



# **The Future of Cities After COVID**

## **(El Futuro de Las Ciudades Despues del COVID)**

**WILLIAM FULTON**

**12A CONFERENCIA INTERNACIONALE DE CUIDAD**

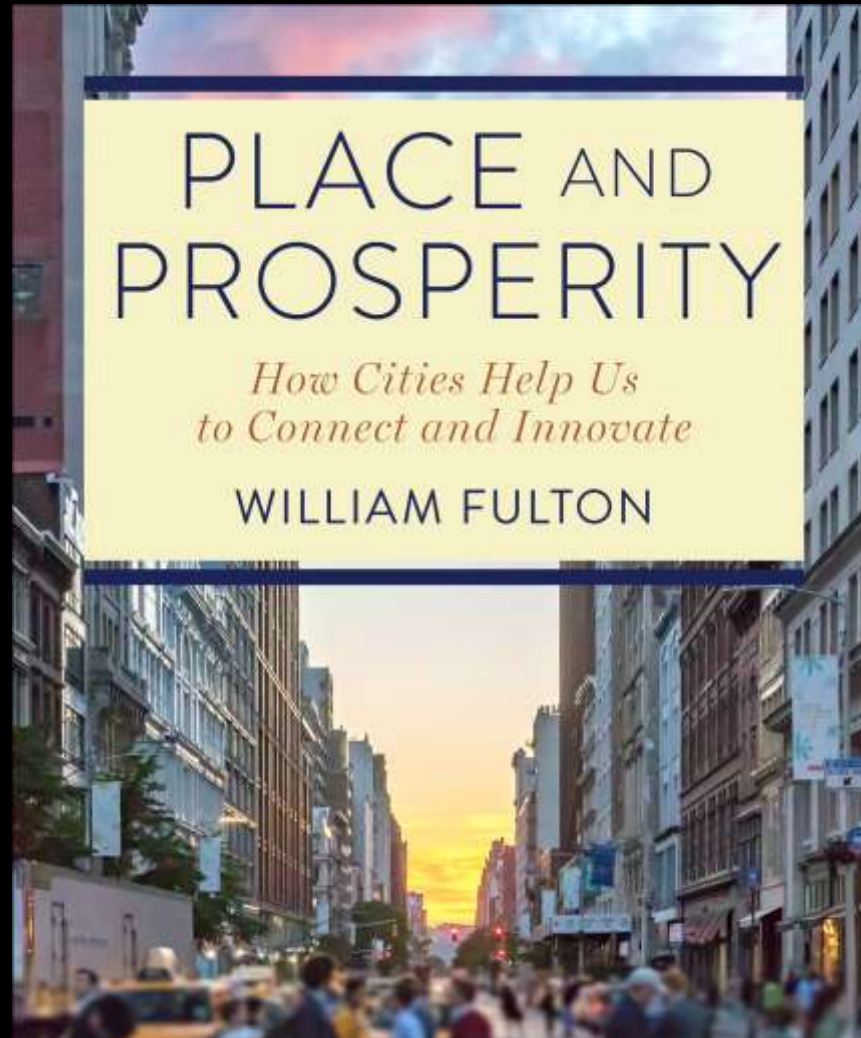
**SANTIAGO**

**6 JULIO 2023**

Cities Are “Humankind’s Greatest Creation”



They Are Central To Prosperity and Quality of Life



# Yet Cities Are Fragile and Easily Disrupted

As Governor Orrego said yesterday:

- Crime and Safety
- Climate Change
- Inequality
- War & Civil Unrest



# COVID Changed Cities Dramatically



Density is  
the very  
essence of  
a city.



But people were very afraid of density during COVID ... and much of this fear of cities has remained.



# Is The "Urban Doom Loop" For Real?



Downtown San Francisco before COVID: *Crowded*



# Is The “Urban Doom Loop” For Real?

Downtown  
San Francisco  
today:  
*Empty*



# Meanwhile, Suburbs Are Booming



But Not Everyone Has Left The City



What's Going On?

1. People Are Rethinking  
*Place*



2. There Isn't Enough  
*Housing*

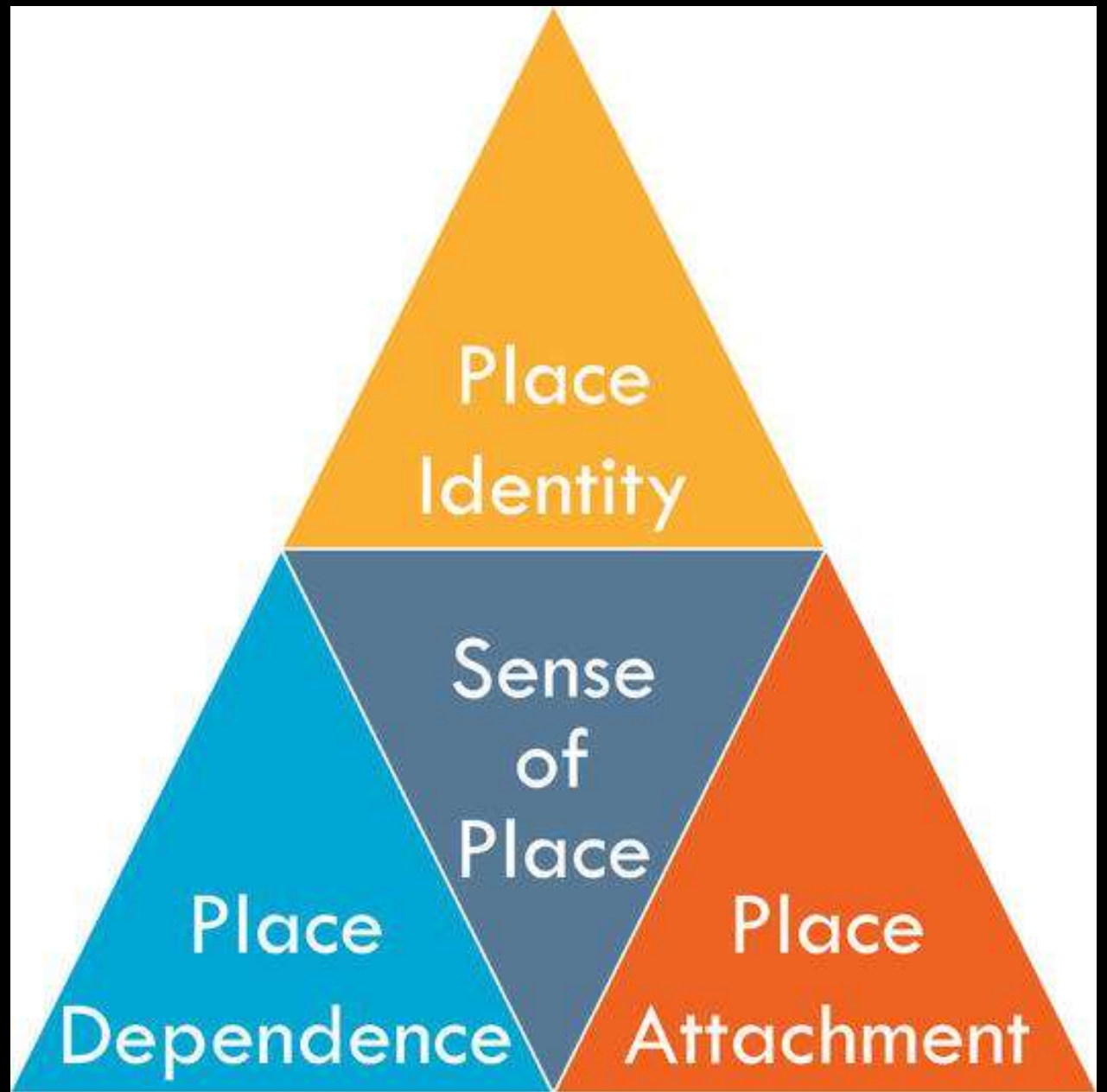


# 1. People Are Rethinking *Place*



# Place Is Complicated

- Place is created *deliberately* by intentional decisions both *political and economic*
- Yet most people *don't even realize* they are experiencing place.



After COVID, People Are Together....

Because They  
*Want* To Be...

Not Because They  
*Have* To Be





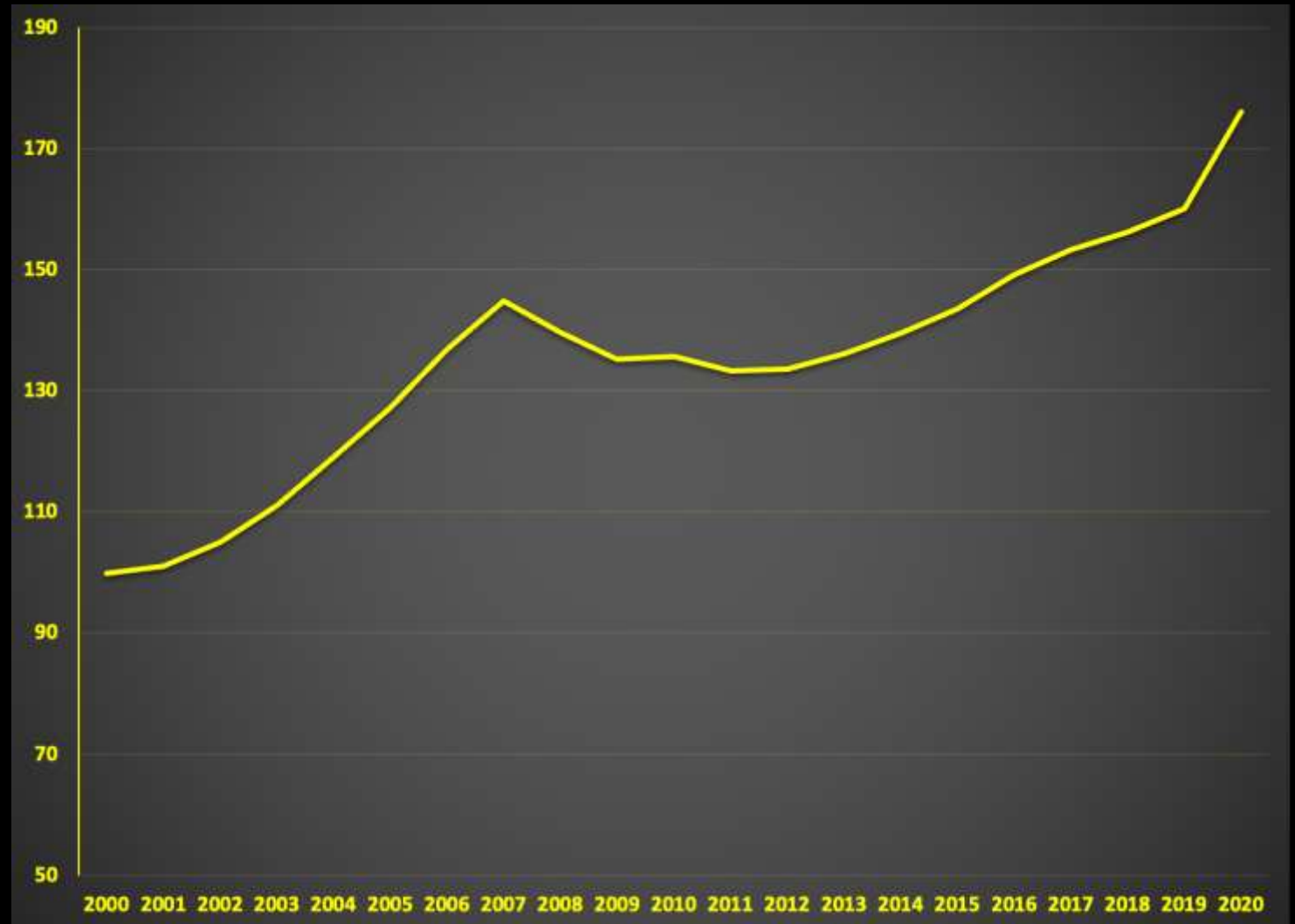
## 2. There Isn't Enough *Housing*



# Housing Is A Worldwide Problem ... Not Just A Chilean Problem

Worldwide,  
Prices Have  
Doubled In 20  
Years ...

And Increased  
A Lot During  
COVID



# Rich Countries Are Exporting Their Housing Problem

British Pub,  
Portugal



# While Others Get By However They Can



# How Do We Reinvigorate Cities After COVID?

1. Rethink our idea of why *place* is important
2. Understand how to provide *housing* and *urban amenities* in both a plentiful and equitable way.

1. Place

We need people to consciously experience **place** ... and not just their own place.



# Cities Will Be Where People Gather And Interact



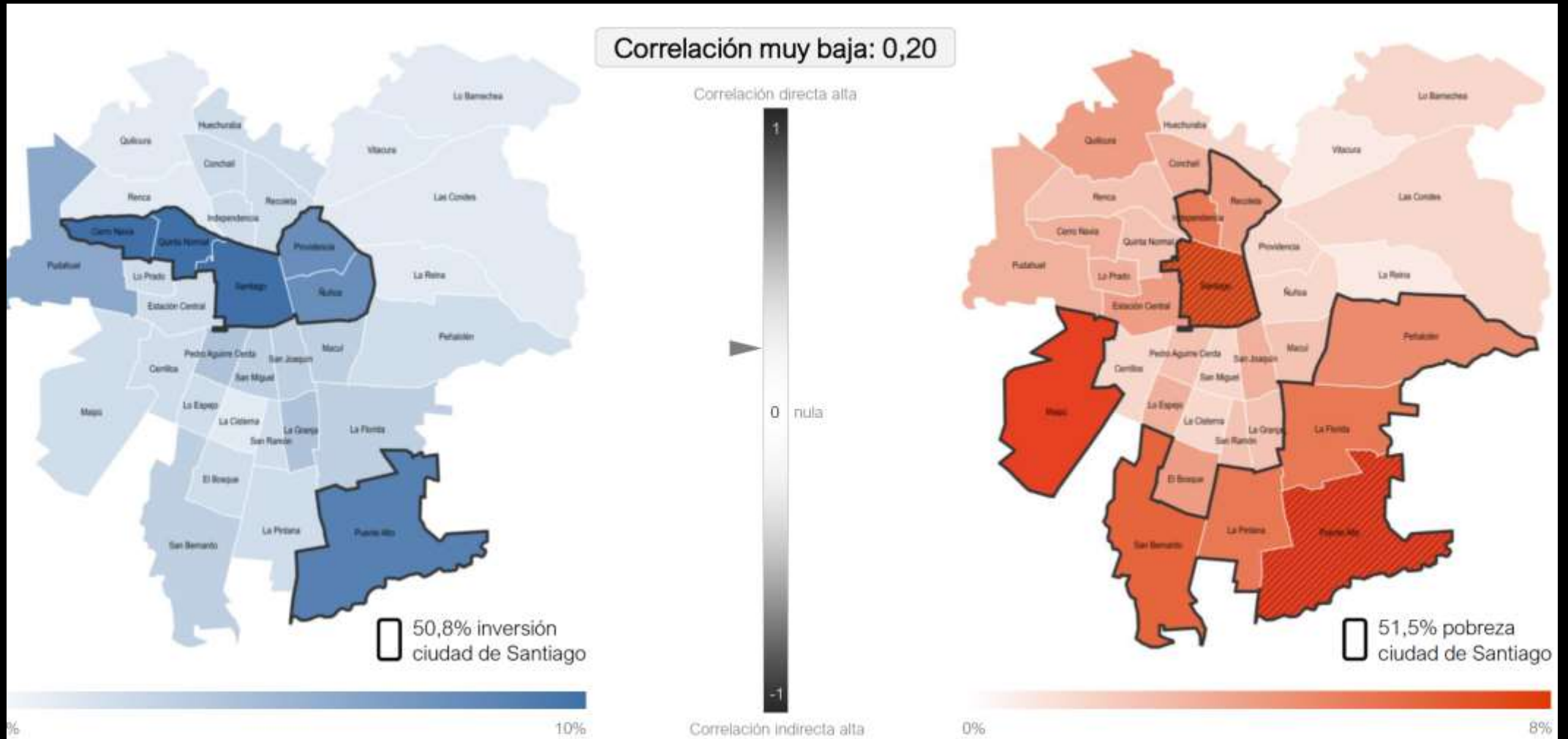


# So It's Time To **Let Go Of Rigid Ideas** About Land Use and Zoning

For Example:  
Allow New Uses  
For Office Buildings



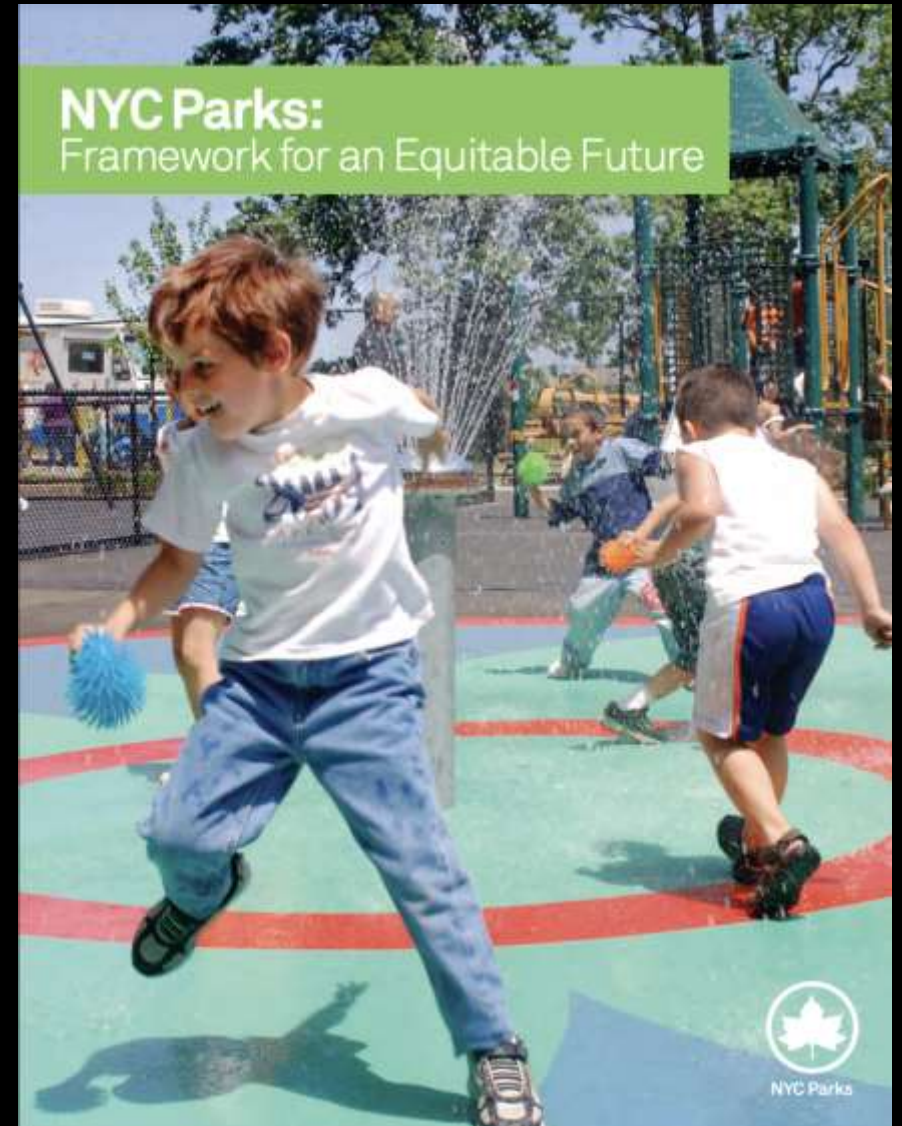
# And We Need Place Equity



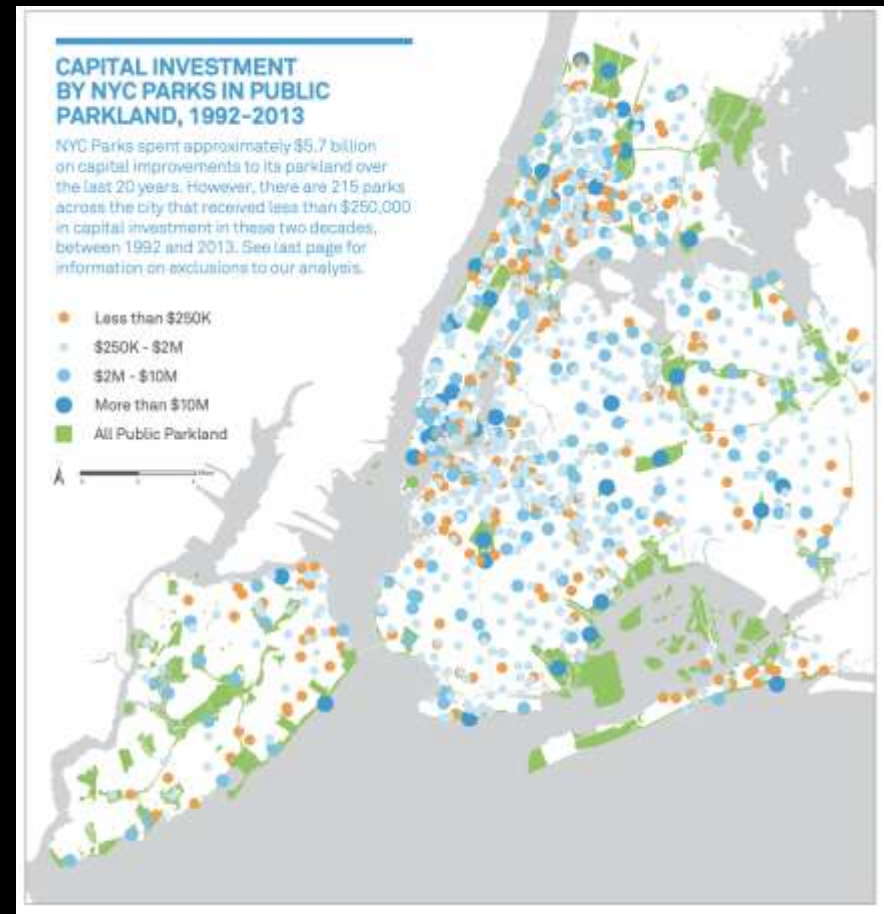
# New York City's Parks Equity Framework

Focus On Neighborhoods With:

- High Poverty
- Population Density
- Population Growth
- Little Parks Investment



# How NYC Parks Equity Mapped Out

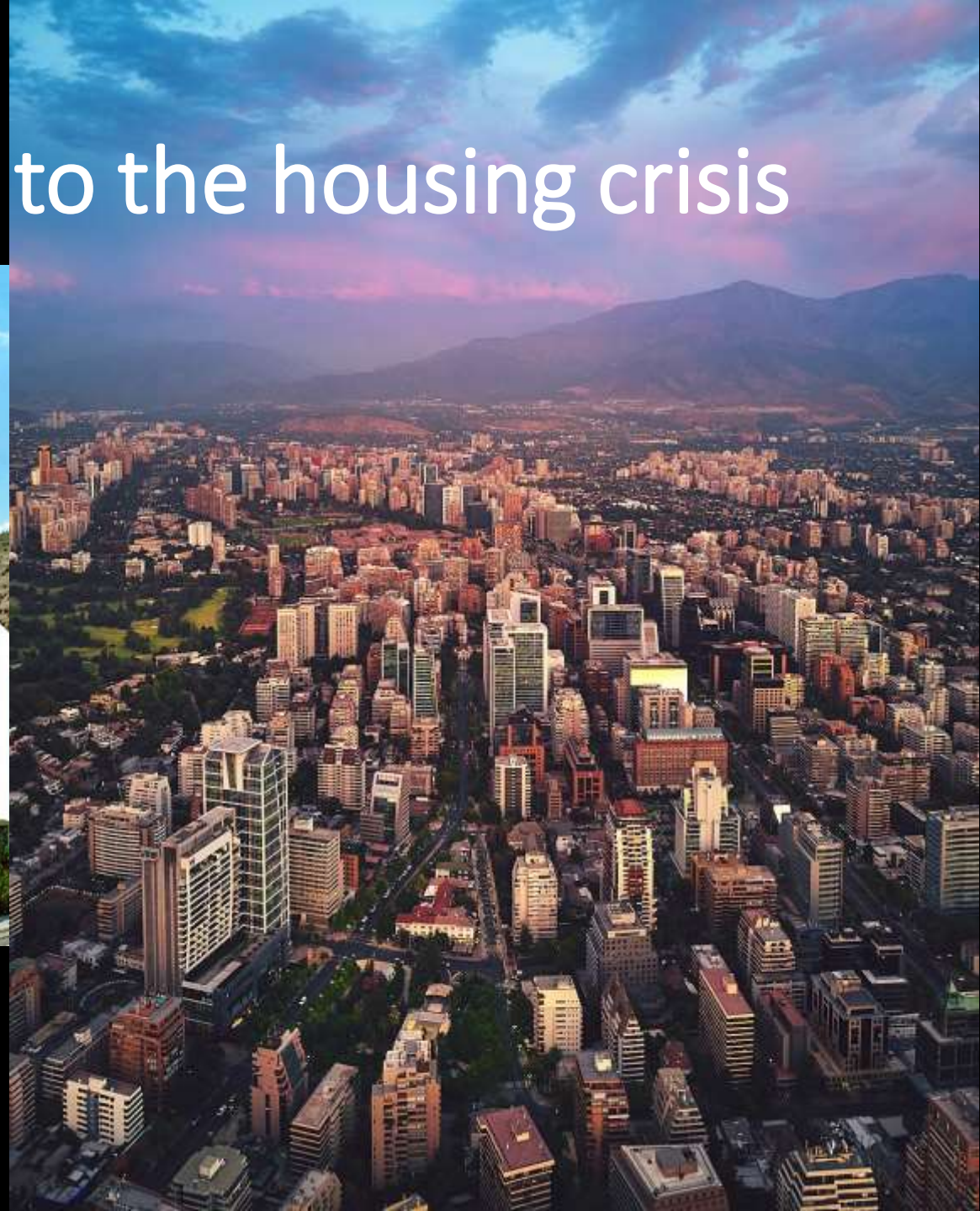


## 2. Housing

There is no “one solution” to the housing crisis



There is no “one solution” to the housing crisis



# Is “Social (Public) Housing” Part of the Answer?

- Kabelwerk social housing project in Vienna – 1,004 units





# Social (Public) Housing Has Been A Problem In Many Places

Pruitt-Igo  
Public  
Housing  
Project,  
St. Louis,  
USA



# Well-Managed Social Housing Is A Must

Private  
Market  
Simply  
Cannot  
Produce All  
Needed  
Housing



# But Social Housing Isn't The *Only* Answer

Worldwide  
Challenge:  
Private  
Housing  
For Middle  
Income  
Families



Cities Have  
Been Around  
A Long Time ...  
And They Will  
Endure



# In Closing: My Favorite Street

Main Street,  
Ventura,  
California,  
During COVID





# **The Future of Cities After COVID**

**(El Futuro de Las Ciudades  
Despues del COVID)**

**WILLIAM FULTON**

**12A CONFERENCIA INTERNACIONALE DE CUIDAD**

**SANTIAGO**

**6 JULIO 2023**