

AFFORDABLE HOUSING

A 6711

Tuesdays 11-1, 412 Avery, Spring 2017

Professor Gwendolyn Wright

The term “Affordable Housing” first emerged around a half-century ago as neo-liberal economic conditions undermined the concept of a basic right to good housing that had been central to modernist reform for over a century. As inequality has grown since the 1990s, the phrase has become quite prevalent. City governments, local philanthropies, and religious organizations around the world have subsidized alternatives to market-based housing projects. Developers are given incentives to create new settings or add additional units for those with lower incomes. Some projects are attuned to the needs of women and/or children, the elderly, or refugees; others have focused on public health, environmentalism, education, job-training, construction materials and other aspects of architecture. Above all, affordable housing is directly linked to particular groups of people and places -- regions, cities and even neighborhoods, as well as nations.

This class will explore innovations in policies, architecture and site planning that have defined these experiments. We’ll look at efforts to forge local identities through links with surrounding buildings, green spaces, histories and work opportunities. New kinds of financing and a panoply of supportive social services were equally important. All this entails a specific knowledge about the residents—health, gender, age, medical and psychological issues, work skills, traumas, hopes and social lives—to help build their resilience.

The seminar will consider many scales from individual units to public spaces as well as natural and social surroundings. We’ll explore quite varied settings, including rehabilitations of French and American public housing, the ongoing legacy of ‘Red Vienna,’ Scandinavian projects geared to women residents, Singapore’s state-sponsored housing, informal housing in the Global South and China’s “Comfortable and Affordable Housing” policies.

Required and many of the Recommended Readings are on Canvas and Shelf 359 in Avery’s Reserve Reading Room.

Week 1. (Jan. 17): Introduction and Background

Jan Willem Duyvendak, *The Politics of Home: Belonging and Nostalgia in Western Europe and the United States* (London, 2011), pp. 1-42
 Suzanne Schindler, "What Is Affordable Housing?" *Bauwelt* (2012):13-17

Recommended:

Eric Firley and Caroline Stahl, *The Urban Housing Handbook* (NY, 2010)

Pavlos Levas, *Dwelling and Architecture from Heidegger to Koolhaas* (Berlin, 2009)

J. Rosie Tighe and Elizabeth Mueller, eds., *The Affordable Housing Reader* (New York, 2013)

Week 2 (Jan. 24): Histories of Affordable Housing

Center for Urban Pedagogy, *What Is Affordable Housing?* (NY, 2009)

Gwendolyn Wright, "Design and Affordable Housing," *Cityscape* 16 (2014): 69-86

Recommended:

Jonathan Massey, "Housing and the 99 Percent," *Places: The Design Observer Group*, 2014

<http://places.designobserver.com/feature/housing-and-the-99-percent/32308/>

Kelly Patterson and Robert Silverman, eds., *Fair and Affordable Housing in the U.S.* (Chicago, 2011)

Wolfgang Forster, *Housing in the 20th and 21st Centuries* (Munich, 2006)

Ulsu Maschaykh, *The Changing Image of Affordable Housing: Design, Gentrification and Community in Canada and Europe* (Burlington, 2015)

Institute for Urban Design, *Affordable Housing* (New York, 2007)

Charles L. Edson, "Affordable Housing—An Intimate History," *ABA Forum*, rept. in the *Journal of Affordable Housing and Community Development Law* 20 (Winter 2011): 192-213

"Understanding Affordable Housing," Furman Center for Real Estate and Urban Policy, NYU, 2006

Sam Davis, *The Architecture of Affordable Housing* (Berkeley, 1995)

Richard Burham, *Housing Ourselves: Creating Affordable, Sustainable Shelter* (New York, 1998)

Jamilleh Manochehri, *The Politics of Social Housing in Britain* (NY, 2012)

Josep Lluís Mateo, ed., *Global Housing Projects* (Barcelona, 2008)

Week 3 (Jan. 31): Public Housing as a Community Asset

Anastasia Kalugina, “Affordable Housing Policies: An Overview,”

Cornell Real Estate Review 14 (June 20016): 76-83

Nicholas Bloom and Matthew Lasner, eds., *Affordable Housing in New York* (Princeton, 2016), pp. 193 ff., esp. 264-89

“The Power of Public Housing,” *The Atlantic*, Sept. 22, 2015

<http://theatlantic.com/business/archive/2015/09/public-housing-success/406561/>

Recommended:

Graham Towers, *Shelter Is Not Enough: Transforming Multi-Storey Housing* (Bristol, 2000)

Nicholas Bloom, Fritz Ubach and Lawrence Vale, eds., *Public Housing Myths: Perception, Reality and Social Policy* (Ithaca, 2015)

Nicholas Bloom, *Public Housing that Worked: New York in the Twentieth Century* (Phila, 2008) [EBook]

Amy L. Howard, *More Than Shelter: Activism and Community in San Francisco Public Housing* (Minneapolis, 2014)

Lawrence J. Vale, *Purging the Poorest: Public Housing and the Design Politics of Twice-Cleared Communities* (Chicago 2013) [EBook]

Kenny Cupers, “The Social Project: The Complex Legacy of Public Housing in Postwar France,” *Places* (April 2014)

Week 4 (Feb. 7): The Vienna Model and Social Democratic Europe

J. Blumgart, “4 Public Housing Lessons the U.S. Could Learn from the Rest of the World,” *Next City*, August 26, 2014

<https://nextcity.org/daily/entry/better-public-housing-less-failure-success-us-world>

Andreas Rumpfburger and Michael Klein, *Modelling Vienna: Real Fictions in Social Housing* (Vienna, 2014), pp. 142-57, 168-71

Wolfgang Forster, et, al., *Housing in Vienna: Innovative, Social, Ecological* (Vienna, 2008), esp. pp. 12-17, 19-33, 35-47, 59-85, 87-105, 119-124

Week 5 (Feb. 14): Materials, Technologies, and Neighbors Next Door

Peggy Tully, ed., *Modern American Housing* (NY, 2013), esp. pp. 48-57, 77- 93, 136-143, 150-53

Recommended:

- Julie Eizenberg. *Architecture Isn't Just for Special Occasions* (NY, 2006)
 Barry Bergdoll and Peter Christensen, *Home Delivery: Fabricating the Modern Dwelling* (New York, 2008), esp. pp 9-31; skim examples
 Reinhold Martin, Jacob Moore & Suzanne Schindler, eds., *The Art of Inequality: Architecture, Housing and Real Estate* (NY, 2015)
 ULI, *Housing America's Workforce* (Washington, DC, 2012)
 William Morrish, et.al., *Growing Urban Habitats* (Richmond, Ca., 2009)

Week 6 (Feb. 21): Affordable Housing in the Global South

- Teresa PR Caldeira, "Peripheral Urbanism: Autoconstruction, Transversal Logics, and Politics in the Cities of the Global South," *Environment and Planning D: Society and Space* (2016): 1-18
 Paul Jenkins, Harry Smith and Ya Ping Wang, *Planning and Housing in the Rapidly Urbanising World* (New York, 2007), esp. pp, 153-203
 Jan Bredenoord, Paul van Lindert and Peer Smets, eds., *Affordable Housing in the Urban Global South: Seeking Sustainable Solutions* (New York, 2014), pp. 22-29, 55-86

Recommended:

- Alejandro Aravena and Andrés Iacobelli, *Incremental Housing and Participatory Design Manual* (Berlin, 2012)
 Margarita Greene, *Incremental Housing: The Chilean Experience* (Santiago)
 Justin McGuirk, *Radical Cities: Across Latin America in Search of a New Architecture* (London and New York, 2007)
 Cristiane Rose Duarte and Fernance Mabalhães, "Upgrading Squatter Settlements into City Neighborhoods," in Vicente del Ril and Wm. Siembieda, eds *Contemporary Urbanism in Brazil* (Gainesville, 2010)
 Lucy Earle, "Irregular Urbanization as a Catalyst for Radical Social Mobilization: The Case of Housing Movements in São Paulo," in Dennia Rodgers, Jo Beall and Ravi Kanbur eds., *Latin American Urban Development into the 21st Century* (L/NY, 2012)
 Rodolfo Machado, ed., *Jorge Mario Jáuregui, architects: The Favela-Bairro Project* (Cambridge, Ma, 2003)
 Marc Angélil and Rainer Hehl, *Building Brazil: The Proactive Urban Renewal of Informal Settlements* (Berlin, 2011), esp. pp. 10-14, 32-34, 290-315 [based on analyses byETH faculty and students]

- Philip Harrison, Graeme Got, Alison Todes and Chris Wray, eds.,
Changing Space, Changing City: Johannesburg after Apartheid
 (Johannesburg, 2014), esp. pp. 154-94
- Paul Jenkins, *Urbanization, Urbanism and Urbanity in an African City:
 Home Spaces and House Cultures* (New York, 2013)
- Susan Parnell and Edgar Pieterse, eds., *Africa's Urban Revolution* (London
 and New York, 2014)
- Andres Lepik, *Afritecture: Building Social Change* (Munich, 2013)
- Marie Huchzermeyer, *Cities with 'Slums': From Informal Settlement
 Eradication to a Right to the City in Africa* (Claremont, 2011)
- Christian Werthmann and Jessica Bridger, *Metropolis Nonformal*
 (Minneapolis, 2015), esp. pp. 9-15, 87-91, 171-175
- AbdouMaliq Simone, *For the City Yet to Come: Changing African Life in
 Four Cities* (Durham, 2004)
- Graham Tipple, *Extending Themselves: User-Initiated Transformations of
 Government-Built Housing in Developing Countries* (Liverpool, 2005)

Week 7 (Feb 28): Student presentations of historical examples

Week 8 (Mar. 7): Continue presentations on historical examples

Week 9 (Mar. 14): SPRING VACATION

**Week 11 (Mar. 21): (March 21): NYC's Affordable Housing Today:
 Guest Speaker, Abby Hamlin, Hamlin Ventures**

“Housing New York – Five Borough – Ten Year Plan,”
 at NYC.gov/housing

Bloom and Lasner, eds., *Affordable Housing in New York*, 264-89

Recommended:

Peter Erwin, “Visualizing Affordability,” Master’s thesis, GSAPP, 2015
 Center for Urban Pedagogy, *What Is Affordable Housing?* (NY, 2009)

Kelly Patterson and Robert Silverman, eds., *Fair and Affordable
 Housing in the U.S.* (Chicago, 2011)

Alex F. Schwartz, *Modern Housing Policy in the United States* (NY, 2010)

Week 12 (Mar. 28): Affordable Housing in Asia

Start Student presentations of research projects about Asia

Readings:

- Rudolph El-Khoury and Edward Robbins, *Shaping the City* (2nd ed., NY, 2014), “Peripheral Urban Forms: Worker Camps and Peasant Villages” pp. 109-131; and “Hong Kong –Aformal Urbanism,” 293-9
- Louis Tay Heng Hock, ed., *Sustainable Affordable Housing for a Nation: the Singapore Success Story* (World Bank Anchor Innovations, 2010)
- Joyce Yanyun Man, “Affordable Housing in China,” *Land Lines* (Jan. 2011):
- Mingy Li & J-C Briant, “Affordable Housing Policies in Urban China,” in Bredenoord, et.al., *Affordable Housing in the Urban Global South*, pp. 204-18
- Weiping Wu and Piper Gaubatz, *The Chinese City* (London & NY, 2013), pp. 98-109, 204-215 [EBook]

Recommended:

- UN-Habitat, *Affordable Land and Housing in Asia* (Nairobi, 2011)
(also see books in this series on Africa, Latin America, Europe and America and for People with Disabilities)
- Joyce Yanyun Man, *China’s Housing Reform and Outcomes* (Cambridge, Ma., 2011) [E Resource]
- Lu Gao, “Achievements and Challenges: 30 Years of Housing Reforms in the People’s Republic of China,” Beijing, 2010
- Eddie C.M. Hui & Francis K.W. Wong, “Affordable Housing in China” *Habitat International* 30 (June 2006)
- John Logan, ed., *Urban China in Transition* (Oxford, 2008), esp. Weiping Wu, “Migration and Housing: Comparing China & the U.S.,” 250-267
- J. Logan, Y. Fang and Z. Zhang, “Access to Housing in Urban China,” *International Journal of Housing & Regional Research* 33 (2009): 914-935
- YP Wang and A Muria, “The New Affordable and Social Housing Provision System in China,” *Interna’l Journal of Housing Policy* (2011): 237-5

Week 13 (April 4): Continue Student Presentations

Discuss Environmental Issues

- Lawrence C. Vale, et.al., “What Affordable Housing Should Afford: Housing for Resilient Cities,” *Cityscape* 16 (2014): 21-49

Recommended:

UN-Habitat, *Cities and Climate Change: Global Report on Human Settlements* (London, 2011) [EBooks]

E.-L. Hannuda, *Going Green: A Handbook of Sustainable Housing Practices in Developing Countries* (Nairobi, 2012) [UN-online]

Gerald Burlinghouse, *Green Affordable Housing* (New York, 2009)

Week 14 (April 10): Complete Student Presentations

Week 15 (April 18): Summary: Design, Policy and Change in Affordable Housing Worldwide

Klaus Dömer, et.al, eds., *Housing for Everyone: Affordable Housing* (Munich, 2014), esp. pp. 20-36, 162-185

Cynthia Smith, *Design with the Other 90%* (New York, 2011)

Also see *Total Housing* (2010), Ulduz Maschaykh, *The Changing Image of Affordable Housing: Design, Gentrification and Community in Canada and Europe* (2015), Forster's *Housing in the 20th and 21st Centuries* (2006), Hilary French, *New Urban Housing* (2010), Manuel Gausa, *Housing: New Alternatives, New Systems* (Barcelona, 1998, rept. as *Singular Housing* in 2002) and other books on the seminar shelf for recent examples of housing.