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HOUSED by CHOICE, HOUSED by FORCE - Homes, Conflicts and Conflicting Interests

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Architecture_MPS, University of Cyprus; Cyprus Institute

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Abstract / Initial Proposal Form:

1. Paper / Proposal Title: ____The Supreme Right to Housing: a step closer to inclusionary city-wide planning, as evidenced in the San Francisco Bay Area (USA)____

2. Format: _____Verbal presentation_____

Written paper / verbal presentation / screening / short film / other – please specify

3. Author(s) Name: _____Magda MAAOUI_____

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5. University or Company Affiliation: __École Normale Supérieure de Lyon/ UC Berkeley

6. Abstract (300 words):

Stakeholders who make and break housing choices are numerous, from the macro region to local authorities, from the designers and developers to the brokers, from the

willful house seekers to the actual residents who hope not to be moved by the power of capital. In such a context of conflicting interests and competing forces, how can the production of affordable and inclusive - in other words just - neighborhoods be secured?

This paper builds upon findings collected in the San Francisco Bay Area, where the aftermath of the 2008 economic crisis is generating a housing bubble and a socially conflictive context of developer-led gentrification. What set of principles must be respected in order to secure the affordability of San Francisco's housing market ?

We connect local and national scale, by looking at the turning point of Supreme Court's ruling in June of 2015 which will change the way inclusionary planning, and in this case affordable housing, is done¹. Postwar subsidized affordable housing was built predominantly in already constrained neighborhoods. Even the Fair Housing Act of 1968 still allowed for a very fragmented geography. This concentration of poverty led to several attempts to de-concentrate the creation of subsidized housing². As part of the new ruling, cities (in this case San Francisco) should no longer be able to think about affordable housing in limited geographies: they will have to think citywide.

7. Author(s) Biography (200 words maximum for all authors):

Magda Maaoui is a Fellow (*Normalienne*) at the École Normale Supérieure de Lyon. Her research interests focus on debates related to spatial justice, gentrification and the suburbanization of poverty. She studied Geography and Urban Planning at the École Normale Supérieure and completed her Masters at UC Berkeley. She has previously worked in SPUR San Francisco, as well as France, Algeria, Senegal and Costa Rica.

¹ At issue was whether affordable housing for low-income, mostly black residents of Dallas should be built in the suburbs or in inner-city neighborhoods. Reference: Robert Ogilvie, "Supreme Court to Cities: Put Affordable Housing Where the Opportunity is", SPUR San Francisco, July 15, 2015

² The Moving to Opportunity experiment, in which 4,600 low-income families with children living in public housing project in Baltimore, Boston, Chicago, Los Angeles and New York City were given vouchers to move out of their neighborhoods and into higher-income ones. Reference: Xavier de Souza Briggs et al., *Moving to Opportunity: The Story of an American Experiment to Fight Ghetto Poverty*, Oxford University Press, 2010.