


SCIENCES PO and VILLES VIVANTES are bringing together 700 students, professionals, researchers & elected officials to debate on the urge of empowering inhabitants to help build affordable & sustainable livings

INTERNATIONAL SYMPOSIUM IN PARIS
**ORGANIC
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2024

18 Institut de France, Paris
MAKING ORGANIC CITIES

JANUARY

19 Sciences Po Campus, Paris
THINKING ORGANIC CITIES

It is with great pleasure that we welcome today hundreds of students, researchers, professionals and elected representatives to debate, over two days, the new perspectives opened up by what we have chosen to call "organic cities":

Are inhabitants the key to unlocking massive production of affordable housing?
Can our metropolises become mega villages?
Are access to affordable housing and demographics linked?
To reduce our carbon emissions, should we concentrate or deconcentrate jobs?
Is urban density livable, sustainable?
What kind of urban and rural geography can we design for 2050 France?
Do we still need to build: where, what and how?

Such a moment of reflection, bringing together thinkers and doers, has never seemed so important, at a time when housing, real estate and construction are sinking into a deep crisis, a crisis which might also just be the one of urban and regional planning.

Right now, we need to answer this twofold question: getting out of the crisis, yes.

But to go towards what direction?
And according to which operating models?

Enjoy the debate!

Xavier Timbeau / **OFCE** / **Sciences Po Urban School**
David Miet / **vv.energy** / **Villes Vivantes**

18
JANUARY
2024

MAKING
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Institut de France, Paris

Auditorium André et Liliane Bettencourt
3 rue Mazarine, 75006

THINKING
ORGANIC
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Sciences Po Campus, Paris

Amphithéâtre Émile Boutmy
27 rue Saint Guillaume, 75007

19
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8.30 am	●	Opening: the Making of Organic Cities?
9.45 am	●	Bottom-Up Mega Villages: Past and Present / Part 1
10.30 am	●	Unlocking Bottom-Up Affordable Housing
11.30 am	●	Activating Metropolises' Hidden Resources
2 pm	●	Helping People Build Affordable Territories
3.30 pm	●	Affordable Living to the Rescue of Demographics?
5.30 pm	●	The Great Debate Demetropolization: a French Hypocrisy?
8 pm	●	The evening <i>New jobs for the Organic City</i>
10.30 pm	●	

8.30 am	●	Opening: is Organic Growth the Key to Sustainable Cities?
9.15 am	●	Urban Policy & Density
10 am	●	Building Livable Cities
11.30 am	●	Urban Density & Sustainability
2 pm	●	Sustainability & the Geography of Housing
3.30 pm	●	Housing Crisis: What If?
5 pm	●	Bottom-Up Mega Villages: Past and Present / Part 2
5.45 pm	●	The City of Yes?
6.30 pm	●	Conclusion

The symposium will be held in english and french with a simultaneous translation by interpreter: headset will be available for all participants

MAKING ORGANIC CITIES

Institut de France, Paris

Auditorium André et Liliane Bettencourt, 3 rue Mazarine, 75006

Moderator: Lily Munson

8.30 am

Coffee

9 am

Welcome Speech

Emmanuel Grégoire, Deputy Mayor of Paris in Charge of Urban Planning and Architecture

Opening: the Making of Organic Cities?

David Miet, CEO of Villes Vivantes

18

JANUARY

2024

9 am

OPENING: THE MAKING OF ORGANIC CITIES?

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INSTITUT DE FRANCE, PARIS

9 AM, JANUARY 18, 2024

Emmanuel Grégoire, Deputy Mayor of Paris, in charge of urban planning, architecture, Greater Paris, relations with the arrondissements and the transformation of public policies, will open the first day of the symposium with an organic portrait of Paris: fruit of centuries of history, and of all kinds of fervor, Paris has been able to embrace and magnify both major development plans and popular vitality. A city that some now say is "finished", but whose desire it inspires to grow.

In 1954, 2,850,000 inhabitants were lucky enough to live in Paris.

70 years later, some 700,000 inhabitants, or a quarter of its population, are lacking: the equivalent of the inhabitants of all the municipalities of a major regional metropolis like Nantes!

While the desire to live in Paris continues unabated, Paris is becoming increasingly rare and inaccessible: 1 in 15 French people lived in Paris intramuros in 1954, only 1 in 30 today.

- Can, and should, Paris accommodate more and better?
- Can it, and should it, grow even more? Expand? Open up?
- Can we learn from its history, can it serve as a model for imagining, thinking and leading an organic evolution of the Ile-de-France region as a whole?

David Miet, co-founder and CEO of Villes Vivantes, will explore the avenues opened up by the idea of making all inhabitants full-fledged players in urban planning, and setting the organic city, as a method.

Today, the act of building is at the heart of a complex equation, making what was once taken for granted a delicate and uncertain

process.

The phenomena of coastalization and metropolization, which can be observed on every continent, seem to be shifting the lines in France too, this country of 333 arrondissements.

Today, the ZNA (Zero Net Artificialization) has set a strong initial constraint, a framework. The reduction of carbon emissions, particularly those induced by everyday mobility, expresses a demand as to the path to follow: today's territories are developed for an economy in which energy resources are abundant. What direction should they take if available energy becomes increasingly scarce?

Evolutions in the economy and the job market, such as the increased professional mobility and greater job insecurity, are a game changer.

Our needs in terms of housing, mobility and access to job opportunities are evolving. France is rethinking the future of its industry and the sustainability of its agriculture. It is entering a housing crisis, the consequences of which we have yet to measure.

Where, how, what and why should we build?

What if we took:

- Inhabitants' desires as a resource?
- Their needs, as the project?
- The multitude of their initiatives, as a method?
- The know-how and progress of our (new) jobs, as antidotes to our collective utopias and fantasies?

9.45 am

BOTTOM-UP MEGA VILLAGES: PAST AND PRESENT PART 1

Emergent Tokyo, Patterns of Spontaneous
Micro-Urbanism

Jorge Almazán, Keio University

10.30 am

UNLOCKING BOTTOM-UP AFFORDABLE HOUSING

Scaling Accessory Dwelling Units in California and
Oregon States

Kol Peterson, Accessory Dwelling Strategies, Portland

Supported Self-Promotion: an Economic Model for
the Production of Affordable Housing in France

Lucas Pouvreau, vv.energy

JORGE ALMAZÁN / KEIO UNIVERSITY

KOL PETERSON / ACCESSORY DWELLING STRATEGIES LUCAS POUVREAU / VV.ENERGY

9. 45 am

BOTTOM-UP MEGA VILLAGES: PAST AND PRESENT PART 1

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INSTITUT DE FRANCE, PARIS

9.45 AM, JANUARY 18, 2024

Jorge Almazán is an architect and urban planner based in Tokyo.

He will be presenting in France, for the first time, his book published in 2022, on the spontaneous urban development patterns that characterize the urban planning of the Japanese capital: "Emergent Tokyo: Designing the Spontaneous City", in which he attempts to bring out patterns that help us understand how one of the world's largest metropolises is also one of the most liveable and affordable cities.

Jorge Almazán has set up his own agency, Jorge Almazán Architects, which operates projects in Japan and Spain, and he now teaches at the Center for Space and Environment Design Engineering at Keio University in Tokyo, where he also heads the Studiolab, a platform for design research and innovation.

His research focuses on the relationship between the different scales of the city, from the interior of buildings to the buildings themselves and the different neighborhoods, with the Tokyo megalopolis as its core interest point.

Tokyo-Yokohama is the world's largest urban area, with around 38 million inhabitants. The metropolis covers the prefectures of Tokyo, Kanagawa, Saitama and Chiba, and its population has grown by over 30% in 50 years.

Tokyo is often cited as an example of an effective reform of the regulatory framework, with the removal of numerous building restrictions in the 1990s, enabling organic densification and a multiplication of housing units, affordable because produced in micro-projects, according to need. The city's urban development has been integrated and structured by an efficient public transport

network and a relatively low-lying urban fabric, essentially made up of single-family homes and irrigated by small, human-scale streets dotted with local shops, activities and services.

Can Tokyo thus appear as an archetype of the organic city?

With Jorge Almazán, we will discuss the potential causes of such urban dynamism and balance.

Are they related to:

- A national urban planning code with few restrictions on the size, density and use of residential plots?
- A predominance of national government in land-use planning, which limits the NIMBY (Not In My BackYard) phenomenon?
- A "by right" legal approach that eliminates lengthy discretionary review procedures (if a project complies with zoning, it obtains a permit relatively quickly. The result is a certain facilitation of construction and the creation of a very affordable housing supply, despite the capital's attractiveness).
- Japanese architecture, with slender buildings on narrow plots?

10.30 am

UNLOCKING BOTTOM-UP AFFORDABLE HOUSING

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10.30 AM, JANUARY 18, 2024

Have you heard of ADUs? Accessory Dwelling Units?

Accessory dwelling units are a solution developed in the United States, particularly in states experiencing a vivid housing crisis: the idea is to mobilize volunteers among homeowners who could build a 2nd, smaller ("accessory") home in their backyard.

Across the Atlantic, ADUs form a veritable movement, initiated by residents and associations, and benefiting from the advice of experts, local elected officials and committed researchers.

Among them is Kol Peterson, founder of Accessory Dwelling Strategies in Portland, Oregon. He is the author of "Backdoor Revolution - The Definitive Guide to ADU Development", a book that addresses the costs, financing, design and regulatory hurdles that need to be overcome to make ADUs a realistic option for producing affordable housing on a large scale.

He will present us the content of years of work:

- The lobbying actions to which he contributes, aimed at creating the conditions for the legalization of ADUs,
- The support and training for project developers,
- The first results observed since the major legalization decisions taken between 2018 and 2022 by California, Oregon, and cities like Portland, Seattle and Los Angeles.

What about France?

France is unique in that a large proportion of its housing production is based on a model in which the owner of the construction project is a private individual, who, in most cases, will be the future occupant of the home.

This is the model in which individuals build their own home on a plot of land they have purchased in advance. It was mainly developed through urban sprawl during the twentieth century, but some players are now deploying it in urban renewal, thanks to specific support under the now well-known BIMBY idea.

France benefits from two production channels: traditional development, which mainly produces apartments for collective housing, and "self-promotion", which produces houses, with two distinct operational and economic models.

Lucas Pouveau, geographer and urban planner, director of urban studies at Villes Vivantes, has studied the dynamics of these two channels in dozens of territories, helping local authorities to activate the operational levers needed to put each of them at the service of public land-use and housing policies.

By deciphering their economic and spatial models, he will shed new light on the definition of affordable housing and its determining factors.

11.30 am

ACTIVATING METROPOLISES' HIDDEN RESOURCES

Toronto: Converting Single Family Homes
of the Yellow Belt to Multi-Unit Housing

Michael Piper, University of Toronto

Extending Buildings Upwards : Potential, Obstacles
and Solutions to Exploit the Aerial Land of Cities

Géraldine Bouchet-Blancou, lab.AMUP & ENSAS & INSA Strasbourg

Efficient Mobility, Infrastructures & City Form

Thierry Mallet, Transdev

1 pm  buffet lunch

MICHAEL PIPER
UNIVERSITY OF TORONTO
GÉRALDINE BOUCHET-BLANCOU
LAB.AMUP, ENSAS, INSA STRASBOURG
THIERRY MALLET
TRANSDEV

11.30 am

ACTIVATING METROPOLISES' HIDDEN RESOURCES

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INSTITUT DE FRANCE, PARIS

11.30 AM, JANUARY 18, 2024

Have metropolises said their last word? Are their attractiveness waning, their land resources drying up, their capacity to accommodate new residents collapsing?

Are they stuck in the impasse of major projects?

As ZNA (Zero Net Artificialization) emerges as a priority for public authorities, many are asking the symmetrical question: if urban sprawl is halted, where will we be able to continue building to accommodate the new inhabitants? Are our gardens and rooftops, and micro-plots in general, the key to making metropolitan land a living and renewable resource?

In Canada, a vast action research program has been launched to answer these questions, combining architectural and urban design approaches. Co-sponsored by the University of Toronto, Tuf Lab and LGA Architectural Partners, the projet is called ReHousing. Their objective? To assess the potential and find the conditions for activating a gentle densification of the City of Toronto's inner suburbs. Using case studies as a starting point, the researchers explore economic and architectural models, as well as proposals for regulatory changes in favor of parcel-based densification that responds, on their own initiative, to the needs of owner-occupiers and future occupiers of Canada's most expensive city.

Michael Piper, project coordinator and associate professor at the University of Toronto, will present this work.

If metropolises have immense potential to accommodate new buildings in their inner suburbs, there's another potential... above our heads!

When ground clearance is limited, the option

of building elevation arises. Admittedly, aerial building rights are limited by the heights authorized in urban planning regulations, which are highly constrained by the social acceptability of densification. But could this potential, located within already authorized envelopes, be exploited? Is there a viable business model? Under what conditions are condominiums able to commit to such projects?

Géraldine Bouchet-Blancou, researcher at lab.AMUP and INSA Strasbourg, lecturer at the Ecole nationale supérieure d'Architecture of Strasbourg and holder of a doctorate in architecture and urban planning, has led a research project, in partnership with UPFACTOR, to evaluate the aerial land stock and the conditions for its activation in several French metropolises. She will compare three public policy approaches that have sought to mobilize this resource: Geneva (2008 law), France (2014 ALUR law, abolition of the COS), and England (PDR rights on upward extension, 2020).

One can also ask if these hidden resources, to build and accommodate more people, can also enable us to improve the quality of service of public transport lines serving the inner suburbs of conurbations? Can the level of service provided in the city centers be extended? Can we expand the heart of our cities and metropolises? Under what conditions?

Thierry Mallet, chairman of the Groupement interprofessionnel du Transport et de la Logistique and CEO of the Transdev group since 2016, a global player in mobility, will discuss the parameters that could help local authorities boost the social and environmental performance of their mobility services and infrastructures.

2 pm

HELPING PEOPLE BUILD AFFORDABLE TERRITORIES

THOMAS MATAGNE / *ECOV*

ADRIEN TAHON / *BLABLACAR DAILY*

GRÉGORY BERNARD / *DEPUTY MAYOR OF CLERMONT-FERRAND*

AMANDINE HERNANDEZ, DENIS CARAIRE / *VILLES VIVANTES*

Creating a Bottom-Up Mobility Service around
Urban Hubs
Thomas Matagne, Ecov

Scaling Daily Carpooling in French Metropolises
Adrien Tahon, Blablacar Daily

Boosting Clermont-Ferrand North District Renewal
Plan with the BAMBA Project
Grégory Bernard, Deputy Mayor of Clermont-Ferrand

Helping French People Reshape Rural & Urban Fabrics
with BIMBY & BUNTI
Amandine Hernandez & Denis Caraire, Villes Vivantes

2 pm

HELPING PEOPLE BUILD AFFORDABLE TERRITORIES

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INSTITUT DE FRANCE, PARIS

2 PM, JANUARY 18, 2024

Beyond the surveys and public consultations led by technicians and local authorities, aren't inhabitants potentially the operational players we lack when it comes to solving the major problems facing our territories?

Shouldn't we, urban planners, developers and elected representatives, abandon the exclusively top-down approach we've been adopting for decades in the fields of mobility and housing?

Car-sharing has demonstrated that for long-distance journeys, individuals and their vehicles are an effective, low-cost, high-impact solution for serving every corner of the territory. Can this feat be expanded and extended to new levels?

Can it be transposed to the more complex subject of everyday mobility, and daily commuting in particular?

Can a few dozen, a few hundred, a few thousand inhabitants create new forms of "public transport"? On what scale? According to what economic model? With what involvement, planning and participation from local authorities and businesses? And what impact will it have, not only on passengers' budgets, but also on reducing carbon emissions?

Thomas Matagne, founder of Ecov, will explain how this new operator, which transforms the car into public transport in sparsely populated areas, is proposing a new public service to link up territories, by creating carpooling lines that allow you to carpool like you take the bus.

Adrien Tahon, Managing Director of BlaBlaCar Daily, will set out another vision for the deployment of daily car-sharing, in which individual weekly journeys can be matched

with those of future passengers, via meeting points spread across the territory.

By following the problems, issues and key ideas raised by these two operators, we'll be able to debate the conditions under which these services are viable: minimum density and spatial distribution of origin and destination locations, guaranteed frequencies, financial contributions from local authorities and employers... To what extent are these «bottom-up» tools for commuting complementary to public transport solutions?

If, in the future, individuals guide the location of hubs and the design of mobility services, what new geographies will emerge? What urban forms, plans and densification processes will increase the economic viability, as well as the social and environmental performance, of everyday car-sharing?

If a sum of users is capable - thanks to innovative operators - of designing new public transport lines, can a sum of inhabitants - also thanks to innovative operators - design the high-density living spaces that local authorities are seeking to create in the heart of French metropolises?

This is the question that the city of Clermont-Ferrand is in the process of answering through the "sustainable city demonstrator" BAMBA, named after the concept that Villes Vivantes has developed to complete the final stages of the Grande Plaine eco-neighborhood using a "bottom-up" model inspired by the BIMBY movement.

BAMBA La Grande Plaine is the 1st subdivision in France where each lot is cut to size, and where each building project is also co-designed according to the actual means and needs of the future occupants. This approach

2 pm

HELPING PEOPLE BUILD AFFORDABLE TERRITORIES

will make it possible to create around a hundred of ultra-affordable homes, designed by and for each resident.

Gregory Bernard, deputy mayor of Clermont-Ferrand, will explain:

- Why has Clermont-Ferrand opted for a dense, single-family home just a stone's throw from the tramway?
- Who are the residents volunteering to participate in the co-design and construction of the neighborhood through their own individual project?
- How are they supported and guided?
- What level of density, what accommodation capacity, what form of social mix does such a "bottom-up" city-design process allow for?

For the past 10 years, Villes Vivantes has been experimenting with several models of housing construction through accompanied self-promotion, whether by creating a new house in the garden (BIMBY) or redeveloping and renovating existing surfaces (BUNTI). Amandine Hernandez, Director of Operations, and Denis Caraire, Director of Social Impact, and co-founders of Villes Vivantes, will be presenting these tools, which enable everyone to become a project owner leading to building more sustainable and affordable territories, in tense and relaxed real-estate markets, in rural and metropolitan areas, serving both elderly people looking for a well-insulated single-storey house and young households looking for their first home.

3.30 pm

AFFORDABLE LIVING TO THE RESCUE OF DEMOGRAPHICS?

**From Hour to Hour: Where are People?
Measuring Real Human Presence in French Cities**
Jean Coldefy, ATEC ITS France

**Residential Mobility and the Rise of Housing
Prices: What Demographic Future for the 1st and
2nd Belts of Paris?**
Philippe Louchart, Institut Paris Région

**Pockets of Growth in a Sea of Shrinkage.
Why are Large Metropolises the Last to Lose
Population in Today's Japan?**
Sophie Buhnik, ESPI & Tokyo City University

JEAN COLDEFY / ATEC ITS FRANCE
PHILIPPE LOUCHART / INSTITUT PARIS RÉGION
SOPHIE BUHNIK / ESPI & TOKYO CITY UNIVERSITY

CONCLUSION 5 pm
BREAK 5.15 pm

3. 30 pm

AFFORDABLE LIVING TO THE RESCUE OF DEMOGRAPHICS?

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INSTITUT DE FRANCE, PARIS

3.30 PM, JANUARY 18, 2024

While the rural exodus of the last century was to structure all public policies, with massive investment in transport networks, housing and urban development, some people in France are now predicting the decline of urban centers in favor of a better balanced distribution of people across the country.

Will ruralization and demetropolization succeed metropolization and littoralization? In the wake of the sanitary crisis, many imagined that new dynamics would lead to such a territorial reorganization. However, the figures bear witness to the opposite phenomenon: previous dynamics seem to be continuing and even strengthening in the direction of a spatial regrouping of populations.

Philippe Louchart, demographer at the Institut Paris Région, studies the demographic dynamics affecting the Paris metropolis: he observes that, for the first time since the late 1960s, the bulk of demographic growth is taking place in the heart of the region rather than in the outer suburbs: two thirds of population gains are located within a 20 km radius of Notre-Dame.

Sophie Buhnik, associate professor at ESPI and Tokyo City University, has been studying the phenomenon of urban decline in Japan for the past 15 years: she observes that the country's metropolitan core s form the last "pockets of growth in an ocean of shrinkage", despite active government policies to encourage households to settle in medium-sized towns.

Jean Coldefy, mobility expert, director of the ATEC ITS France program and co-leader of the "La France Habitée" project, has been combining mobile phone network data and statistical data since 2022 to offer a more realistic vision of the population and use of the territory: when we consider the

actual presence of inhabitants in their living territory, half-hour by half-hour, some areas have more than 4 times as many "inhabitants. years" as residents. The weight of very large cities, in particular, is stronger than previously measured, when we consider the actual use of space, and not just the place of residence.

Along with other material factors and constraints, access to affordable housing is undoubtedly one of the determinants of the decision to have children, and therefore of demographics.

But if affordable housing is harder to find in dynamic metropolitan cores, it is also in these places that the demographic dynamics observed today are the strongest.

Does this mean that proactive policies to promote affordable housing in the most densely populated, sought-after areas could provide support for the French demographic at a time when it seems to be stalling in the aftermaths of the Covid crisis?

5.30 pm - 8 pm

THE GREAT DEBATE

DEMETROPOLIZATION: A FRENCH HYPOCRISY?

REINDUSTRIALIZATION, RURALIZATION,
METROPOLIZATION, COASTALIZATION: WHICH
SUSTAINABLE, DESIRABLE AND PRACTICAL
GEOGRAPHIES FOR 2050 FRANCE?

Moderators: Lily Munson & David Miet

ARNAUD MONTEBOURG
Former French Minister of the
Economy and the Industry
Fighting for France's Sovereignty

XAVIER TIMBEAU OFCE
Big Cities and Access to Job Opportunities

ANAI VOY GILLIS IAE Poitiers
Towards French Industrial Renaissance

MAGALI TALANDIER Grenoble Alpes University
Metropolises' Ordinary Economy

5. 30 pm

THE GREAT DEBATE DEMETROPOLIZATION: A FRENCH HYPOCRISY?

*Reindustrialization, ruralization, metropolization, coastalization:
which sustainable, desirable and practical geographies for 2050 France?*

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INSTITUT DE FRANCE, PARIS

5.30 PM, JANUARY 18, 2024

The first day will conclude with the great debate, asking the question Demetropolization: a French hypocrisy?

Arnaud Montebourg, Anaïs Voy-Gillis, Magali Talandier and Xavier Timbeau will be interviewed by Lily Munson and David Miet, to picture and analyze current territorial dynamics, the potential they reveal and their impact on the development of the French economy.

Reindustrialization, ruralization, metropolization, coastalization: what practical, desirable, sustainable geographies for France from now until 2050?

Can France consider itself unconcerned by the continuing phenomenon of metropolization, observed throughout the world? Can it go against the choice of many inhabitants to give themselves the means to access the benefits of the ordinary local economy offered by cities?

Can it continue to conceal its difficulties to house workers close to their places of employment behind the storytelling of demetropolization?

Are (green) growth and degrowth two mutually exclusive paradigms that should be imposed, one or the other, on all territories uniformly? Or is it possible for some parts of the territory to grow while others shrink? Should we read the future of medium-sized towns and rural areas as a whole, or as a sum of individual cases?

Can we reasonably expect these regions to offer us the benefits of cities without their disadvantages, or should we try to find a new urban frame of reference to get another perspective on their potential future?

What are the fundamental trends and constraints underpinning the geography of the country's economic activity? Does the reindustrialization of the French economy necessarily mean a return to 19th-century French regional planning?

What kind of global contract - in terms of salary, access to comfortable, affordable housing, quality of life, access to economic, cultural and social opportunities, career prospects, job security - can we offer to those who wish to help pave the way for the industry of the future?

Arnaud Montebourg is a former French Minister of the Economy, Productive Recovery and the President and founder of the "Équipes du Made in France".

Anaïs Voy-Gillis has a doctorate in geography and is an associate researcher at CEREGE - IAE of Poitiers.

Magali Talandier is an economist with a doctorate in urban and regional planning, and is a professor at Grenoble Alpes University.

Xavier Timbeau is an economist, Senior Director of the OFCE and professor at Sciences Po Paris.

The evening New Jobs @ for the City Organic City

FROM 8 pm
to 10.30 pm
COCKTAIL &
JOB DATING

8 pm

Introduction:

Pierre Leroy, President of the French Prop Tech



SciencesPo
ÉCOLE URBAINE

8 pm

THE EVENING: NEW JOBS FOR THE ORGANIC CITY

"We can't solve problems by using the same kind of thinking we used when we created them".

If these famous words are to be believed, we can't transform our cities without overturning the professions of those who make them!

The cities of the 20th century were designed and built by professions imbued with the ideas and methods of the 20th century: a taste for standardization and industrialization, and the compartmentalization of disciplines. Transport, real estate, law, heritage, architecture, construction, civil and urban engineering, planning, sustainable development, hydrology, building thermics and so on, each produced its own innumerable experts.

If we want to build more sustainable, more affordable, more lively, more organic cities in the 21st century, then perhaps we need to accept that they need to be shaped by new, reimagined, multidisciplinary professions and services.

To meet the challenges of the ZNA, of retrofit and renovation, of low-carbon construction, of preserving and enhancing biodiversity, of welcoming and housing the greatest possible

number of people, of reindustrialization, of urban logistics, of the development of nature in the city, of revitalizing social ties and protecting our heritage... many players have already launched initiatives, set up projects and designed new businesses and services.

Come and discover 30 of them who are experimenting with new ways of making the city!

INSTITUT DE FRANCE, PARIS

8 PM, JANUARY 18, 2024

In the series "New jobs for Zero Net Artificialization", we'll have the pleasure of discovering:

- The ZNA planner, by Sophie Drugeon, managing director of SPL Melun Val de Seine Aménagement.
- The building raiser, by Didier Mignery, founder of Upfactor.
- The micro-developer, by Damien Truchard, president of LYMO.
- The ZNA encoder, by Sébastien Boime, head of ID de Ville.
- The zoning laws decoder, by Benjamin Aubry, co-founder of IUDO.
- The infill social housing builder, by Martin Quenu, real estate manager for Solidarités Nouvelles pour le Logement.
- The innovative notary, by Adrien Roussel, head of the real estate with impact division for Les Notaires du Quai Voltaire.
- The surveyor of tomorrow, by Claire Pierrat, branch manager for TT Géomètres Expert.
- The new instructor of land use rights, by Vincent Le Grand, head of the first "Land use rights instructor" university diploma offered by the University of Caen.
- The public activator of private land, by Florence Nassiet, urban planner, assistant to the director of urban studies at the Communauté d'Agglomération de la Rochelle.
- The defender of virtuous building rights, by Olivier Chambord, founder of Chambord Avocats.

In the "New jobs of construction and renovation" series, we'll have the pleasure of listening to:

- The builder lacemaker, by David Lacroix, president of Maisons Berval.
- The roof raiser, by Patrick Claisse, co-founder of Surlev.
- The modular builder, by Charlotte Ruedas, director of human resources at Vestack.
- The scalable renovator, by Ariane Komorn,

co-founder of La Solive.

- The tailor-made plot creator, by Yannick Neveu, super urban planner at Villes Vivantes.
- The low-carbon developer, by Louise Montout, director of development at Redman.
- The bounty hunter, by Romain Villain, managing director of Heero.
- The super affordable housing provider, by Xavier Gisserot, co-founder of Hameaux Légers.
- The architect as a service, by Paul Lempérière, co-founder of Villes Vivantes.

Finally, in the "new urban services" series, we'll have the pleasure of having:

- The city-center revitalizer, by Sébastien de Hulster, co-founder of Bellevilles.
- The flat-sharer, by Simon Guibert, director and founder of Caracol.
- The micro-carrier, by Julie Belloumi, director of human resources at K-Ryole.
- The on-demand bus operator, by Claire Duthu, managing director of Padam Mobility.
- The urban gardener, by Léon Garaix, director of the École du Breuil.
- The predictive maintainer, by Pauline Koch, CEO and founder of Sitowie.
- The bottom-up planner, by Amandine Hernandez, co-founder of Villes Vivantes.
- The temporary occupation operator, by Simon Laisney, CEO and founder of Plateau Urbain.
- The 2050 planter, by Yves Darricau, agricultural engineer and beekeeper.

New Jobs for Zero Net 11 pitches of 2min of Artificialisation

THE ZNA PLANNER

MELUN VAL DE SEINE AMENAGEMENT Sophie Drugeon

THE BUILDING RAISER

UPFACTOR Didier Mignery

THE MICRO-DEVELOPER

LYMO Damien Truchard

THE ZNA ENCODER

ID. DE VILLE Sébastien Boime

THE ZONING LAWS DECODER

IUDO Benjamin Aubry

THE INFILL SOCIAL HOUSING BUILDER

SNL Martin Quenu

THE INNOVATIVE NOTARY

LNQV Adrien Roussel

THE SURVEYOR OF TOMORROW

TT GÉOMÈTRES EXPERTS Claire Pierrat

THE NEW INSTRUCTOR OF LAND USE RIGHTS

UNIVERSITÉ DE CAEN Vincent Le Grand

THE PUBLIC ACTIVATOR OF PRIVATE LAND

COMMUNAUTÉ D'AGGLOMÉRATION DE LA ROCHELLE Florence Nassiet

THE DEFENDER OF VIRTUOUS BUILDING RIGHTS

CHAMBORD AVOCATS Olivier Chambord

The future of 9 pitches of construction and of 2 min renovation

THE BUILDER LACEMAKER

MAISONS BERVAL David Lacroix

THE ROOF RAISER

SURLEV Patrick Claisse

THE MODULAR BUILDER

VESTACK Charlotte Ruedas

THE SCALABLE RENOVATOR

LA SOLIVE Ariane Komorn

THE TAILOR-MADE PLOT CREATOR

VILLES VIVANTES Yannick Neveu

THE LOW CARBON DEVELOPER

REDMAN Louise Montout

THE BOUNTY HUNTER

HEERO Romain Villain

THE SUPER AFFORDABLE HOUSING PROVIDER

HAMEAUX LEGERS Xavier Gisserot

THE ARCHITECT AS A SERVICE

VILLES VIVANTES Paul Lempérière

New urban services

9 pitches of 2min

THE CITY CENTER REVITALIZER

BELLEVILLES Sébastien de Hulster

THE FLAT-SHARER

CARACOL Simon Guibert

THE MICRO-CARRIER

K-RYOLE Julie Belloumi

THE ON-DEMAND BUS OPERATOR

PADAM MOBILITY Claire Duthu

THE URBAN GARDENER

ÉCOLE DU BREUIL Léon Garaix

THE PREDICTIVE MAINTAINER

SITOWIE Pauline Koch

THE BOTTOM-UP PLANNER

VILLES VIVANTES Amandine Hernandez

THE TEMPORARY OCCUPATION OPERATOR

PLATEAU URBAIN Simon Laisney

THE 2050 PLANTER

AGRICULTURAL ENGINEER BEEKEEPER Yves Darricau

THINKING ORGANIC CITIES

Sciences Po Campus, Paris

Amphithéâtre Émile Boutmy, 27 rue Saint Guillaume, 75007

Moderator: Lily Munson

8.30 am

Coffee

9 am

Opening: is Organic Growth the Key to Sustainable Cities?

Xavier Timbeau, OFCE

Launching of the chair « Urban Dynamics » by Sciences Po & OFCE

19

JANUARY

2024

9 am

OPENING: IS ORGANIC GROWTH THE KEY TO SUSTAINABLE CITIES?

SCIENCES PO CAMPUS, PARIS

9 AM, JANUARY 19, 2024

The second day of the symposium will start with the launch of the "Urban Dynamics" chair, run by the OFCE and the Urban School of Sciences Po Paris, in partnership with Villes Vivantes, and headed by the economist Xavier Timbeau.

Its research will focus on three major topics: the evolution of the urban fabric and the real estate market, urban sprawl and the assessment of housing needs.

Daily mobility help understand how residents use urban units. Some urban units are in decline, others are growing fast. In most urban areas, the distance between homes and jobs has increased over the past 10 years. Similarly, the average distance to reach a place of employment is increasing. The price gradient, which has steepened over the past 10 years, may explain this phenomenon. The need to reduce land artificialization, pollution and greenhouse gas emissions is forcing us to adopt ambitious development policies.

The figure of 500,000 housing units to be built each year is often mentioned in public debate. The Low Carbon National Strategy implies using and renovating the existing stock of housing to meet household needs as far as possible. But housing needs should be assessed locally.

All the more so since not all housing is created equal, and housing that is easily accessible and at a distance compatible with non-polluting modes of transport is what households are looking for.

The OFCE's mission is "to place the results of scientific rigor and academic independence at the service of public debate on economics", and its work is based on econometric models, scientific tools that represent a major and

constantly-improving investment in research. Building a model is always an original piece of research, mobilizing all areas of the discipline, from pure theory to quantitative methods. It is, as Robert Lucas puts it, an attempt to build an "analogue of the economy", enabling us to study how it works. In addition to econometric models, the OFCE uses individual household and business data in economic models to account for the dynamics of inequality between households and heterogeneity between businesses.

A graduate of the École Polytechnique and ENSAE Paris, Xavier Timbeau is an economist. He began his career at the French Ministry of Industry, before joining the French Observatory of Economic Conjunctures (OFCE) in 1995, where he became Senior Director. He also chairs the CNIS Environment and Sustainable Development Commission.

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9.15 am

URBAN POLICY & DENSITY

The Anatomy of Density

Shlomo Angel, UN-Habitat & New York University

10 am

BUILDING LIVABLE CITIES

Intensifying Urban Density and Green Spaces
all at Once: the Case of Denmark

Tzu-Hsin Karen Chen, University of Washington, Seattle

Land Sharing or Land Sparing:
Can Gentle Densification Help Biodiversity?

Thomas Hanss, vv.energy

Strategies for Cooling Down Cities and Fighting
Urban Heat Islands: Learnings From our Cities

Clément Gaillard, Conception par le Climat & Freio

SHLOMO ANGEL / UN-HABITAT & NEW YORK UNIVERSITY

TZU-HSIN KAREN CHEN / UNIVERSITY OF WASHINGTON, SEATTLE THOMAS HANSS / VV.ENERGY

CLÉMENT GAILLARD / CONCEPTION PAR LE CLIMAT & FREIO

9. 15 am

URBAN POLICY & DENSITY

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SCIENCES PO CAMPUS, PARIS

9.15 AM, JANUARY 19, 2024

Over the next 30 years, the urban population is set to increase by 2.2 billion, creating the prospect of hyper-metropolitan growth. In Africa in particular, it is estimated that, over the same period, the number of city-dwellers will triple, and the size of urban areas will multiply by 4 to 6.

What tools do we have to support, and perhaps magnify, this human and urban development? Can denser, better-planned cities be a solution to the climate crisis? Is the concentration of activities, infrastructures and people an opportunity to reduce our carbon footprint? That's the view of the IPCC, which argues that doubling urban density could lead to a 25% reduction in greenhouse gas emissions. But what about the possibility of adapting these cities to the consequences of global warming?

The diversity of rankings for the world's densest cities underlines the difficulty of establishing a benchmark. According to one ranking, Paris is the 6th most densely populated city in the world, yet its inhabitants don't feel that it's as intense or densely populated as some megacities. Can urban density really be an effective tool for the development of a better living environment?

To discuss this essential subject, we are honored to welcome urban planner and NYU Marron Institute of Urban Management professor Shlomo (Solly) Angel, who is also an expert for UN-Habitat (United Nations Human Settlements Program), the World Bank and the International Development Bank.

Well-known for his research on density measurement indicators, Shlomo Angel will present what he calls "the anatomy of density", based on an analysis of 10 international metropolises. The aim? To gain a better understanding of what makes up density, so

as to be able to act on its various factors and design targeted public policies in favor of sustainable urban development.

Urban density, traditionally defined as the ratio between a city's population and its surface area, can also be understood using a number of interrelated indices, such as housing occupancy rate, building height, footprint or average dwelling size: this means that two cities of comparable density can generate very different functioning and efficiency, but also very different perceptions and feelings.

Today, these are the tools that Shlomo Angel uses to guide the strategic urban densification plans he works on for cities around the world, adjusting, according to the specificity of each site, the occupancy rate, the building height, the plot coverage and residential share, in favor of a more virtuous and desirable compactness for their inhabitants.

10 am

BUILDING LIVABLE CITIES

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SCIENCES PO CAMPUS, PARIS

10 AM, JANUARY 19, 2024

It is a paradox: cities concentrate activities and people. And they therefore contribute actively in sparing natural, forest and agricultural land, where the main battle to preserve biodiversity is being waged.

The ZNA reinforces this "land sparing" strategy and sets it in stone: but, even if it means making cities unlivable because too densely populated?

Won't preserving nature and culture inevitably lead to a deterioration in the quality of life for city dwellers, and to the suppression of nature and green spaces in urban areas, at a time when cities are already beginning to suffocate during heatwaves?

Municipalities have thus committed themselves to two fronts: combating the effects of urban heat islands and enhancing biodiversity, in both cases with the intention of making more room for nature in the city. Will making cities livable for their inhabitants require overcoming the opposition between city and nature? A number of adaptive solutions are being tested and deployed, some new, others derived from vernacular know-how.

Clément Gaillard, urban planner and designer, studied the historical practices of bioclimatic urban construction during his doctorate. Founder of the Freio – Climatic design consultancy, he redevelops these planning schemes and techniques for architectural and urban projects on a variety of scales. Clément Gaillard will present a selected panel of his work, and particularly his study on cooling strategies carried out for the city of Arles.

Tzu-Hsin Karen Chen, geographer, professor and researcher in urban planning and data science at the University of Washington, is

developing a deep learning technique to reconstruct high-resolution images of the evolution of urban forms and land use. Using Denmark as a case study, she has discovered, by cross-referencing changes in vegetation cover and urban density over almost 20 years, that the regions where the proportion of nature has increased the most, are also those that have become the most densely populated.

Could that mean that density is not necessarily contradictory to the development of nature in the city? Or even a mean of reinforcing it? But under what conditions?

Thomas Hanss, landscape architect and co-founder of Villes Vivantes, which has been operating thousands of gentle densification projects over the past 10 years, has been looking for answers to the question of whether densification could be a lever for improving biodiversity:

- In the scientific literature, a wide-ranging review of which will be presented here;
- In his own observations from BIMBY experiments in which he has taken part in recent years.

Thomas Hanss' work suggests that the determining factor is the gardener, rather than the size of the garden.

11.30 am

URBAN DENSITY & SUSTAINABILITY

What is the Link Between Cities' Density,
their Size and their Carbon Footprint?

An International Benchmark

Elisa Dienesch, Aix Marseille School of Economics

Should we Live in Cities or in the Countryside?

Vincent Viguié, CIRED

Why Urban Intensification is the Solution:
the Metropolitan Benefits of Compacity,
Polycentricity and Density in OECD Countries

Vincent Fouchier, Aix Marseille Métropole

1 pm  buffet lunch

ELISA DIENESCH / AIX MARSEILLE SCHOOL OF ECONOMICS
VINCENT VIGUIÉ / CIRED
VINCENT FOUCHIER / AIX MARSEILLE MÉTROPOLE

11.30 am

URBAN DENSITY & SUSTAINABILITY

SCIENCES PO CAMPUS, PARIS

11.30 AM, JANUARY 19, 2024

Have the challenges of ecological transition rendered the traditional town/country divide obsolete? Has the worldwide surge in coastalization and peri-urbanization phenomena definitively blurred the urban map?

Is population density still a relevant indicator for describing, planning and regulating areas that are more environmentally sustainable than others? Are density and pollution correlated?

At a time when the rate of CO2 emissions has more than doubled over the last 50 years, with pollution concentrated in major urban centers, should we be fighting urban growth, or seeking to make cities and their growth one of the levers for reducing our carbon footprint?

Elisa Dienesch, PhD, professor of economics at Sciences Po Aix and the Aix-Marseille School of Economics, will present her research on 1,200 cities in 190 countries, whose population densities and pollution levels were measured between 1960 and 2010. She will help us shed light on a paradox: while per capita emissions seem to increase with the density (rate of urbanization) of each country, within a given country, it is the densest cities that emit the least carbon emissions per capita.

Alongside her, Vincent Viguié, climate economist, professor and researcher at the École des Ponts ParisTech and the CIRED, will provide some answers to the thorny question: in the face of climate change, should we rather live in the city or the country? But the question doesn't only apply at an individual scale: given the current configuration of our territories, how many of us would be able to adopt a lifestyle with a low environmental footprint by choosing to live in the countryside, and how many others by choosing the city?

Vincent Fouchier, PhD in urban planning, Director of Prospective and Development Advisor to the Aix-Marseille-Provence Metropolis, who was also responsible for the 1st and 2nd master plan of the Ile-de-France region, will take a broader look at the urbanistic nature of the concept of density: beyond limiting the distances we travel on a daily basis, and the associated energy and environmental gains, what benefits can we expect from an assertive policy in favor of the density, compactness and polycentricity of a territory? Is intensification, in all its forms, the solution? How many years does it take for such a policy to move from principle to political consensus, and from political consensus to tangible results?

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2 pm

SUSTAINABILITY & THE GEOGRAPHY OF HOUSING

JONATHAN SEBBANE / SOGARIS
XAVIER TIMBEAU / OFCE
DAVID MIET / VV.ENERGY

Urban Logistics, Density and the Rising Cost of Energy
Jonathan Sebbane, Sogaris

Modeling and Quantifying Jobs Accessibility:
Should we Deconcentrate Jobs or Concentrate Housing?
Learnings from La Rochelle, Clermont-Ferrand, Marseille
Xavier Timbeau, OFCE

Should we Renovate Existing Buildings Far from Urban
Cores or Build New Homes in City Centers?
Re-Assessing the Housing Needs in France
David Miet, vv.energy

2 pm

SUSTAINABILITY & THE GEOGRAPHY OF HOUSING

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SCIENCES PO CAMPUS, PARIS

2 PM, JANUARY 19, 2024

Is there enough housing in France?

If building less means limiting our environmental footprint, shouldn't we start by reoccupying the millions of vacant homes before producing new ones?

Or is it the geography of the economy that has changed, leaving vacant homes built in areas that are now stationary or in decline, while there is a growing housing shortage in other, more sought-after areas?

France has almost 38 million homes, half of which were built after 1968, in an era when abundant energy and cheap oil made peri-urbanization and a massive move away from city-centers possible, in villages and metropolises alike.

But in March 2022, the Fondation pour la Nature et l'Homme produced a National Mobility Barometer which revealed that 13.3 million people in France were in a situation of precarious mobility: low incomes, high fuel budgets, inaccessibility of public transport, dependence on the car.

This explains why the geography of tensions on the job market overlaps with that of tensions on the housing market. New arrivals of working people in dynamic regions are still insufficient to make up for labor shortages, which are hampered not only by the impossibility of finding housing close to jobs, but also by the rising cost of mobility.

At a time when the cost of energy could continue to rise, a significant part of regional planning - and the French economy that depends on it - could fail for logistical reasons: if the price of petrol at the pump were to rise further, how much of the French housing stock could still be occupied without plunging its

inhabitants into precariousness?

To reduce carbon footprint and household mobility budgets, can and should jobs be decentralized to bring them closer to housing? Or can we, and should we continue to build and provide better services in places where residents and activities are already concentrated?

These questions will be addressed by:

Jonathan Sebbane, CEO of Sogaris since 2015, the main urban logistics operator in France with over 667,000m² and 13 sites in Greater Paris,

Xavier Timbeau, economist, chairman of the CNIS Environment and Sustainable Development Commission and Senior Director of the OFCE,

And David Miet, engineer, urban planner and PhD, co-founder and CEO of Villes Vivantes, a gentle densification operator, and director of its R&D lab vv.energy.

3.30 pm

HOUSING CRISIS... WHAT IF?

The End of Construction: an Anti-Social Policy?

Emmanuelle Cosse, President of the Social Union for Habitat and former French Minister for Housing

The Housing Social Bomb in France:
Why we Shouldn't Create Two Classes
of Citizens Regarding Property Ownership

Robin Rivaton, Stonal

Housing: from Crisis to Dramas, from Dramas to Poverty?

Tommaso Vitale, Dean of Sciences Po Paris Urban School

The Difficulties Underprivileged Face in Accessing Housing

Pierre Madec, OFCE

5 pm

BOTTOM-UP MEGA VILLAGES: PAST AND PRESENT PART 2

Jakarta: How a Village of 30 Million Inhabitants
Is Becoming the Powerhouse of a Rising Economic
Superpower ?

Herald van der Linde, Chief Asia Equity Strategist at HSBC

EMMANUELLE COSSE / SOCIAL UNION FOR HABITAT

ROBIN RIVATON / STONAL **TOMMASO VITALE** / SCIENCES PO PARIS URBAN SCHOOL

HERALD VAN DER LINDE / CHIEF ASIA EQUITY STRATEGIST AT HSBC **PIERRE MADEC** / OFCE

3. 30 pm

HOUSING CRISIS... WHAT IF?

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SCIENCES PO CAMPUS, PARIS

3.30 PM, JANUARY 19, 2024

Facing the housing crisis ... what if?

What if we failed to find a solution? What if this failure engulfed us collectively in a situation of unprecedented revolt?

What happens in a society where finding a decent home is no longer possible?

In a society where the majority of people have great difficulty finding housing where they need it?

Is this the inevitable future of a constrained world?

And yet, as the housing crisis worsens, as students begin the academic year camping out, as employees take up their jobs sleeping in their cars, as social housing is saturated, as rental supply is at half-mast, and home ownership blocked, the road to obtaining building permits is becoming even more difficult.

In addition to tighter financing conditions, soaring raw materials and construction costs, and inflation, there are massive and widespread bans on building, through urban planning regulations and practices that tend, little by little, to seal off full pans of our territory, particularly the most sought-after ones.

For building less has become the consensual watchword of preservation: whether of the environment, the landscape or the peace and quiet of local residents, even if it means pushing the problems - and the inhabitants - further away.

What kind of crisis is brewing in a country where housing is no longer considered a basic necessity?

To answer these questions, we will be honored to welcome:

Emmanuelle Cosse, President of the Social Union for Habitat, the nationwide organization representing the Hlm sector, and former Minister for Housing,

Robin Rivaton, CEO of Stonal and author, in early 2022, of a paper entitled «Housing, the social bomb to come»,

Tommaso Vitale, sociologist and Dean of the Urban School at Sciences Po Paris, expert in public policy and urban governance,

And Pierre Madec, economist associated with the OFCE's analysis and forecasting department, specialist in housing and real estate issues and author of a report for the Observatoire national de la pauvreté et de l'exclusion (ONPES) and the PUCA on assessing the economic and social cost of poor housing.

5 pm

BOTTOM-UP MEGA VILLAGES: PAST AND PRESENT PART 2

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SCIENCES PO CAMPUS, PARIS

5 PM, JANUARY 19, 2024

Is the organic urban fabric of Jakarta, part village, part metropolis, one of the 20th century's greatest urban planning success stories?

This is the thesis that Herald van der Linde, economist, Chief Asia Strategist Equity for HSBC and author of "Jakarta: History of a Misunderstood City", will defend.

His presentation will resonate with the one of Jorge Almazán on Tokyo, a village-like megalopolis whose urban fabric is also essentially made up of an "ocean of houses". The performance of Jakarta's urban fabric is equally impressive:

"Jakarta is a fabulous city. For many, this statement may seem strange. Doesn't it conjure up images of endless traffic jams, huge shopping malls with nothing but similar products and, of course, floods?"

"But Jakarta is more than the political, economic, and cultural heart of Indonesia. This metropolis of more than 30 million people is a vibrant, bustling place, an immense labyrinth of small alleys and streets where children still walk to school, vendors sell basko (meatball soup) and women operate tiny street-side stores stuffed with everything from snacks and noodles to batteries, cigarettes and stationery. There are small barber shops, motor repair shops – most advertising the ability to perform magic on any vehicle regardless of condition – badminton courts, and small mosques."

"At dusk, there small shops light up, creating an atmosphere of convivial good cheer. In the warm evenings, I enjoy sitting outside, smoking a kretek cigarette (a habit I am still trying to break) and order sateh or nasi goreng from the passing hawkers. This neighborhood spirit harks back to the days when these kampung – now absorbed

into the broader metropolis – were originally small villages and settlements set apart from the city".

Herald van der Linde's description of daily life in Jakarta does not focus on the few busiest streets or districts of the megalopolis: it relates a form of village reality that is available almost everywhere to the tens of millions of inhabitants of the metropolis.

A village reality that has also succeeded in making Indonesia's current capital the locomotive of a rising economic power that observers predict to become the world's 10th, 6th and, for some, even 4th largest economy by 2030.

Tracing the evolution of this Javanese city from pre-colonial times to the bustling - but also polluted and flood-prone - metropolis it has become, Herald will offer us a reading of the challenges facing Jakarta today in the light of the struggles it has had to wage in the past.

5.45 pm

CONCLUSION

THE CITY OF YES?

DEPUTY MAYOR OF NEW YORK CITY

MEERA JOSHI

MEMBER OF PARLIAMENT AND PRESIDENT
OF THE NATIONAL COUNCIL FOR HABITAT

LIONEL CAUSSE

5. 45 pm

THE CITY OF YES?

SCIENCES PO CAMPUS, PARIS

5.45 PM, JANUARY 19, 2024

"The City of Yes!"

This is the name of the campaign proposed by mayor Eric Adams and his team among which Meera Joshi, deputy mayor in charge of operations, to make New-York "the city of yes": a welcoming city, where everyone can find a place to live.

With nearly 800,000 jobs created in the last 10 years, compared to 200,000 housing units, New York City needs a major rebalancing to curb its housing crisis.

"A city's failure to produce enough housing has real and direct human consequences: high rents, displacement pressure, segregation, gentrification, and increased tenant harassment and homelessness, among other ills".

"City of Yes for Housing Opportunity will create a little more housing in every neighborhood. City of Yes focuses on tailored policies to support more housing from the highest-density to lowest-density areas. Taken together, these small changes will have a big impact on New Yorkers' housing needs".

New York's strategy, inspired by the YIMBY ("Yes in My Backyard") movement and backed by the "Get Stuff Built" plan, aims to build 100,000 new homes in 15 years by lifting a number of urban zoning restrictions, including the abolition of the requirement to include parking spaces in new projects, the legalization of shared housing and the addition of accessory dwelling units.

Will the "yes" vote, this desire for welcome and hospitality, have the same effect on the other side of the Atlantic, on France's west coast?

Just over a year ago, Le Monde, in partnership with the Forum Vies Mobiles, organized a

conference entitled "The rush to the West, or the unthought-of demographic change."

As of January 1, 2024, the latest census figures published by the INSEE shed an even starker light on this demographic boom. Between 2011 and 2021, the 8 departments stretching from the Pyrénées Atlantiques to Ille-et-Vilaine, including les Landes, Charente-Maritime, Vendée, Loire-Atlantique and Morbihan, created almost 500,000 jobs, built just over 500,000 homes and gained over 600,000 inhabitants - equivalent to the entire population of both Nantes and Bordeaux's population added up - in 10 years.

At a time when tensions are running high in the housing market on and off the coast, from the Basque region to Brittany, the question of France's ability and willingness to say yes to those, inhabitants and businesses, who wish to settle westwards and yes, at the same time, to those who already live there, is one that Lionel Causse, MP of the Landes and President of the National Council for Habitat has agreed to answer.

What kind of west could France and the French dream of?