hit	8d American Dream
▶		epiphany2345 No more dream. Just one big of neverending nightmare!	8d Homeownership, The Market
▶		Luanne_Taylor try selling a NONforeclosure in the midst of it!	8d A New Conversation
▶		tistryker my blood pressure rises when we talk about foreclosures. I don't even own a home. I just tie it to all that has happened. A reminder of the peak behind the curtain we all got...then nothing changed. Damn!	8d Homeownership
▶		disclosureproject or we can just discuss the idea of property	8d Homeownership, The Market
▶		Typical_Boston_Liberal Please discuss the fact that cash-in-hand contractors are buying a huge portion of the available homes around most major cities and chopping them up for rental.	8d Internet Banter
▶		hp_blogger_Jonny Stewart let's start having foreclosure parties!	8d Homeownership, The Market
▶		jamesguy74 I think that this foreclosure crisis gives the typical American suburbs to basically start over. Housing prices are down dramatically, so it makes the American dream more affordable for first time home buyers.	8d Homeownership, Internet Banter, The Market
▶		Progressives_LoveAmerica tistryker, it's true & I don't blame them. If I were being foreclosed on, I'd do the same thing: Put out rotting food all over the place & put out the welcome wagon for rodents, possums, raccoons, vagrants, etc. The bank will be welcomed by stench	8d Internet Banter
▶		hp_blogger_James Poulos hp_blogger_Jonny Stewart, Funclosure?	8d Homeownership,



Luanne_Taylor

Comments on Foreclosed

8d

most banks won't loan on a foreclosure

Homeownership,
The Market



paulx44

Jamesguy74, It's not the best way to achieve that goal, but I see what your saying

8d

Internet Banter



Incognito-ergo-sum

Typical_Boston_Liberal, Once they own all the rentals, they will cut care and raise prices.

8d

Homeownership,
The Market



Eddie_VanderMolen

Progressives_LoveAmerica, What happened to the idea of squatting in your own foreclosed home?

8d

Homeownership,
Internet Banter



alix

The people should foreclose on the banks

8d

The Market



Progressives_LoveAmerica

hp_blogger_Jonny Stewart, personally, I'd much prefer it if the government would EXPROPRIATE these homes & give them to the would-be victims of foreclosure, just to teach banks something about risk management.

8d

Affordable Housing,
Government and
Policy



Typical_Boston_Liberal

Incognito-ergo-sum, Yeah, that's what I'm afraid of...

8d

Internet Banter



Luanne_Taylor

so only those with enough cash can purchase the foreclosures

8d

Homeownership,
The Market



hp_blogger_Jonny Stewart

Progressives_LoveAmerica, now we're talkin.

8d

Internet Banter



toncuz

hopefully everyone knows that Fannie and Freddie were VICTIMS of Wall Street and Republican deregulation of derivatives...NOT the cause

8d

Government and Policy,
The Market,
Responsibility



tstryker

same type of heist the same powers that be did at the great depression. they got the bailouts and the properties. total money grab by the rich.

8d

Government and Policy,
Internet Banter,
Reference and
Comparison



Progressives_LoveAmerica

Eddie_VanderMolen, people do that too...but vandalism & neglect of the home are the order of the day once it's apparent that all hope is lost & the bank is taking the house

8d

Homeownership,
Internet Banter



Tom_Servo

The day I left my home was one of the saddest days of my life. I did not trash it. I cleaned it. I loved it I was there 22 years,

8d

Homeownership



SheilaKhanl

Progressives_LoveAmerica, great ideal but not the same gov't that bailed them out - may be a pro socialist gov't

368

8d

Government and Policy,
Internet Banter,
Liberal versus
Conservative

	<p>Prof. Loves LoveAmerica, great idea! but not the same gov't that baild them out - may be a pro socialist gov't</p> <p>Foreclosed: August 2012</p>	Liberal versus Conservative
	<p>westward1 8d</p> <p>The FBI reports 80% of mortgage fraud was committed by lenders.</p>	Homeownership, Reference and Comparison
	<p>disclosureproject 8d</p> <p>earthships</p>	Internet Banter
	<p>toncuz 8d</p> <p>Except FDR told those banks ...you are no longer in the loan business...the loans belong to us now...here's some chump change</p>	Government and Policy, Reference and Comparison
	<p>Eddie_VanderMolen 8d</p> <p>Tom_Servo, OMG. I'm so sorry for you.</p>	Internet Banter
	<p>Typical_Boston_Liberal 8d</p> <p>Not if contractors buy the house first with cash on hand.</p>	The Market
	<p>Nadia_Joseph 8d</p> <p>I just wanted to throw a couple of ideas for future segments. The first one is asylum seekers; countless number of families have lost their lives searching for a better life elsewhere only to be met with death or living in limbo.</p>	Internet Banter
	<p>Luanne_Taylor 8d</p> <p>no no, only if they enough cash!</p>	Affordable Housing, The Market
	<p>hp_blogger_Clay 8d</p> <p>Chiles I want to see some nonprofit buy up foreclosed homes and then give them away to people who lost their homes to foreclosure after falling victim to predatory lending.</p>	Affordable Housing, The Market
	<p>StephensRG 8d</p> <p>thanks for not ignoring the neglected areas!! We shouldn't only talk about the rich areas! My parent's first house was in the suburbs. But not the nice ones!!</p>	Challenge of Suburbia, Populations and Demographics
	<p>MarJman 8d</p> <p>hp_blogger_Clay Chiles, they couldn't pay the taxes</p>	Government and Policy, Internet Banter, The Market
	<p>Nadia_Joseph 8d</p> <p>The second thought that came to mind is to do a segment on Medicare and Social Security and cover more health care related topics of concern. Thank you.</p>	Internet Banter
	<p>Eddie_VanderMolen 8d</p> <p>hp_blogger_Clay Chiles, Churches in Harlem did just that.</p>	Internet Banter, Reference and Comparison
	<p>altx 8d</p> <p>I would like to see a segment with Rick Wolffe, professor from U. amherst</p>	Internet Banter

I would like to see a segment with Rick Warren, professor from U. aminerst

Comments on Foreclosed



Gadea268

8d

hp_blogger_Clay Chiles, That is a fantastic idea.

Internet Banter



Tom_Servo

8d

I can't talk about this. It makes me ill. check you people out tomorrow.

Internet Banter,
A New Conversation



JamesPowers

8d

Im 26 years old and its been said my generation will change jobs 13 times before we retire. Why should I WANT to be sattered with the obligation of a mortgage. Condo or apt fine with me

Homeownership,
Jobs



Luanne_Taylor

8d

Alabama gives you a year to come back and reclaim your home...

Government and
Policy,
Reference and
Comparison



MarJman

8d

Want to do something important do shows constantly on the last area of legalized discrimination in America, pot smokers

Internet Banter



Eddie_VanderMolen

8d

Tom_Servo, Chin up buddy. :)

Internet Banter



psux44

8d

JamesPowers, I'm 18 and feel the exact same way. Apartments work for me.

Homeownership,
Internet Banter



toncuz

8d

Or we can CLAW BACK foreclosure losses from the bank accounts of the criminal bankers

The Market



Progressives_LoveAmerica

8d

JamesPowers, or might I suggest a favela?

Internet Banter



psux44

8d

28*

Internet Banter



Typical_Boston_Liberal

8d

JamesPowers, That number goes way down with a college education, and even further with a graduate level education. If you find a job you love, you'll want a house some day. There's no feeling like it, and that's why this is such a sad story.

Homeownership,
Jobs,
Quality of Life



Luanne_Taylor

8d

foreclosures have COST Americans way too much net worth...

The Market



Eddie_VanderMolen

8d

Ugh,... SHort sales suck.

The Market

	 <p>JamesPowers Foreclosed: August 2012 8d look on the bright side if we end up homeless we can still get fed by the public in philly! hahaha that story really blows my mind</p>	<p>Affordable Housing, Government and Policy, Reference and Comparison</p>
	 <p>disclosureproject 8d that's positive</p>	<p>Internet Banter</p>
	 <p>Luanne_Taylor 8d I fail to see much of a silver lining.</p>	<p>A New Conversation</p>
	 <p>Sharon_Morell 8d Typical_Boston_Liberal, so true</p>	<p>Internet Banter</p>
	 <p>SheilaKhanl 8d JamesPowers, be sure to do the math before buying a house- make sure you buy the house, not the bank - be sure if do the math with HOA and property tax (which comes up to be 10% of your net income on average- in California)</p>	<p>Homeownership, Internet Banter, The Market</p>
	 <p>lstryker 8d someone at my work is getting foreclosed on. as if that doesn't suck enough, she gets the runaround about living there, the buying and selling and servicing of the mortgage. its seriously rough for ppl.</p>	<p>Affordable Housing</p>
	 <p>hp_blogger_James Poulos 8d Nadia_Joseph, Thanks for the pitches!</p>	<p>Internet Banter</p>
	 <p>MarlJman 8d I decided when I was a teenager never to buy a house because the government could take it away from me for not paying taxes if I lost a job etc. I feel you never can own it, only rent it from Uncle Sam</p>	<p>Government and Policy, Homeownership</p>
	 <p>disclosureproject 8d creating art out of any situation is always good</p>	<p>The Exhibition</p>
	 <p>alix 8d SheilaKhanl, make sure you don't lose your job anytime in the next 20 yrs.</p>	<p>Internet Banter, Jobs</p>
	 <p>yeswecanjane 8d Homeless people you cn look inside your former homes and smile at the progress:)</p>	<p>Affordable Housing</p>
	 <p>Luanne_Taylor 8d the threat of foreclosure seems to hit families REAL fast!</p>	<p>Affordable Housing</p>
	 <p>SheilaKhanl 8d MarlJman, excellent comment! faved</p>	<p>Internet Banter</p>

		<p>Government and</p>
---	--	-----------------------



Eddie_VanderMolen

MarJman, there's an idea out there for a progressive property tax.

8d

Government and Policy,
Internet Banter



hp_blogger_Vanessa Smith

Typical_Boston_Liberal, We are going to try to get to that. Great question.

8d

Internet Banter



ShellaKhanl

alix, will do my best

8d

Internet Banter



paulx44

yeswecanjane, And it's kinda warm if you stand outside close enough to the windows of your former home

8d

Affordable Housing,
Internet Banter



Enock_Zamora

I went to the 'slash and burn' chamber of commerce in the (8) district in Denver last night in the 'redevelopment' on Welton St.. The Renewal agency now say they are 'reformed'. What a concept.

8d

Government and Policy,
Reference and Comparison,
Retrofit or Redesign



Adlermaalestate

I started working NELA area 18 months ago feel in love with it and now have moved my Fam here.

8d

Quality of Life,
Reference and Comparison



Luke_Cloran

Suburbs are becoming more and more desolate, more young people are moving toward the urban home-lives.

8d

Challenge of Suburbia,
Populations and Demographics



MarJman

Eddie_VanderMolen, you know the banker fat cats and government lifers will never go for anything progressive when it comes to money

8d

Government and Policy,
The Market



Luanne_Taylor

26 is very young to buy a house!

8d

Homeownership,
Internet Banter



tstryker

there are indeed a ton of reasons not to buy. buying a home has never been for everyone (but they sure did hand those loans out fast).

8d

Homeownership,
Internet Banter



yeswecanjane

paulx44, Yes we can look warmly at their future and not be so jealous!

8d

Affordable Housing,
Internet Banter



VenusBivins.John

MarJman, tell the truth! there's no true homeownership -- even with Home Affordable refinance program -- banks extent your "rent" to another 40 years. Renting is much less stressful

8d

Homeownership,
Internet Banter



BrianDion

It can be cheaper to own a home then to rent and if you move alot because job changes you can always have a realestate company manage the property to rent.. I think that business may grow massively over the next couple of years with banks not knowing what to do and people moving.

8d

Homeownership,
Jobs

	<p>Luke_Cloran Foreclosed: August 2012 8d</p> <p>Theres a difference between suburb "developments", and actual communities.</p>	<p>Challenge of Suburbia, Quality of Life</p>
	<p>Luanne_Taylor 8d</p> <p>at 51 I wanted to try to live in some new cities...</p>	<p>A New Conversation</p>
	<p>Adlermaalestate 8d</p> <p>York blvd is changing every day it's amazing</p>	<p>Reference and Comparison</p>
	<p>SheilaKhanl 8d</p> <p>building wealth from buying a house is like building wealth for people like Mitt- the 1%- is not for everyone in fact it has had anti-building wealth affects</p>	<p>Homeownership</p>
	<p>Luanne_Taylor 8d</p> <p>now I continue to either LOSE big bucks on sells, or I am stuck!</p>	<p>Homeownership, The Market</p>
	<p>Typical_Boston_Liberal 8d</p> <p>Minimum lot sizes ruined our country. Talk to a zoning board in the suburbs and they'll say how much it has handcuffed suburban development.</p>	<p>Land Use & Density</p>
	<p>MarlJman 8d</p> <p>VenusBivinsJohn, I agree renting is much less stressful because for the most part the government isn't there with their hand out</p>	<p>Government & Policy, Homeownership, Internet Banter</p>
	<p>JamesPowers 8d</p> <p>thats what is so brilliant about this...i think the old guard is going to get a real wake up about how america has changed. I dont want a damn yard i have to mowe haha i admit it im lazy</p>	<p>Land Use & Density, Populations & Demographics, Quality of Life</p>
	<p>Luanne_Taylor 8d</p> <p>every day a new foreclosure pops up and you think, great another decline in the neighborhood prices</p>	<p>The Market</p>
	<p>Sharon_Morell 8d</p> <p>tistryker, With interest rates this low if you can afford to buy you would be wise to do so</p>	<p>Homeownership, Internet Banter, The Market</p>
	<p>yeswecanjane 8d</p> <p>SheilaKhanl, Added Bonus We get to help share the cost of their taxes:)</p>	<p>Government & Policy, Internet Banter, Responsibility</p>
	<p>eastcoastprogressive 8d</p> <p>How about one of those Futura homes. Only 100 were made. http://www.berling.ni/futuro I'd like to see these make a come back.</p>	<p>Reference & Comparison</p>
	<p>disclosureproject 8d</p> <p>defensable moat hmm...</p>	<p>Internet Banter, Land Use & Density</p>
	<p>tistryker 8d</p> <p>Sharon_Morell not buying in at this point sorry</p>	<p>Homeownership, Internet Banter</p>



tistryker

Sharon_Morell, not buying in at this point. sorry.

Comments on Foreclosed

8d

Internet Banter



Luanne_Taylor

interest rates won't help to buy the foreclosed properties

8d

Homeownership,
The Market



MarJman

Once you get my age (50) you start realizing you can't take it with you

8d

Homeownership,
Sustainability



Luanne_Taylor

look at the houses that are NOT selling in an area and you will find the folks trying to NOT compete

8d

The Market



disclosureproject

I would like to live in a 55 and over community

8d

Quality of Life



Luanne_Taylor

so again, WE are stuck

8d

Sustainability



Gadea268

In NYC a \$200.00 a night, pet hotel has just opened up. Maybe 10 blocks from the Chelsea Pet Hotel, on the FDR drive, there are homeless families that would love to share a room in the hotel with the pet.

8d

Affordable Housing,
Reference &
Comparison



tistryker

the situation is different for every individual for mortgaging for sure.

8d

Homeownership



JohnBryansFontaine

World's Easiest-to-Build House http://www.houselogic.com/blog/home-improvement/easy-build-house/?utm_campaign=Feed%3A%20houselogic_blog%20%28HouseLogic%20Blog%29&utm_medium=feed&utm_source=feedburner&nicmp=outbrain&nicn=cpc&niseg=hiblog

8d

Reference &
Comparison



paulx44

Thanks for sharing your story with us Stephanie :)

8d

Internet Banter



MarJman

Luanne_Taylor, Life is not a competition

8d

Internet Banter,
The Market



paulx44

lol she just tagged out to Jaboc off set

8d

Internet Banter



Enock_Zamora

Native's never owned property they just used it. European's sold you what God gave you for free?

8d

Homeownership








VenusBlvinsJohn

MarJman, on the other hand, if you have children entering college, you can sell or refinance your home to pay for it

8d

Family,
Homeownership

- 
Kringle Foreclosed August 2012 8d
 I'm excited about all the AMAZING discussion!
- 
alix 8d
 putting yourself down gets old after a while
- 
VenusBlvinsJohn 8d
 Love HuffPost Live! A bit addictive.
- 
NoMoniker 8d
 Who is buying the foreclosed homes? Certainly not the millions who've been foreclosed on. Rich investors?
- 
NoMoniker 8d
 Hey, HuffPo -- the buffering is real slow, constant interruptions at a Starbucks.

A New Conversation









Internet Banter

Internet Banter

Affordable Housing, The Market

Internet Banter

Janet Varney, "Foreclosure Will End Cliche Housing in America," *Huff Post Live* Video, 19:45. August 16, 2012, <http://live.huffingtonpost.com/r/segment/502948a402a76030ce0000ac/>. (accessed August 24, 2012).

- 
Museum of Modern Art @MuseumofModernArt 13 Aug
 A quick note that we'll be open tomorrow (we're usually closed on Tuesdays) & every Tuesday through September 25! bit.ly/MoMAcpl
 Details
- 
WorldHouseMD @WorldHouseMD 13 Aug
 @MuseumofModernArt is "Rehousing the Dream" now closed? Details
- 
Museum of Modern Art @MuseumofModernArt Follow
 @WorldHouseMD Yes, "Foreclosed: Rehousing the American Dream" closed today. You can check out the exhibition site here: bit.ly/Nuillvi
- 
Rock @RockNYC Follow
 August 13, 2012, 11:30 a.m. - Foreclosed: Rehousing the American Dream: Lectures & Gallery Tal... bit.ly/MRonwO @aplusk @theonion
 Reply Retweet Favorite
- 
Syn Studios @SynStudios Follow
 August 13, 2012, 11:30 a.m. - Foreclosed: Rehousing the American Dream goo.gl/JrCCa
 Reply Retweet Favorite
- 
Mike Kujawski @mikokujawski Follow
 Next on my reading list: The Buell Hypothesis: ow.ly/cZmOQ #endofsuburbia
 Reply Retweet Favorite
- 
Stephanie Walker @StepWalker Follow
 Really bummed I missed the MOMA exhibit "Foreclosed: Rehousing the American Dream" Did you get to see it? moma.org/visit/calendar... Impressions?
- 
Elijah Porter @ElijaPorter Follow
 Some Photos from MoMA's "Foreclosed" exhibition flickr.com/photos/elijahp...
 Reply Retweet Favorite

L: Internet Banter, Press and Links
R: Press and Links

L: Press and Links
R: Press and Links

L: Internet Banter, Press and Links
R: The Exhibition



Comments on Foreclosed



•• Fore

2:18 PM - 18 Aug 12 (a.m.) - United Pro Trust

Index: Themes, Articles, Images and Video

Academic Hubris. The issue of whether architects, and architects in academia in particular, can or should be considered cultural leaders is a controversial one. These comments discuss the extent and effects of such leadership, whether actual or imagined.

p25, 26, 53, 65, 74, 93, 115, 152, 153, 160, 164, 166, 178, 179, 206, 208, 211, 233, 241, 244, 264, 265, 267, 268, 281, 286, 357. 📖📍 p26, 56, 87, 91, 116, 122, 123, 124, 125, 126, 127, 128, 129, 133, 142, 143, 154, 196, 211, 212, 216, 217, 221, 222, 243, 328

Affordable Housing. At the center of the exhibition were questions regarding housing affordability, whether through homeownership or renting. These comments specifically discuss the issues surrounding what approaches can or should contribute to providing affordable housing.

p36, 55, 67, 76, 77, 98, 101, 109, 111, 112, 113, 131, 132, 137, 140, 152, 153, 183, 184, 185, 206, 211, 225, 226, 233, 236, 239, 244, 263, 277, 307, 308, 309, 310, 311, 313, 319, 356, 357, 358, 359, 360, 363. 📖📍 p26, 29, 33, 44, 66, 85, 86, 88, 89, 96, 122, 126, 127, 129, 133, 143, 162, 208, 232, 242, 246, 312, 318, 322, 326, 328, 329, 332, 333, 334, 343, 345, 346, 365, 368, 369, 371, 372, 374, 375

American Dream. The Buell Hypothesis posits that changing the American Dream can change the American city. These comments discuss aspects of this dream and the effects they have on the development of housing in the American suburbs.

p29, 32, 36, 45, 46, 55, 67, 70, 76, 78, 84, 98, 101, 107, 115, 130, 132, 137, 139, 149, 155, 166, 171, 183, 184, 185, 188, 191, 198, 200, 201, 206, 208, 220, 228, 229, 235, 237, 240, 241, 260, 262, 265, 266, 270, 275, 285, 286, 287, 290, 295, 308, 311, 349, 353, 362, 363. 📖📍 p42, 43, 86, 88, 96, 103, 118, 122, 123, 125, 126, 133, 142, 144, 151, 171, 179, 181, 182, 215, 223, 224, 242, 243, 244, 252, 253, 255, 261, 271, 272, 298, 303, 327, 334, 343, 367

Art and Architecture. The disciplines of art and architecture are related but not synonymous. These comments discuss the nature, extent, and appropriateness of the relationship between the two.

p24, 25, 37, 54, 65, 70, 71, 75, 78, 82, 98, 107, 159, 163, 274, 291, 292. 📖📍 p25, 61, 78, 97, 118, 124, 126, 127, 128, 179, 195, 217, 243, 258, 278, 294, 347

Challenge of Suburbia. The suburbs present unique issues nonexistent in cities and rural areas. These comments discuss some of those challenges including changing demographics, land use patterns, approaches to homeownership, and the particular ways that these questions affect suburbia.

p20, 24, 29, 45, 55, 57, 70, 72, 93, 98, 100, 108, 111, 115, 131, 134, 139, 152, 155, 159, 166, 169, 191, 199, 211, 246, 275, 290, 301, 302, 314, 354, 364. 📖📍 p60, 88, 117, 143, 144, 151, 167, 173, 191, 251, 253, 287, 317, 365, 369, 372, 373

Circulation. How we move around is a fundamental consideration for the design of cities, suburbs, and housing. These comments discuss topics of transportation, walkability, and commuting.

p46, 55, 71, 72, 77, 109, 120, 134, 155, 163, 181, 183, 189, 219, 263, 264, 281, 288, 295, 302, 319, 355, 356, 364. 📖📍 p42, 46, 84, 85, 87, 88, 126, 133, 158, 162, 166, 174, 181, 207, 215, 217, 224, 251, 252, 263, 322, 324, 327, 328, 332, 333, 338, 340, 341, 342, 343, 344, 345

Cities and Suburbs. Historically, suburbia has been defined relative to the city. These comments discuss the relationship between the two and the extent to which their definitions may be changing.

p58, 71, 90, 115, 150, 159, 163, 166, 171, 177, 183, 184, 198, 211, 228, 229, 231, 246, 266, 302, 303, 306, 319, 354, 355, 356, 357, 358, 361. 📖📍 p20, 42, 56, 85, 86, 87, 88, 89, 97, 116, 144, 162, 167, 172, 173, 174, 218, 221, 242, 298, 315, 326, 327, 331, 335, 338, 339, 340, 341, 342, 344, 345, 346

Community Participation. Public participation is widely seen as a critical part of urban planning processes.

These comments discuss aspects of community input as it relates to the issues presented in the exhibition. p46, 58, 65, 67, 72, 77, 78, 100, 108, 111, 132, 153, 154, 166, 211, 241, 244, 269, 302, 307, 348, 355, 357, 358, 359. 📖📍 p38, 39, 44, 61, 75, 122, 127, 128, 154, 163, 215, 251, 312, 337

The Exhibition. While the exhibition provides the basic prompt for this discussion, these comments specifically discuss choices made by curators and designers regarding the exhibition and the materials presented.

p47, 57, 58, 95, 108, 120, 153, 163, 164, 166, 168, 169, 170, 171, 176, 180, 183, 186, 187, 194, 195, 199, 209, 213, 228, 229, 233, 235, 238, 248, 249, 250, 254, 255, 262, 269, 274, 281, 282, 283, 286, 287, 289, 290, 291, 292, 295, 303, 306, 308, 314, 317, 320, 350, 351, 354, 356, 357, 358, 363. 📖📍 p30, 31, 40, 50, 91, 97, 103, 104, 107, 113, 116, 117, 127, 128, 162, 167, 179, 187, 195, 196, 221, 222, 223, 231, 251, 254, 255, 257, 258, 261, 271, 276, 278, 279, 288, 289, 293, 294, 313, 315, 317, 318, 325, 342, 347, 351, 371, 375

Family. American suburbia has long been conceived as a place for families. These comments discuss the relevance of family, children, and multigenerational households, especially as the average household size and makeup change.

p46, 61, 77, 84, 113, 120, 131, 132, 134, 185, 211, 286, 309, 364. 📖📍 p62, 88, 150, 215, 216, 218, 222, 223, 227, 323, 374

Government and Policy. Federal, state, and municipal government decisions affect suburban housing from issues of finance and subsidy to questions of land use regulation. These comments discuss the political and governmental role and the extent to which it should be exercised.

p32, 55, 64, 76, 77, 84, 90, 106, 112, 113, 115, 120, 131, 134, 137, 140, 156, 183, 184, 186, 189, 198, 200, 206, 211, 228, 235, 242, 244, 252, 253, 260, 263, 264, 265, 267, 268, 276, 277, 283, 307, 308, 309, 310, 320, 321, 351, 355, 356, 358, 359, 360. 📖📍 p42, 43, 46, 56, 75, 84, 87, 88, 89, 91, 118, 122, 123, 129, 142, 143, 163, 173, 196, 212, 222, 231, 232, 239, 244, 251, 263, 271, 312, 321, 322, 323, 324, 325, 326, 328, 329, 330, 331, 334, 335, 336, 337, 338, 339, 340, 341, 342, 345, 346, 366, 368, 369, 370, 371, 372, 373

Homeownership. The concept and structure of homeownership is inextricably linked to the questions of the American suburbs, housing, mortgage finance, and foreclosure. These comments discuss the significance of homeownership, the rise of renting, and different financial relationships between residents and their homes. p20, 32, 37, 55, 71, 76, 77, 83, 84, 101, 109, 110, 113, 139,

140, 150, 156, 163, 183, 184, 185, 189, 191, 198, 200, 206, 219, 228, 230, 236, 255, 257, 260, 263, 266, 275, 283, 287, 295, 306, 309, 310, 311, 314, 317, 319, 321, 348, 351, 353, 356, 357, 360, 363, 364, 365. 📧📧 p56, 77, 85, 86, 88, 116, 140, 142, 144, 150, 222, 223, 232, 238, 242, 263, 271, 272, 273, 323, 324, 326, 338, 340, 344, 345, 346, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374

Infrastructure. Proposals for development at the scale of the housing unit, neighborhood, city, or region, all include infrastructural necessities. These comments discuss the complicated question of infrastructure, including how it should be planned and funded.
p20, 56, 71, 77, 90, 106, 109, 111, 156, 179, 184, 189, 226, 263, 286, 307, 355, 357, 358. 📧📧 p26, 49, 83, 89, 143, 147, 177, 272, 318, 326, 346

Internet Banter. Public and often anonymous discussion through the Internet enables a certain type of back-and-forth rarely found in other forms of discourse. These comments include discussion either about this forum or resulting from the forum.
p163, 247, 362, 363, 364. 📧📧 p24, 26, 29, 30, 34, 39, 43, 44, 54, 56, 61, 62, 73, 75, 76, 78, 85, 87, 88, 91, 102, 117, 124, 125, 126, 128, 129, 132, 133, 139, 141, 143, 147, 158, 160, 163, 171, 172, 175, 180, 195, 196, 211, 212, 216, 223, 230, 232, 239, 242, 251, 252, 253, 255, 257, 271, 272, 293, 312, 318, 319, 321, 323, 326, 327, 328, 331, 333, 334, 336, 337, 338, 340, 341, 343, 344, 345, 346, 351, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375

Jobs. Designing for how and where people live will necessarily include discussions of how and where those people will work. These comments discuss issues of jobs and job creation.
p77, 90, 101, 109, 131, 152, 156, 166, 185, 188, 200, 219, 244, 263, 357, 363, 364. 📧📧 p29, 43, 84, 86, 87, 88, 126, 133, 144, 171, 218, 221, 222, 239, 251, 323, 329, 342, 344, 347, 370, 371, 372

Land Use and Density. Urban planning issues such as land use (including residential, commercial, industrial, institutional, and mixed uses), density, and the zoning policies that dictate them are often used as guiding principles in design. These comments discuss the decisions proposed in the exhibition as well as their projected consequences.
p46, 55, 57, 77, 79, 93, 101, 106, 108, 109, 110, 112, 113, 120, 131, 132, 134, 140, 150, 156, 161, 163, 166, 183, 184, 209, 211, 219, 228, 229, 235, 237, 246, 249, 250, 252, 253, 257, 260, 262, 263, 265, 269, 270, 281, 283, 287, 292, 295, 301, 303, 306, 311, 317, 319, 321, 349, 353, 354, 356, 357, 358, 361, 363. 📧📧 p56, 67, 85, 86, 91, 113, 117, 142, 143, 144, 173, 174, 182, 215, 216, 221, 223, 224, 253, 271, 293, 322, 323, 324, 325, 326, 332, 334, 338, 339, 343, 373

Liberal versus Conservative. Questions of housing affordability in suburbia involve questions of lifestyle, economic and financial practices, environmentalism, government investment and regulation, and social ideology. These comments discuss the issues presented by the exhibition within the terms of liberal and conservative debate.
p189, 206, 211, 265, 283, 308, 359. 📧📧 p86, 87, 123, 124, 125, 126, 127, 174, 196, 217, 221, 222, 223, 224, 324, 327, 328, 335, 369

The Market. Housing constitutes a cornerstone set of industries that are essential to the US economy. These comments discuss issues of the housing market, the mortgage and financial structures surrounding it, whether we create supply to meet existing demand, as well as arguments against providing affordable housing options through the private market.
p26, 32, 36, 52, 71, 73, 74, 76, 84, 108, 111, 112, 113, 115, 140, 141, 150, 155, 161, 166, 179, 180, 183, 185, 186, 189, 199, 200, 209, 210, 211, 228, 229, 233, 238, 242, 252, 263, 276, 277, 283, 286, 307, 309, 310, 311, 312, 313, 320, 321, 355, 356, 359, 360, 362. 📧📧 p26, 33, 43, 49, 75, 84, 86, 87, 88, 96, 104, 123, 124, 125, 126, 129, 141, 142, 143, 144, 150, 160, 171, 172, 175, 212, 216, 221, 222, 231, 246, 251, 252, 253, 266, 278, 321, 322, 323, 326, 327, 328, 329, 333, 334, 335, 336, 339, 342, 344, 346, 367, 368, 369, 370, 371, 372, 373, 374, 375

A New Conversation. In the wake of the foreclosure crisis, many have called for a discussion on strategies for housing affordability and development. These comments discuss the need for a new conversation and new ideas on the topic.
p20, 23, 29, 33, 36, 37, 38, 42, 48, 53, 64, 65, 67, 71, 98, 99, 106, 107, 130, 139, 149, 150, 152, 158, 159, 164, 168, 170, 180, 183, 185, 186, 188, 199, 201, 206, 219, 220, 228, 235, 239, 240, 243, 245, 252, 255, 257, 263, 265, 268, 274, 281, 285, 286, 287, 289, 290, 292, 295, 306, 307, 308, 310, 311, 313, 320, 321, 348, 349, 350, 354, 356, 357, 358, 359, 363, 364, 365, 365. 📧📧 p26, 29, 54, 56, 76, 87, 91, 93, 103, 117, 122, 123, 129, 154, 167, 174, 175, 182, 212, 216, 222, 253, 255, 278, 305, 312, 313, 323, 327, 342, 343, 366, 367, 370, 371, 373, 375

Populations and Demographics. The demographic make-up of cities and suburbs is changing. These comments discuss these changes (including population sizes, racial and ethnic makeup, and socioeconomic factors) and their effects.
p57, 58, 61, 62, 71, 76, 78, 84, 108, 111, 112, 115, 120, 131, 155, 166, 183, 188, 200, 211, 213, 214, 235, 237, 249, 252, 265, 270, 286, 287, 311, 314, 321, 355, 356, 358. 📧📧 p39, 49, 56, 78, 85, 86, 87, 88, 132, 133, 144, 147, 150, 151, 215, 218, 315, 323, 365, 369, 372, 373

Press and Links. These comments include press releases and links to articles presented elsewhere, including many in this volume.
p20, 61, 73, 114, 145, 161, 172, 187, 249, 362. 📧📧 p24, 25, 27, 29, 30, 31, 33, 34, 37, 39, 40, 44, 45, 48, 50, 54, 55, 60, 61, 66, 67, 72, 75, 76, 77, 79, 81, 82, 83, 92, 93, 95, 97, 102, 103, 104, 106, 107, 111, 113, 114, 117, 118, 129, 133, 134, 139, 140, 141, 142, 144, 145, 147, 148, 149, 151, 154, 155, 159, 160, 162, 165, 167, 172, 177, 179, 181, 182, 187, 190, 191, 192, 208, 209, 210, 212, 218, 219, 225, 227, 228, 230, 231, 232, 234, 237, 238, 239, 241, 242, 243, 245, 247, 251, 253, 254, 255, 256, 258, 261, 262, 263, 267, 268, 269, 270, 276, 278, 279, 283, 285, 288, 289, 290, 293, 294, 298, 300, 304, 305, 312, 313, 315, 317, 318, 319, 320, 322, 325, 342, 347, 351, 353, 354, 360, 361, 365, 375

Professional Practice. Architecture and urban planning activities operate in academic institutions and in the field, in theory and in practice. These comments discuss the realities of practice and common understanding of these professions.
p25, 37, 52, 53, 65, 70, 71, 91, 96, 100, 113, 122, 137, 141,

149, 153, 154, 163, 179, 183, 198, 199, 201, 208, 210, 225, 231, 233, 234, 238, 242, 247, 255, 267, 268, 276, 277, 286, 292, 303, 311, 312, 355, 357, 358, 359. 📄📄 p26, 40, 43, 49, 54, 72, 77, 87, 91, 97, 102, 125, 127, 128, 141, 163, 171, 181, 196, 212, 224, 243, 251, 255, 293, 304, 312, 313

Quality of Life. Access to services, open space and recreation, and a vibrant neighborhood, among many other things, all contribute to the quality of life within any neighborhood or city. These comments discuss these issues along with the means for ensuring their presence within communities.

p46, 57, 61, 78, 84, 109, 115, 119, 170, 171, 183, 224, 233, 235, 269, 275, 277, 302, 303, 314, 319, 321, 357, 363, 364. 📄📄 p43, 44, 46, 56, 61, 86, 88, 89, 97, 116, 123, 125, 144, 162, 165, 221, 222, 223, 225, 227, 251, 253, 256, 322, 323, 324, 326, 327, 331, 332, 333, 340, 342, 343, 344, 345, 346, 365, 366, 370, 372, 373, 374

Reference and Comparison. Architecture, urban planning, and real estate development each have long histories. These comments discuss or include references and comparisons to historical precedents, best and worst practices, and different schools of thought.

p26, 36, 38, 54, 67, 70, 71, 72, 73, 74, 76, 83, 98, 100, 109, 112, 120, 132, 134, 149, 153, 163, 164, 166, 171, 177, 184, 186, 188, 198, 209, 219, 224, 228, 235, 244, 246, 247, 249, 254, 260, 265, 267, 268, 269, 281, 282, 285, 287, 289, 292, 301, 307, 308, 309, 310, 311, 355, 356, 357, 358, 360, 363. 📄📄 p26, 29, 39, 42, 43, 44, 56, 77, 84, 85, 86, 88, 89, 91, 96, 116, 117, 122, 123, 124, 125, 126, 127, 128, 129, 132, 141, 142, 143, 144, 150, 151, 154, 160, 162, 163, 167, 171, 174, 175, 196, 207, 212, 215, 216, 217, 221, 222, 223, 224, 232, 240, 242, 246, 253, 271, 292, 293, 294, 298, 304, 312, 321, 322, 323, 325, 326, 327, 331, 332, 334, 335, 337, 338, 341, 342, 344, 345, 346, 365, 368, 369, 370, 371, 372, 373, 374

Responsibility. Questions regarding responsibility are often controversial. These comments discuss who or what can or should be responsible for housing and development issues past, present, and future.

p32, 36, 72, 109, 184, 185, 262, 306, 309, 310, 311, 312, 320, 321, 358, 361. 📄📄 p43, 44, 84, 85, 86, 87, 88, 142, 144, 231, 251, 289, 321, 327, 328, 329, 330, 331, 335, 336, 337, 340, 343, 344, 368, 373

Retrofit or Redesign. The extent to which the American suburbs should and can be retrofitted or entirely redesigned involves a complex set of considerations. These comments discuss these issues and the advantages and disadvantages of wiping the slate clean.

p24, 100, 110, 113, 134, 150, 152, 164, 166, 191, 199, 211, 246, 249, 252, 260, 262, 281, 300, 301, 363. 📄📄 p117, 126, 165, 167, 171, 172, 174, 175, 179, 219, 253, 271, 298, 330, 372

Role of the Museum. Cultural institutions such as the Museum of Modern Art are generally believed to hold a certain position with a specific function in society. These comments discuss the role of the museum with respect to the topics of this exhibition, including whether an art museum can or should function as a platform for discussion on planning and spatial politics.

p25, 36, 37, 38, 47, 48, 52, 53, 54, 64, 67, 72, 74, 75, 115, 148, 154, 180, 194, 199, 228, 238, 244, 265, 266, 291, 292,

298, 308, 349, 357. 📄📄 p27, 38, 39, 75, 76, 116, 117, 122, 128, 149, 217, 237, 242, 283, 290, 293, 294

Scale. The design and development of housing and suburbia occur at several scales from the national level with federal policy and banking practices to the local scales of neighborhoods and communities to the scale of the individual home. These comments discuss the relationships between different scales and whether some should be prioritized over others.

p20, 29, 36, 64, 71, 77, 99, 100, 102, 106, 110, 153, 155, 156, 184, 185, 186, 188, 208, 211, 229, 242, 244, 246, 262, 276, 303, 310, 311, 314, 356. 📄📄 p24, 44, 50, 91, 128, 142, 144, 147, 154, 165, 175, 217, 221, 240, 246, 293, 327

Silliness and Seriousness. The projects included in the exhibition have been variously described along a spectrum ranging from whimsical to serious in terms of their proposals and presentation. These comments discuss whether the projects can, should, or were intended to be taken seriously.

p115, 152, 166, 189, 201, 211, 213, 214, 224, 228, 229, 238, 247, 248, 257, 275, 287, 290, 355. 📄📄 p60, 116, 123, 124, 125, 126, 127, 128, 129, 133, 167, 196, 221, 222, 238, 242, 251, 252, 292, 334

Sustainability. The long-term impact and maintenance of any proposal is an important factor in its design. These comments discuss issues of sustainability whether environmental, economic, or social.

p52, 55, 57, 71, 75, 76, 77, 82, 84, 90, 93, 101, 109, 112, 155, 156, 166, 183, 184, 185, 186, 189, 211, 213, 225, 226, 229, 237, 244, 262, 263, 264, 265, 271, 284, 285, 286, 300, 302, 303, 319, 351, 356. 📄📄 p26, 33, 42, 44, 49, 66, 81, 87, 88, 91, 124, 142, 143, 144, 145, 167, 175, 179, 208, 210, 215, 216, 217, 223, 227, 253, 256, 271, 272, 278, 289, 298, 321, 324, 325, 326, 327, 328, 332, 333, 334, 341, 342, 345, 374

Top-Down and Bottom-Up. Today, most cities and suburbs are developed and evolve through a combination of processes stemming from the “bottom” and decisions made at the “top.” These comments discuss the influence from each direction and the balance between the two.

p100, 106, 160, 244, 264, 265, 286, 307, 308, 309. 📄📄 p44, 56, 88, 122, 123, 125, 143, 163, 216, 221, 222, 223, 224, 254, 292, 328, 339, 342

(Un)Realistic Proposals. The projects included in the exhibition have been described as “propositions” rather than “blueprints.” These comments discuss the extent to which the proposals include a realistic understanding of the issues at hand and offer realizable solutions.

p81, 91, 93, 100, 120, 130, 131, 132, 141, 152, 155, 158, 159, 166, 180, 181, 191, 199, 201, 206, 209, 211, 213, 214, 219, 225, 229, 241, 242, 244, 245, 247, 248, 250, 252, 260, 267, 268, 269, 275, 281, 283, 286, 287, 290, 292, 301, 303, 311, 314, 355, 356. 📄📄 p91, 102, 117, 122, 124, 125, 126, 127, 128, 132, 133, 141, 142, 143, 144, 147, 154, 165, 177, 207, 217, 221, 242, 251, 252, 269, 322, 337, 347

The Workshop. The projects exhibited resulted from a six-month workshop process which included opportunities for public discussion and feedback. These comments include discussions from the workshop and about the impact of the collaborative design process.

p20, 23, 25, 29, 31, 47, 49, 54, 57, 61, 62, 64, 66, 82, 95,
108, 112, 134, 145, 149, 153, 169, 180, 186, 194, 233,
269, 289, 348. 🗨️👤 p20, 24, 30, 31, 33, 34, 37, 39, 40,
48, 54, 55, 61, 66, 67, 76, 78, 97, 154, 255, 304

April 2011

"MoMA Design Program to Promote Rethinking of Housing in Light of Foreclosure Crisis," Robin Pogrebin, p20.

Homeownership, Infrastructure, Scale, The Workshop. 📧📧 *Press and Links, The Workshop*

"Foreclosure Crisis Sparks Project on 'Rehousing the American Dream,'" Carrie Bay, p20.

Challenge of Suburbia, A New Conversation. 📧📧 *Cities and Suburbs*

May 2011

"The Suburbs are OK," Andrew Zago, p23.

Challenge of Suburbia, A New Conversation, Retrofit or Redesign, The Workshop. 📧📧 *Internet Banter, Scale*

"Suburbia: What a Concept," Allison Arief, p24.

Art and Architecture

"Architect in the Middle," Troy Conrad Therrien, p25.

Academic Hubris, The Market, Professional Practice, Reference and Comparison, Role of the Museum, The Workshop. 📧📧 *Academic Hubris, Affordable Housing, Infrastructure, Internet Banter, The Market, A New Conversation, Press and Links, Professional Practice, Reference and Comparison, Role of the Museum, Sustainability*

June 2011

"Foreclosed: Rehousing the American Dream," Barry Bergdoll, p29.

American Dream, Challenge of Suburbia, A New Conversation, Scale, The Workshop. 📧📧 *Affordable Housing, The Exhibition, Internet Banter, Jobs, A New Conversation, Press and Links, Reference and Comparison, The Workshop*

"Foreclosed: Visit the Teams for Open Studios," Barry Bergdoll, p31. *The Workshop*

"Foreclosed: Rewriting the Script," Reinhold Martin, p32.

American Dream, Government and Policy, Homeownership, The Market, A New Conversation, Responsibility. 📧📧 *Affordable Housing, Internet Banter, The Market, Press and Links, Sustainability, The Workshop*

July 2011

"Foreclosed: Between Crisis, Possibility, and Revision," Caitlin Blanchfield, p36.

Affordable Housing, American Dream, Art and Architecture, Homeownership, The Market, A New Conversation, Professional Practice, Reference and Comparison, Responsibility, Role of the Museum, Scale. 📧📧 *Press and Links*

"Are Museums America's Last Hope for Civil Discourse?," Bob Duggan, p38.

A New Conversation, Reference and Comparison, Role of the Museum. 📧📧 *Community Participation, Internet Banter, Reference and Comparison, Role of the Museum*

August 2011

"Dispatches from the Changing American Dream: Expanding the National Conversation," Arianna Huffington, p42.

A New Conversation. 📧📧 *Affordable Housing, American Dream, Circulation, Cities and Suburbs, Community Participation, Government and Policy, Internet Banter, Jobs, The Market, Professional Practice, Quality of Life, Reference and Comparison, Responsibility, Scale, Sustainability, Top-Down and Bottom-Up*

"Reimagining the American Dream," Eric Howald, p45.

American Dream, Challenge of Suburbia, Circulation, Community Participation, Family, Land Use and Density, Quality of Life. 📧📧 *Circulation, Government and Policy, Quality of Life*

"It's Not Just a Museum, It's a Think Tank," Robin Cembalest, p47.

The Exhibition, A New Conversation, Role of the Museum, The Workshop

"Glen Lowry, Director of the Museum of Modern Art in 'It's Not Just a Museum, It's a Think Tank,'" Jeff Taylor, p48.

📧📧 *A New Conversation, Role of the Museum*

"Foreclosed: Prioritizing Project Elements," Barry Bergdoll, p48.

The Workshop. 📧📧 *The Exhibition, Infrastructure, The Market, Populations and Demographics, Press and Links, Professional Practice, Sustainability*

September 2011

"The Art of Advocacy: The Museum as Design Laboratory," Barry Bergdoll, p52.

Academic Hubris, Art and Architecture, The Market, A New Conversation, Professional Practice, Reference and Comparison, Role of the Museum, Sustainability, The Workshop. 📧📧 *Internet Banter, A New Conversation, Press and Links, Professional Practice, The Workshop*

"MoMA Project Starts Rebuilding the American Dream, Starting in Orange," Dan Bischoff, p55.

Affordable Housing, American Dream, Challenge of Suburbia, Circulation, Government and Policy, Homeownership, Infrastructure, Land Use and Density, Populations and Demographics, Quality of Life, Sustainability. 📧📧 *Academic Hubris, Cities and Suburbs, Government and Policy, Internet Banter, A New Conversation, Populations and Demographics, Quality of Life, Reference and Comparison, Top-Down and Bottom-Up*

"Update: Foreclose: Rehousing the American Dream/MoMA," Karen Cilentio, p56.

Challenge of Suburbia, Cities and Suburbs, Community Participation, The Exhibition, Land Use and Density, Populations and Demographics, Quality of Life, Sustainability, The Workshop. 📧📧 *Challenge of Suburbia, Press and Links, Silliness and Seriousness*

"Arts and the Quality of Place," Paulette Beete, p60.

Family, Populations and Demographics, Press and Links, Quality of Life, The Workshop. 📧📧 *Art and Architecture, Community Participation, Internet Banter, Press and Links, Quality of Life, The Workshop*

"'Foreclosed' Open Studio at PS1," Ian Volner, p61.

Populations and Demographics, The Workshop. 📧📧 *Family, Internet Banter*

October 2011

"Honorable Intentions," Carly Berwick, p64.

Academic Hubris, Art and Architecture, Community Participation, Government and Policy, A New Conversation, Professional Practice, Role of the Museum, Scale, The Workshop

“Foreclosed: Close of the Workshop Phase,” Barry Bergdoll, p65. *The Workshop*. 📌📍 Affordable Housing, Press and Links, Sustainability, The Workshop

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“Cultural Outlets,” Stephen Zachs, p74. *Academic Hubris, Art and Architecture, The Market, Reference and Comparison, Role of the Museum*. 📌📍 *Community Participation, Government and Policy, Internet Banter, The Market, A New Conversation, Press and Links, Role of the Museum, Sustainability*

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and Links, Professional Practice “Foreclosed: Thoughts on Cicero and Collaboration with Jeanne Gang,” Theaster Gates Jr, p78. *American Dream, Art and Architecture, Community Participation, Populations and Demographics, Quality of Life*. 📌📍 *Art and Architecture, Internet Banter, Land Use and Density, Populations and Demographics, Press and Links*

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“Times Are Changing in the Early ‘All-Alike’ Suburb Levittown,” John D. Sutter, p83. *American Dream, Family, Government and Policy, Homeownership, The Market, Populations and Demographics, Quality of Life, Reference and Comparison, Sustainability*. 📌📍 *Affordable Housing, American Dream, Challenge of Suburbia, Circulation, Cities and Suburbs, Family, Government and Policy, Homeownership, Infrastructure, Internet Banter, Jobs, Land Use and Density, Liberal versus Conservative, The Market, A New Conversation, Populations and Demographics, Professional Practice, Quality of Life, Reference and Comparison, Responsibility, Sustainability, Top-Down and Bottom-Up*

“Foreclosed: The Role of the Team in the Design Process,” Alexander Felson, p90. *Cities and Suburbs, Government and Policy, Infrastructure, Jobs, Professional Practice, Sustainability, (Un) Realistic Proposals*. 📌📍 *Academic Hubris, The Exhibition, Government and Policy, Internet Banter, Land Use and Density, A New Conversation, Press and Links, Professional Practice, Reference and Comparison, Scale, Sustainability, (Un)Realistic Proposals*

“Rewilding and the Museum of Modern Art—Really!,” Keith Bowers, p92. *Academic Hubris, Challenge of*

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“MoMA Foreclosed,” sherwoods, p95. *The Exhibition, The Workshop*. 📌📍 *Press and Links*

“Inviting Consultants to the Design Table,” Zak Kostura, p95. *Professional Practice, The Workshop*. 📌📍 *Affordable Housing, American Dream, Art and Architecture, Cities and Suburbs, The Exhibition, The Market, Press and Links, Professional Practice, Quality of Life, Reference and Comparison, The Workshop*

“The CRIT: Thoughts on MoMA’s Foreclosed: Rehousing the American Dream,” Guy Horton, p98. *Affordable Housing, American Dream, Art and Architecture, Challenge of Suburbia, Community Participation, Homeownership, Jobs, Land Use and Density, A New Conversation, Professional Practice, Reference and Comparison, Retrofit or Redesign, Scale, Sustainability, Top-Down and Bottom-Up, (Un)Realistic Proposals*. 📌📍 *American Dream, The Exhibition, Internet Banter, Press and Links, Professional Practice, Scale, (Un)Realistic Proposals*

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Density, The Market, Press and Links, Professional Practice, Populations and Demographics, Quality of Life, Reference and Comparison, Responsibility, Scale, Sustainability, Top-Down and Bottom-Up, (Un)Realistic Proposals

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"(Sub)urban Realities," Danielle Rago, p148.
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Academic Hubris, Affordable Housing, Community Participation, The Exhibition, Professional Practice, Reference and Comparison, Role of the Museum, Scale, The Workshop, Academic Hubris, Community Participation, A New Conversation, Press and Links, Reference and Comparison, Scale, (Un)Realistic Proposals, The Workshop

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"Jeanne Gang's Proposal Transforms Chicago's Rundown Cicero into a Thriving Neighborhood," Bridgette Meinhold, p156.
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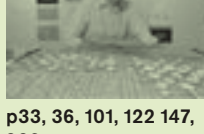
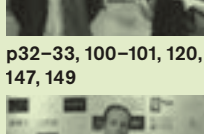
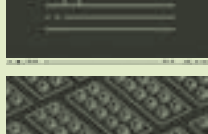
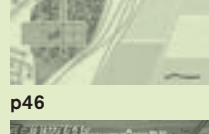
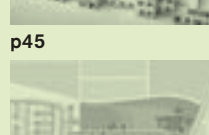
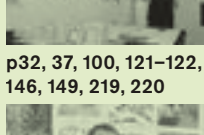
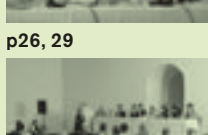
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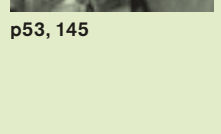
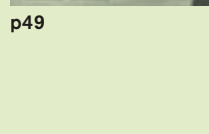
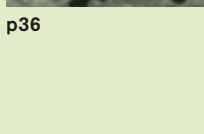
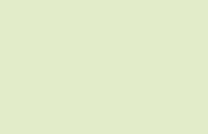
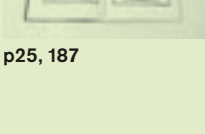
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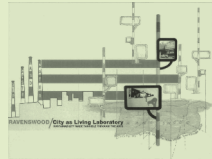
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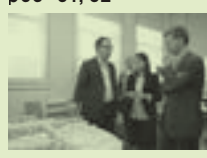
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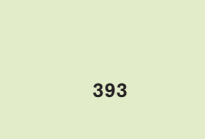
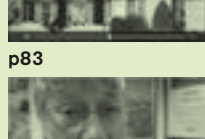
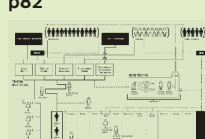
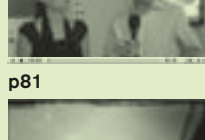
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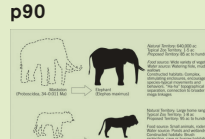
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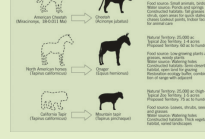
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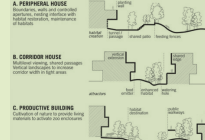
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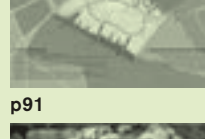
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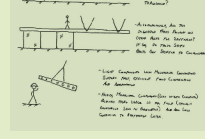
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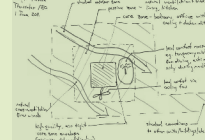
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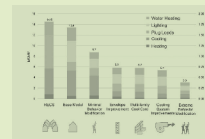
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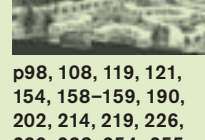
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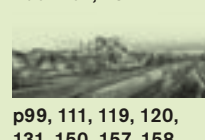
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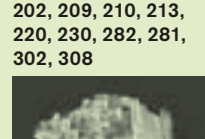
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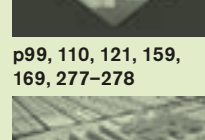
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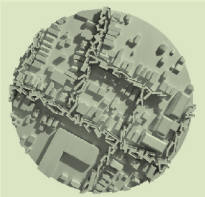
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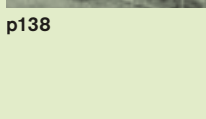
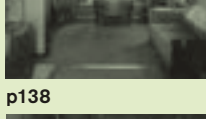
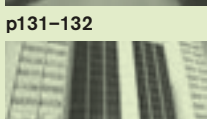
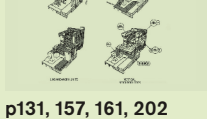
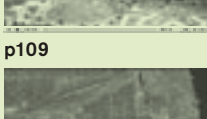
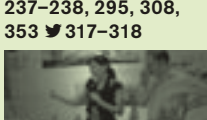
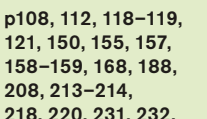
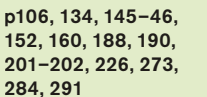
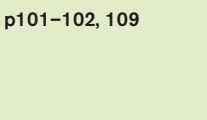
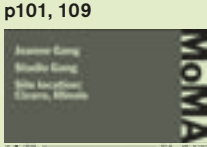
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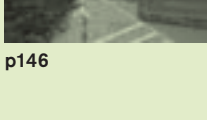
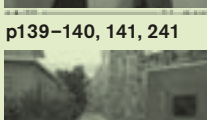
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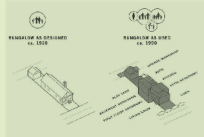
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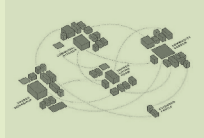
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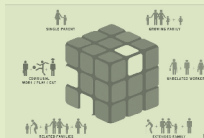
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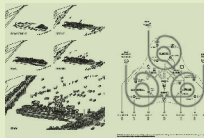
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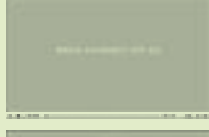
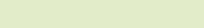
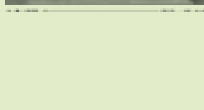
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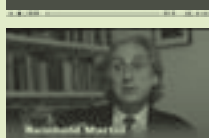
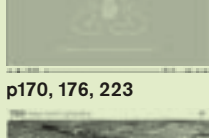
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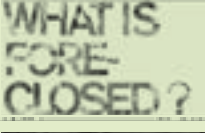


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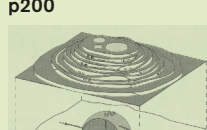


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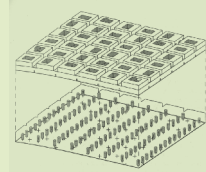
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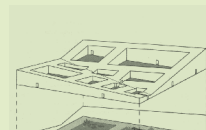
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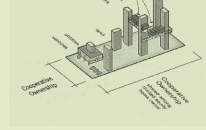
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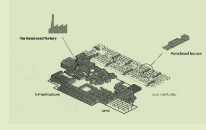
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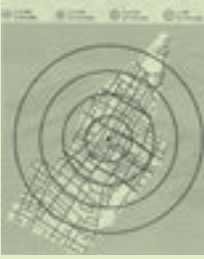
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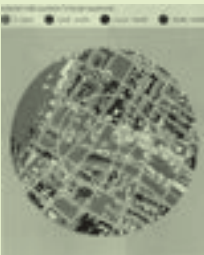
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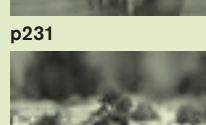
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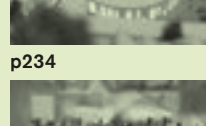
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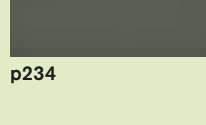
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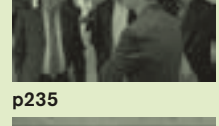
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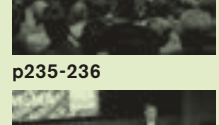
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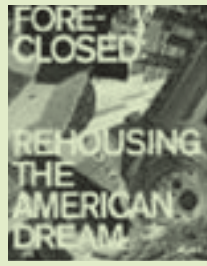
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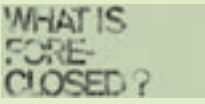
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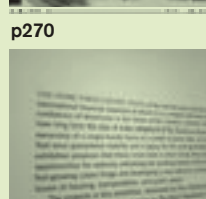
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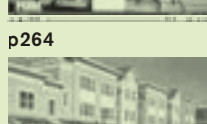
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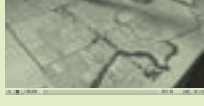
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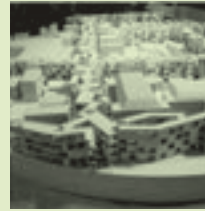
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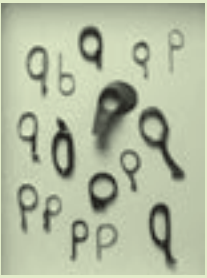
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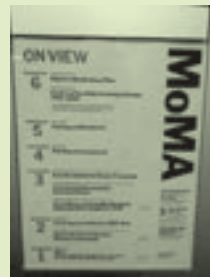
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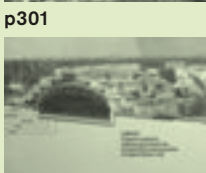
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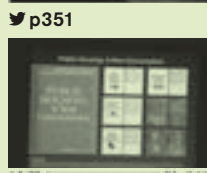
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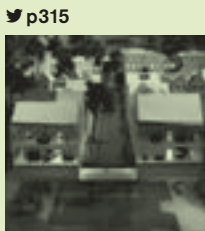
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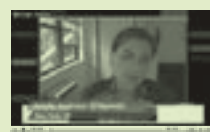
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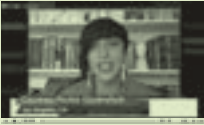


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