

Housing in Times of Crisis

Affordable Housing and Sustainable Cities

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- ▶ 1. The meaning of housing
- ▶ 2. Unveiling the Structure of the Housing Sector
- ▶ 3. Stakeholders Analysis
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- ▶ 11. Rights-based Public Policies
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Five Conclusions and Take away

1. Housing is inexorably connected with the realization of planned urbanization and the sustainable city.
2. The pandemic exacerbated the housing affordability crisis which hits hard those with low and moderate incomes, particularly those living in informal areas.
3. The lack of affordable housing options is driving informal and unplanned urbanization. It materializes the social and spatial divide of the territory of cities at the global scale, jeopardizing the sustainability of cities, social cohesion and fuelling climate change.
4. The housing sector has interfaces with nearly all aspects of a country economy. If well-managed it should play the catalytic role in the urban renaissance in the post-Covid 19 era and boost social and economic recovery.
5. Innovations carried out by cities in land-based finance show the possibilities to unlock land supply and finance while promoting the housing-urban planning nexus for more compact, interconnected and liveable cities.

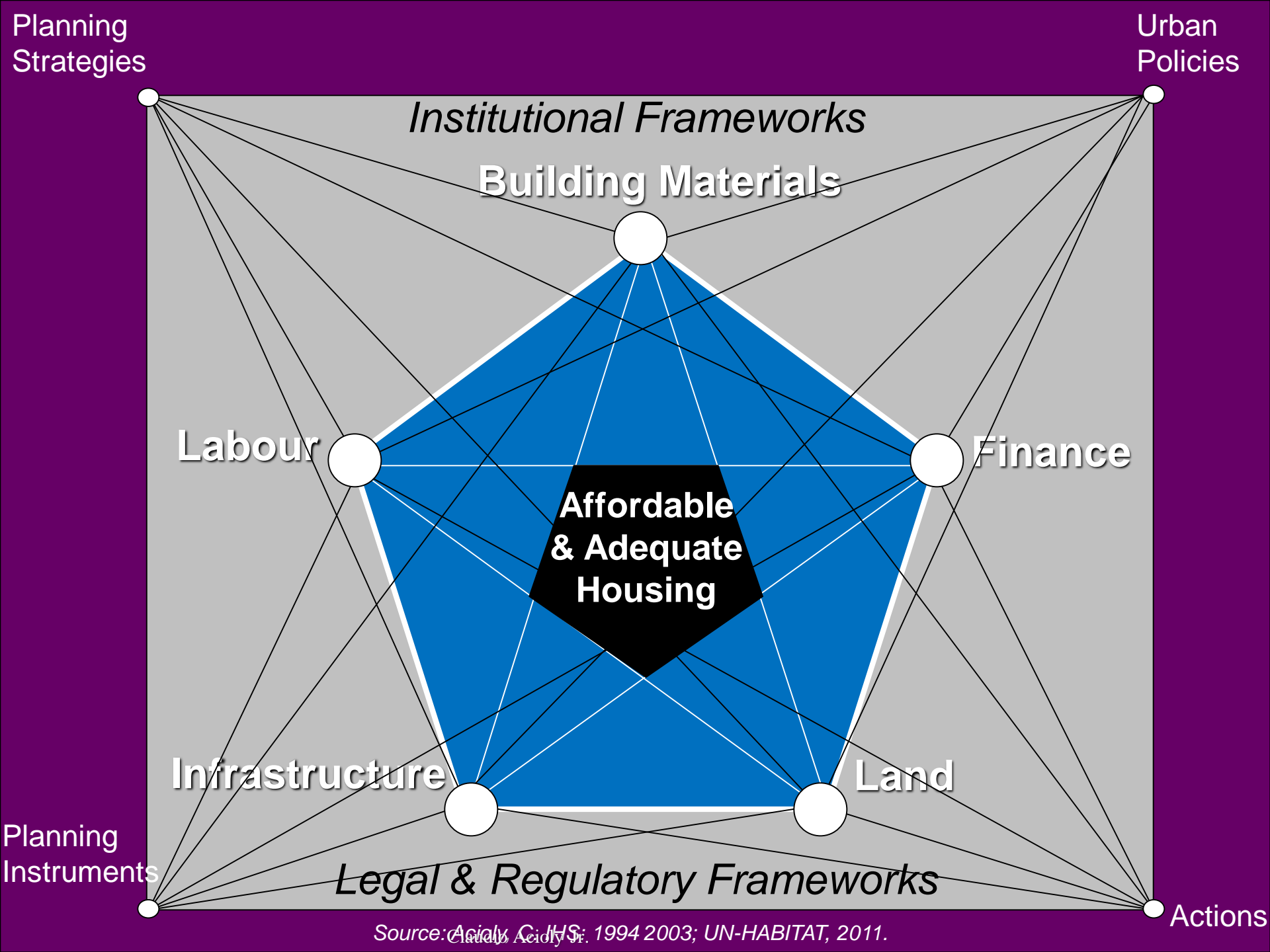


1.

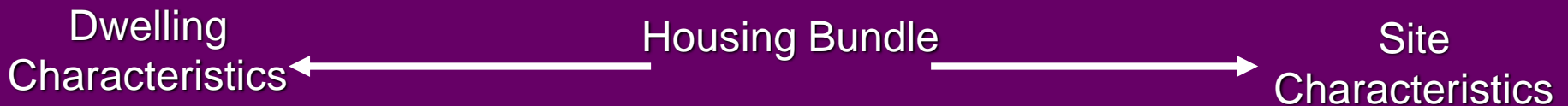
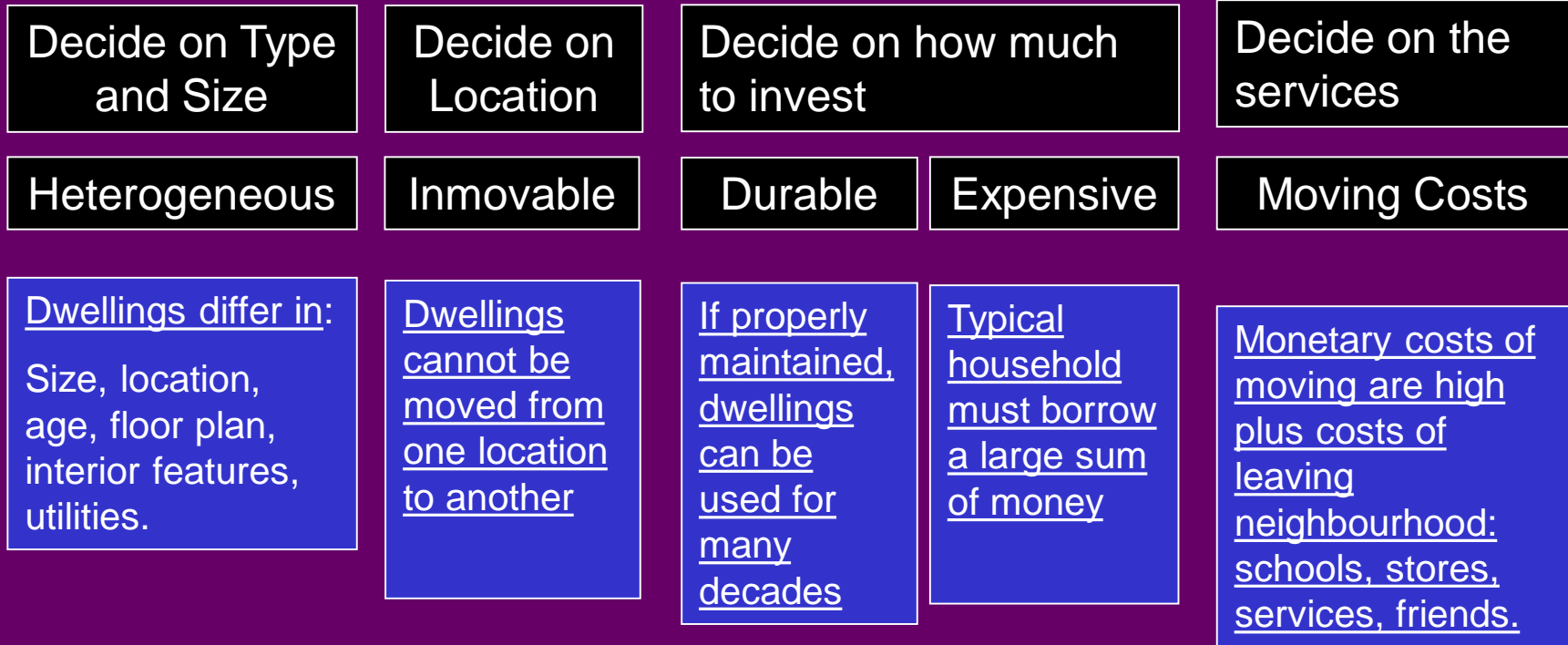
Housing: do we speak the same language?

More than just a building, bricks and mortars and a roof.





What Makes Housing Different from Other Commodities?



Implications for Housing Markets

Based on Arthur O'Sullivan (2003), "Urban Economics". New York: McGraw-Hill/Irwin. 5th edition.

Housing costs
 Affordability threshold
 People's income
 Volume of loans, credits, savings
 Capital Markets

Rental Law
 Property rights
 Homeownership
 Foreclosure & collaterals laws
 Rights & Obligations

Basic Infrastructure provision
 Neighbourhood-City Facilities
 Tariffs & User fees
 Cost recovery
 Delivery capacity

Finance

Tenure

Services

Institutions

Policy



Size

Location

Durability

Available Space
 Typology
 Building Code
 Planning Standards
 Cultural suitability
 Availability of land

Land
 Accessibility
 Price
 Public Transport
 Neighbourhood
 Densities and Typology

Building Materials
 Construction Technology
 Year of construction
 Quality of labour
 Standards & quality control
 Maintenance

Housing costs
 Affordability threshold
 People's income
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Basic Infrastructure provision
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 Cost recovery
 Delivery capacity

Finance

Tenure

Services

Institutions

Property Management Companies

Policy

Common Property Regime



Maintenance

Size

Location

Durability

Available Space
 Typology
 Building Code
 Planning Standards
 Cultural suitability
 Availability of land

Land
 Accessibility
 Price
 Public Transport
 Neighbourhood
 Densities & Typology

Building Materials
Construction Technology
 Quality of labour
 Standards & quality control
Energy Efficiency
Maintenance

The Right to Adequate Housing

The right to live somewhere in peace, safety and dignity, with access to basic infrastructure, in a location that allows adequate access to jobs and opportunities and urban services, all at an affordable price.

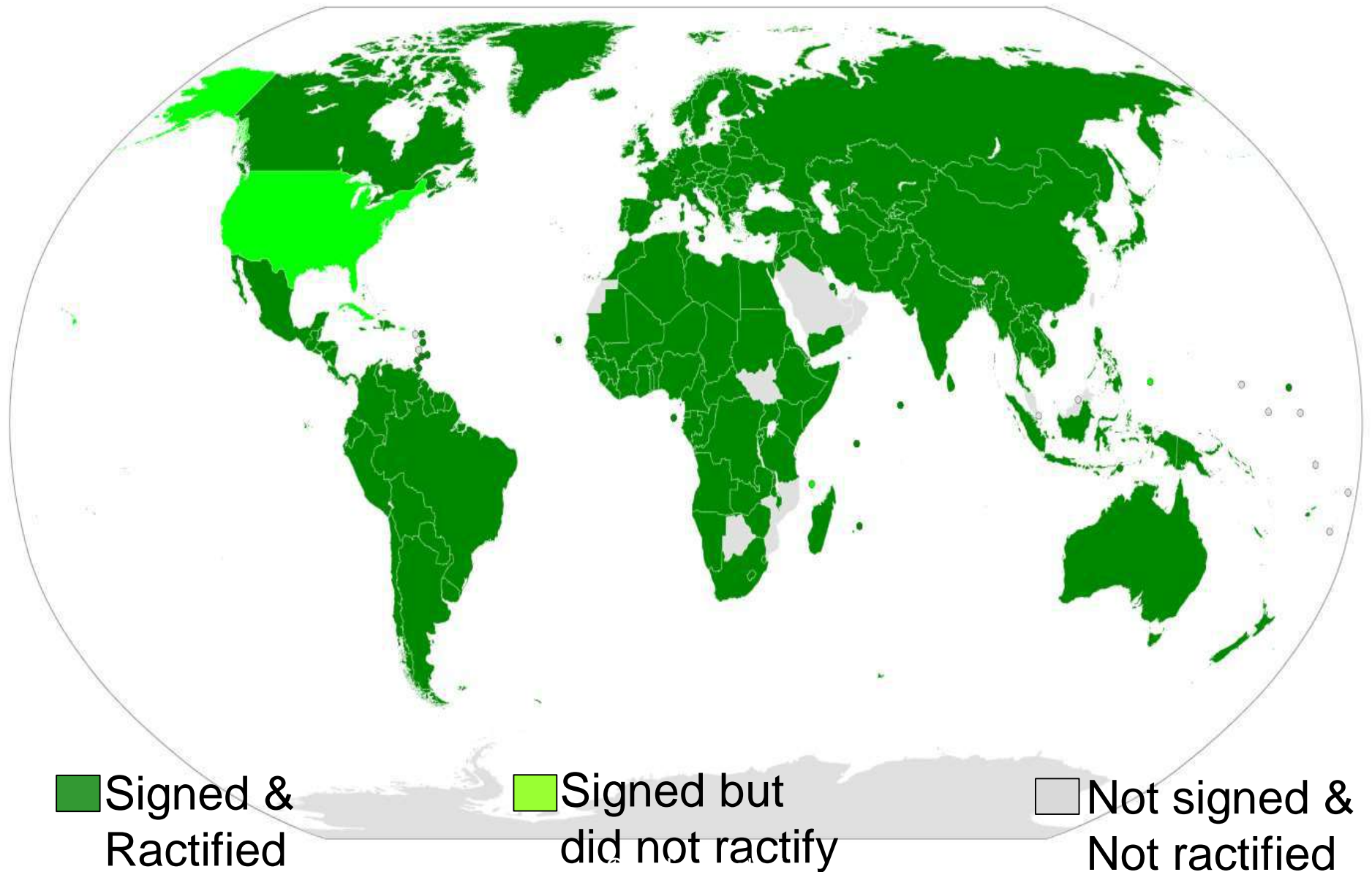
International Covenant on Economic, Social and Cultural Rights,
1966.

ICESCR

The right to an adequate standard of living.

171 Countries are party of ICESCR

International Covenant on Economic, Social and Cultural Rights, ICESCR 1966.



Parties to the ICESCR

COUNTRY	Signed	Ratified
Bhutan		
Ecuador	29 Sep 1967	6 March 1969
Ethiopia		11 June 1993
Ghana	7 Sept 2000	7 Sept 2000
Lebanon		9 Sept 1992
Thailand		5 Sept 1999
United States	5 Oct 1977	
Zambia		10 April 1984
France		4 November 1980
Netherlands	25 June 1969	11 December 1978

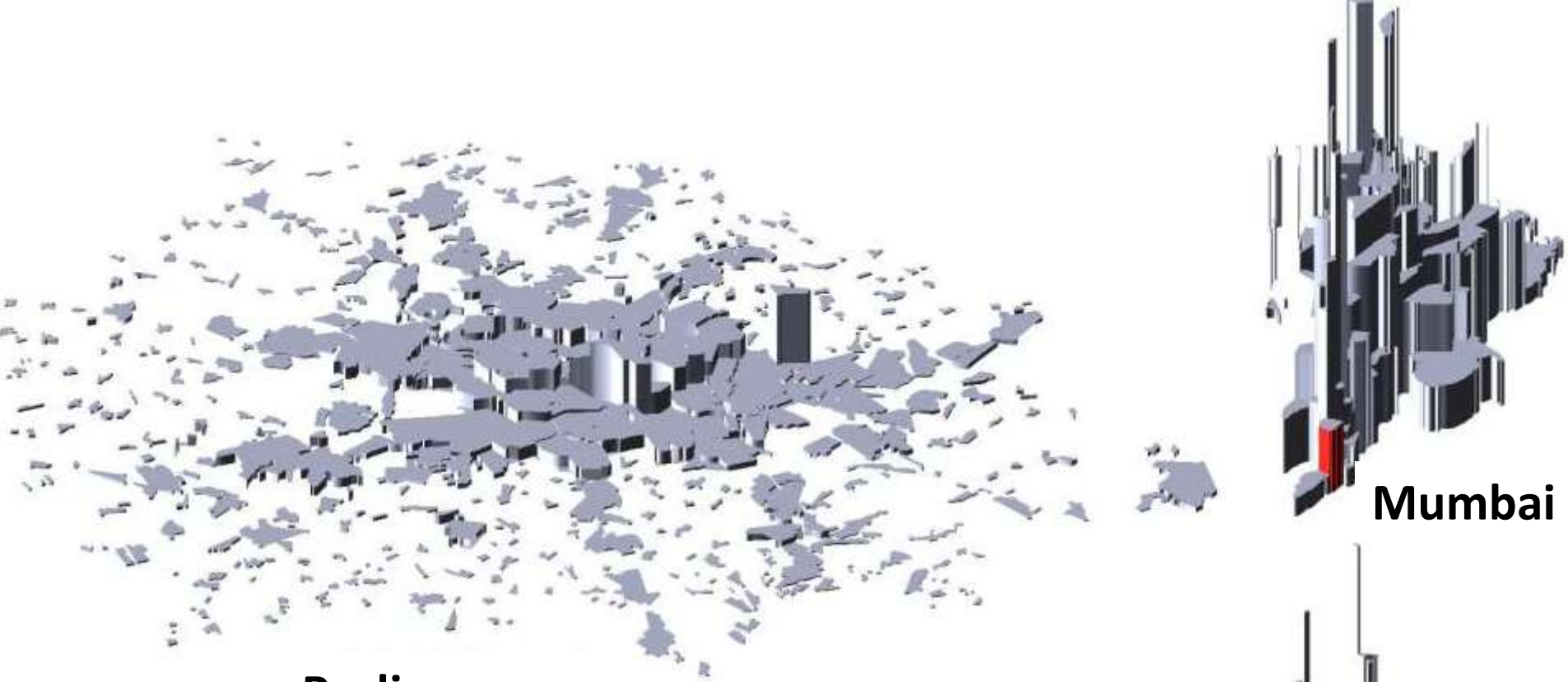




Housing

Urban
Planning

On average, 55% of the land cover of cities is used for residential and housing purposes in the Global Sample of 200 cities.



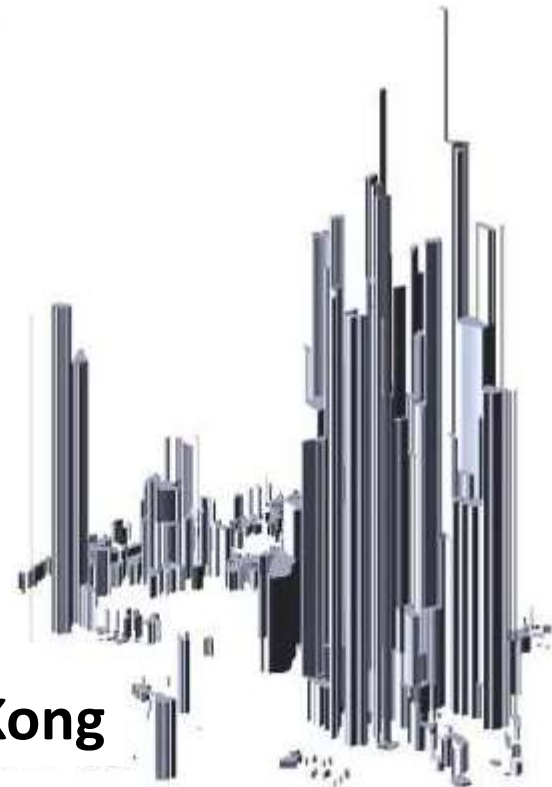
Berlin



Mumbai



Moscow



Hong Kong

Housing, Density and Urban Form



Building norms

High-rise multi-family

Single family housing

Row housing

Detached

Semi-detached

Floor Area Ratio-FAR

Setback rules

Minimal plot norms

Zoning

Property rights

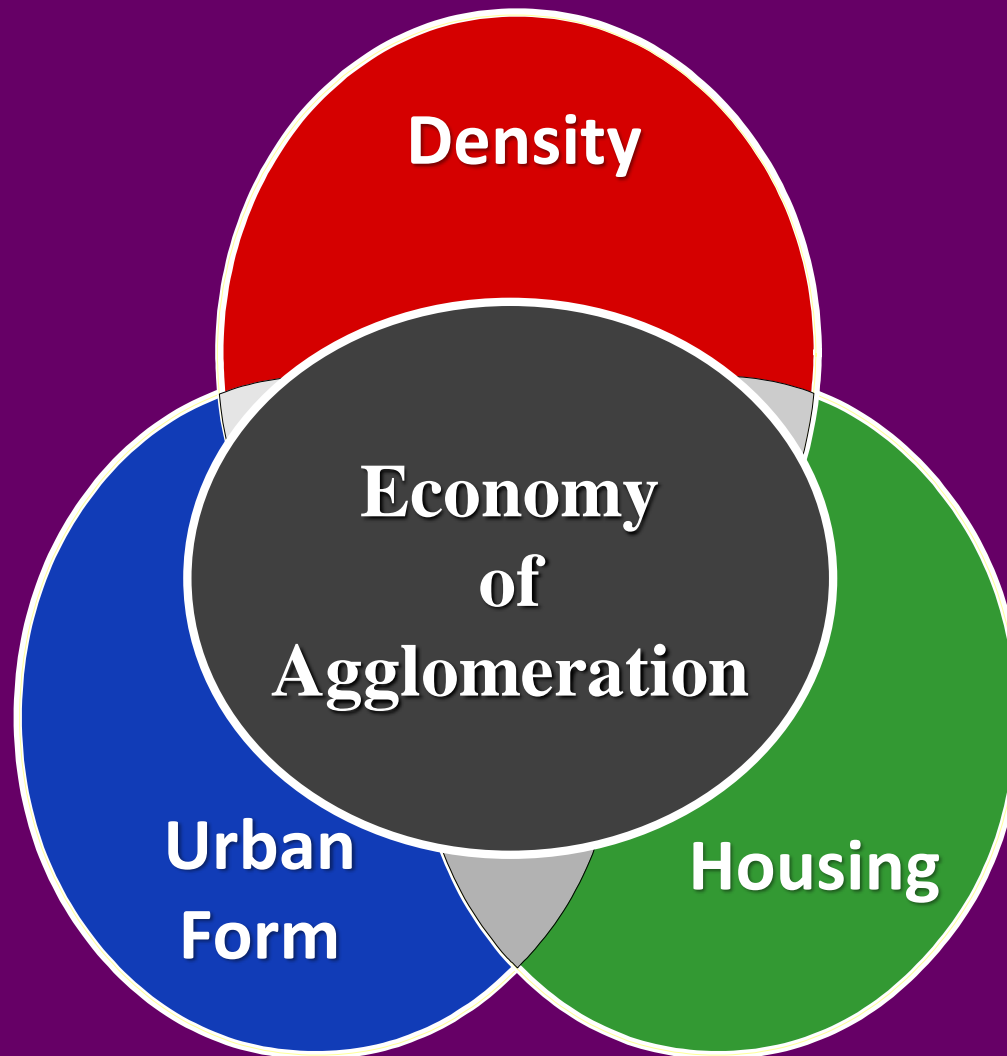
Typology



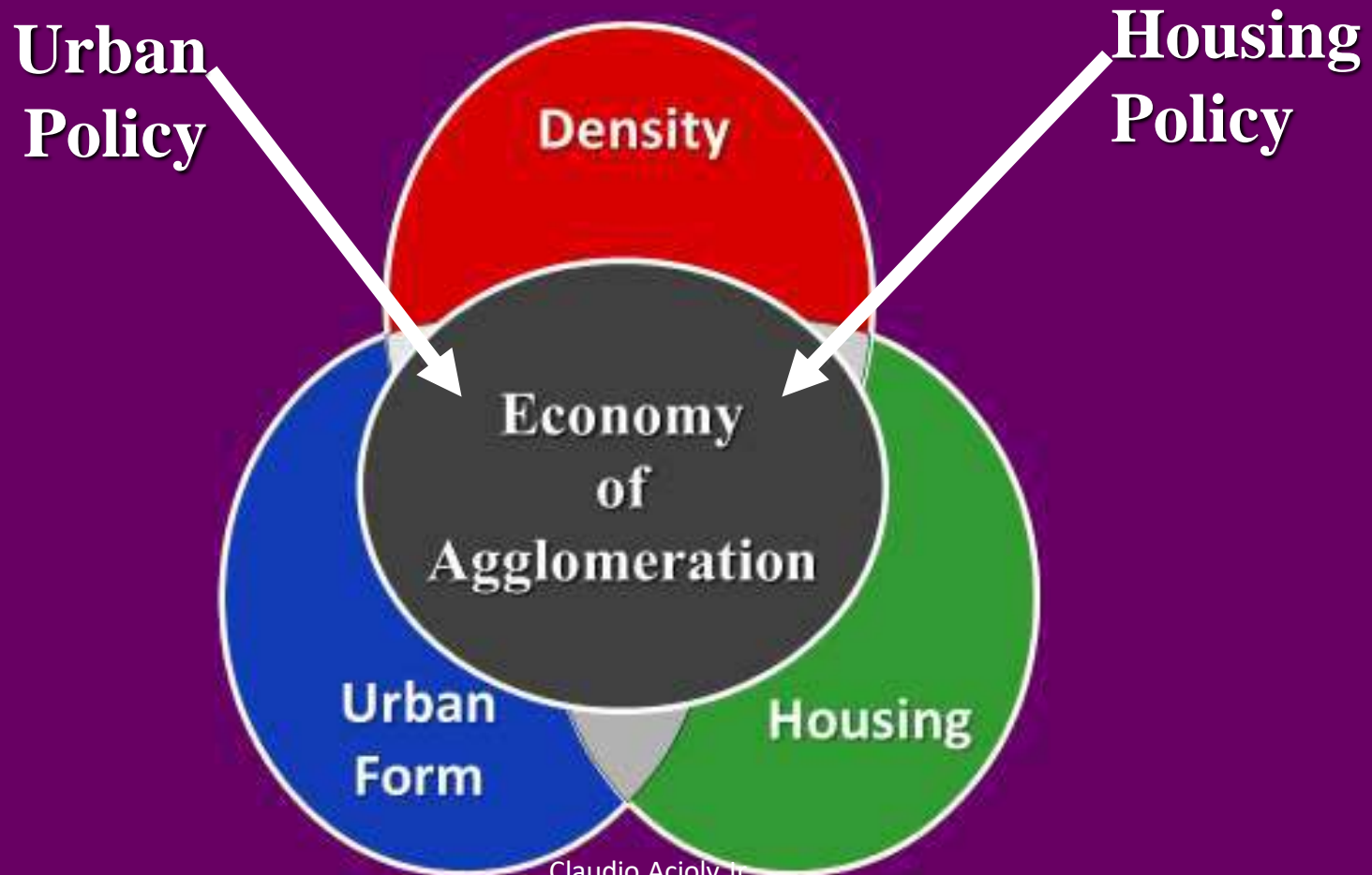
Parceling

Optimize land and infrastructure

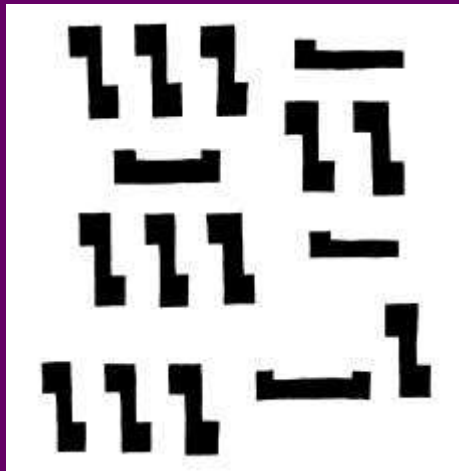
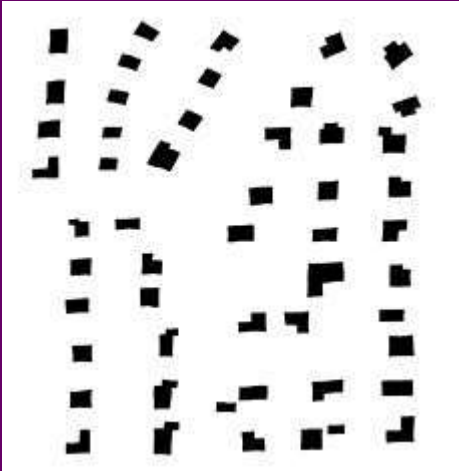
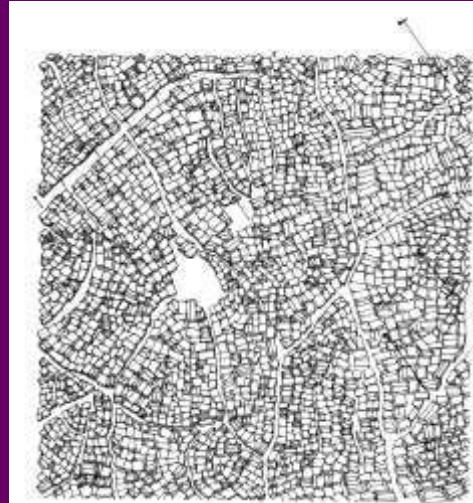
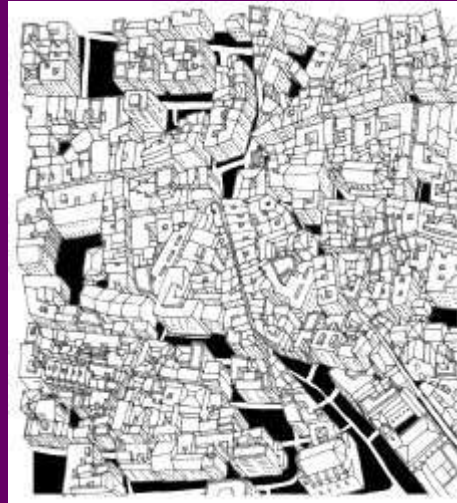
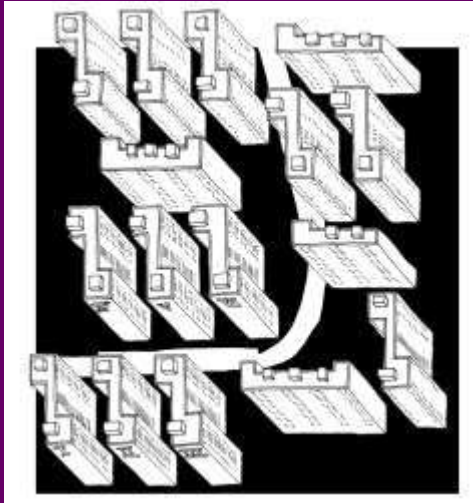
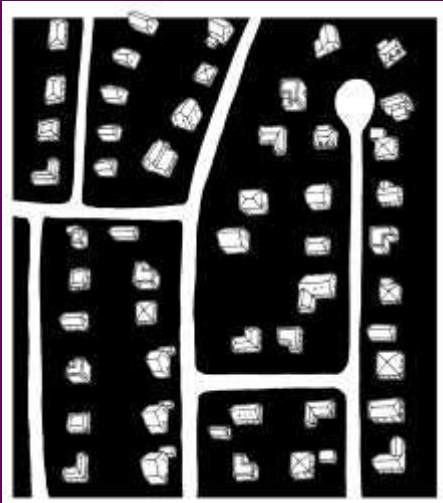
Maximize public investment



The inclusive, resilient, safe and sustainable city



Housing Options: Urban Form & Densities





Venice: 688



Toledo: 420



Florence: 255



Turin: 191



Amsterdam 17th Century: 195



London Mayfair 1735: 165



Paris Etoile: 133



Barcelona Cerdà plan: 103



Manhattan: 120



Washington L'Enfant plan: 48



Washington suburbia: 36



Brasilia Quadra: 41



Beijing South: 16



Beijing South: 13



Shanghai Liyang towers: 27



Shanghai Lujiazui (Pudong): 17

75 units / ha
320 persons/ha
4 persons/household



Key
 Target a mix of activities
 Include a variety of house types

-  Community facilities
-  Shops and workspaces
-  Maisonettes
-  Houses
-  Apartments



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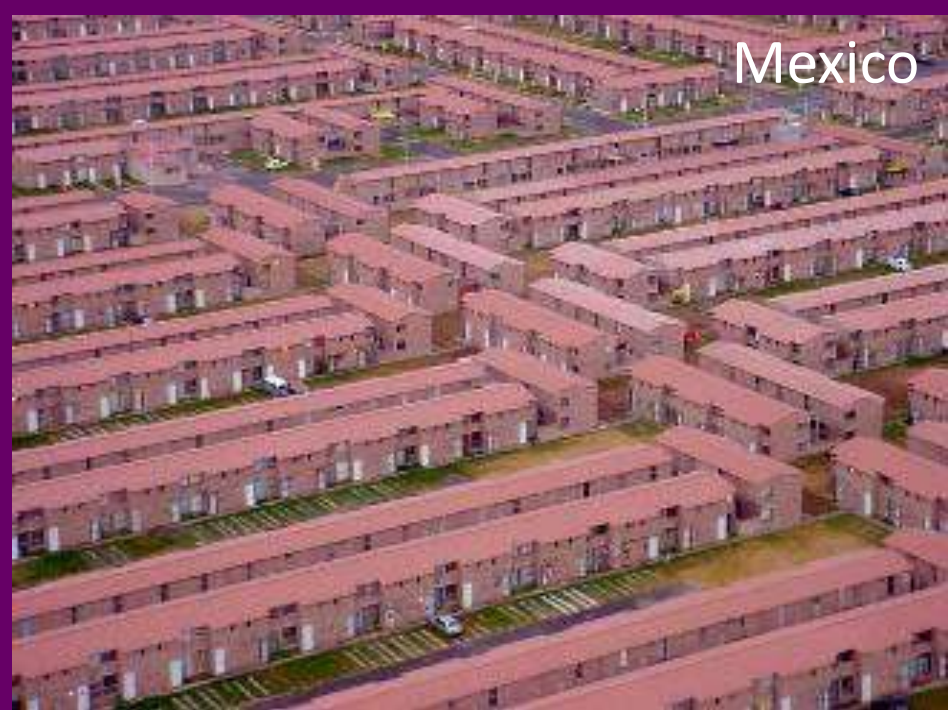
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USA



Mexico

Alternatives to these Predatory Models of Urbanization



China



Bolivia

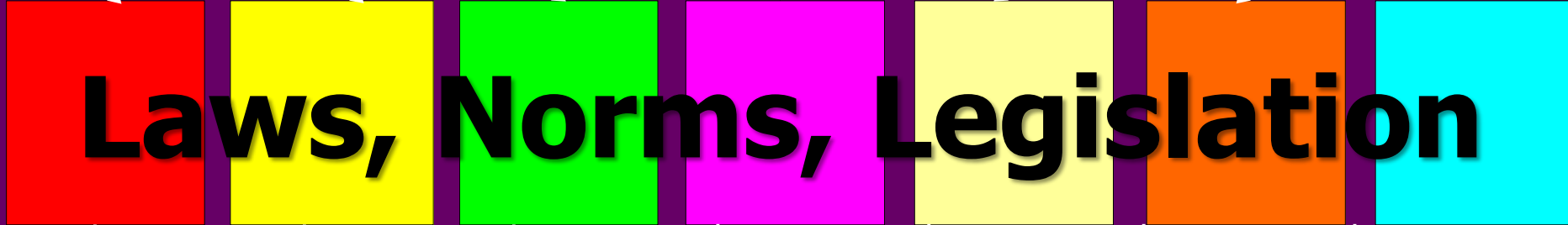
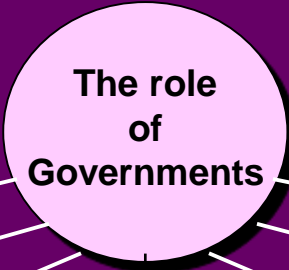


2.

Unveiling the structure of the Housing Sector:

Understanding the governance and institutional structure of the Housing Sector is a condition to capture its policy and institutional environments.





Urban Planning and Management

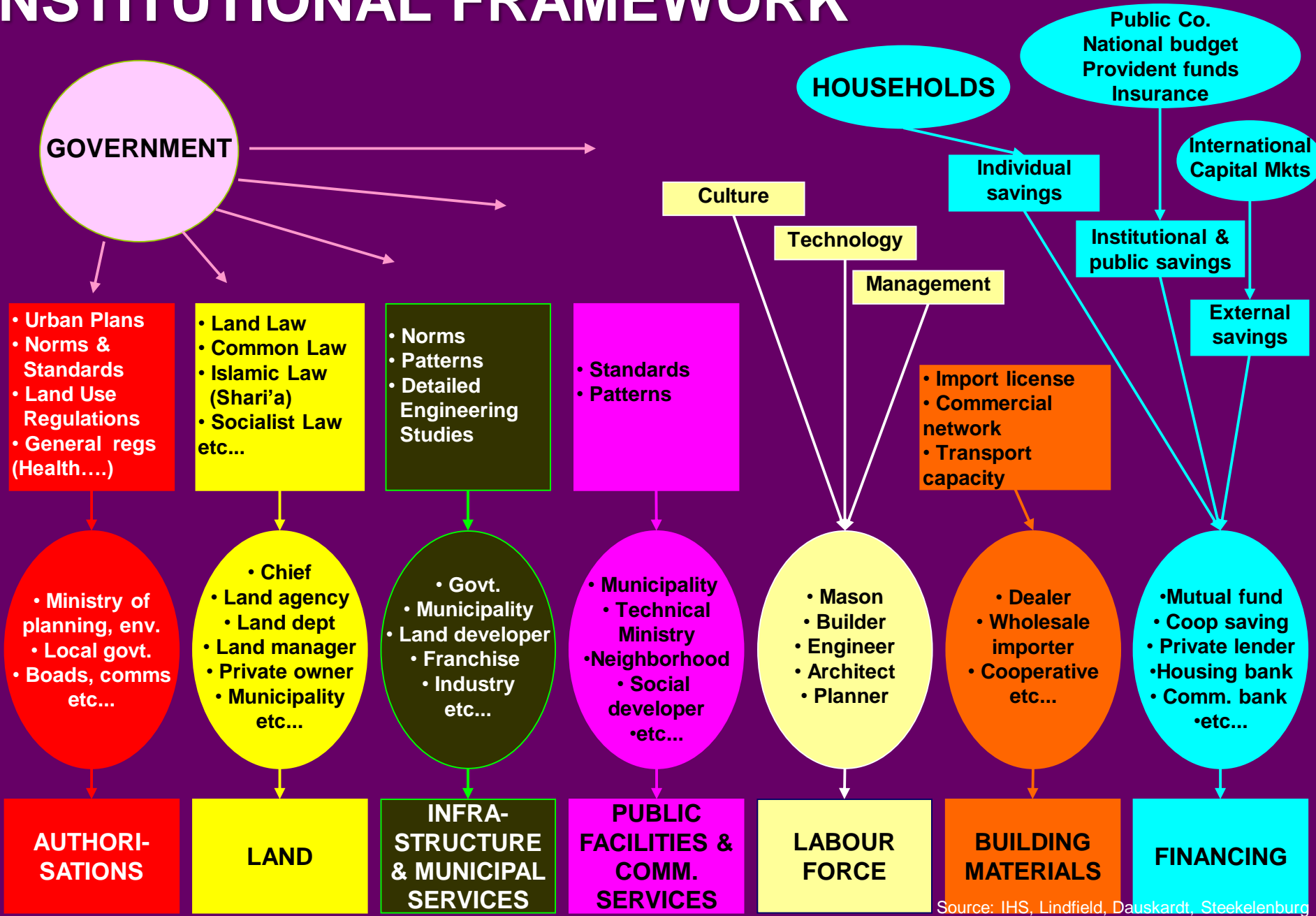


THE SEVEN COMPONENTS OF A HOUSING DELIVERY SYSTEM

AUTHORISATIONS	LAND	INFRA-STRUCTURE MUNICIPAL SERVICES	PUBLIC FACILITIES COMMUNITY SERVICES	LABOUR FORCE	BUILDING MATERIALS	FINANCING
<ul style="list-style-type: none"> • Land sub-division permit • Residency/ Occupancy permit • Building permit • Planning / Zoning permission • Concession • etc... 	<ul style="list-style-type: none"> • PUBLIC • PRIVATE • Freehold • Leasehold • Waqf • Cooperative • Customary • Land Trust • etc... 	<ul style="list-style-type: none"> • Roads • Water supply • Sewerage • Electricity • Drainage • Gas • Garbage collection • etc... 	<ul style="list-style-type: none"> • Schools • Clinics • Mosque / church • Police • Post office • Playgrounds • Open spaces • Civic center • Cultural center • etc... 	<p>Intellectual (architect engineer)</p> <p>Manual (builders)</p>	<ul style="list-style-type: none"> • Wood • Concrete • Cement • Sand • Steel • Corrugated iron • Adobe • PreFab • etc... 	<ul style="list-style-type: none"> • DEBT • EQUITY • Land acquisition loan • Construction loan • Enterprise loan • Mortgage loan • Public subsidy • etc...

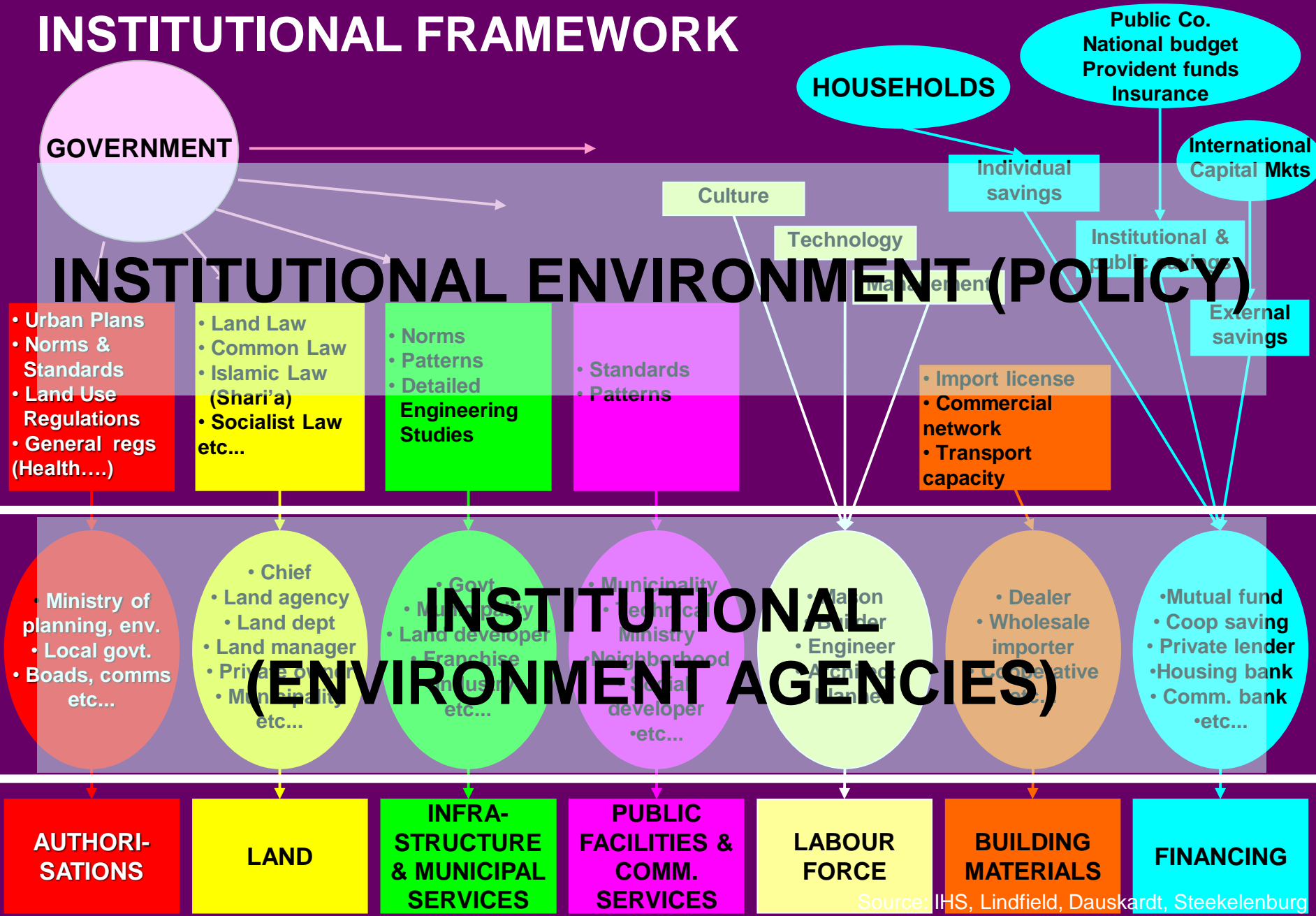
Source: IHS, Lindfield, Dauskardt, Steekelenburg

INSTITUTIONAL FRAMEWORK



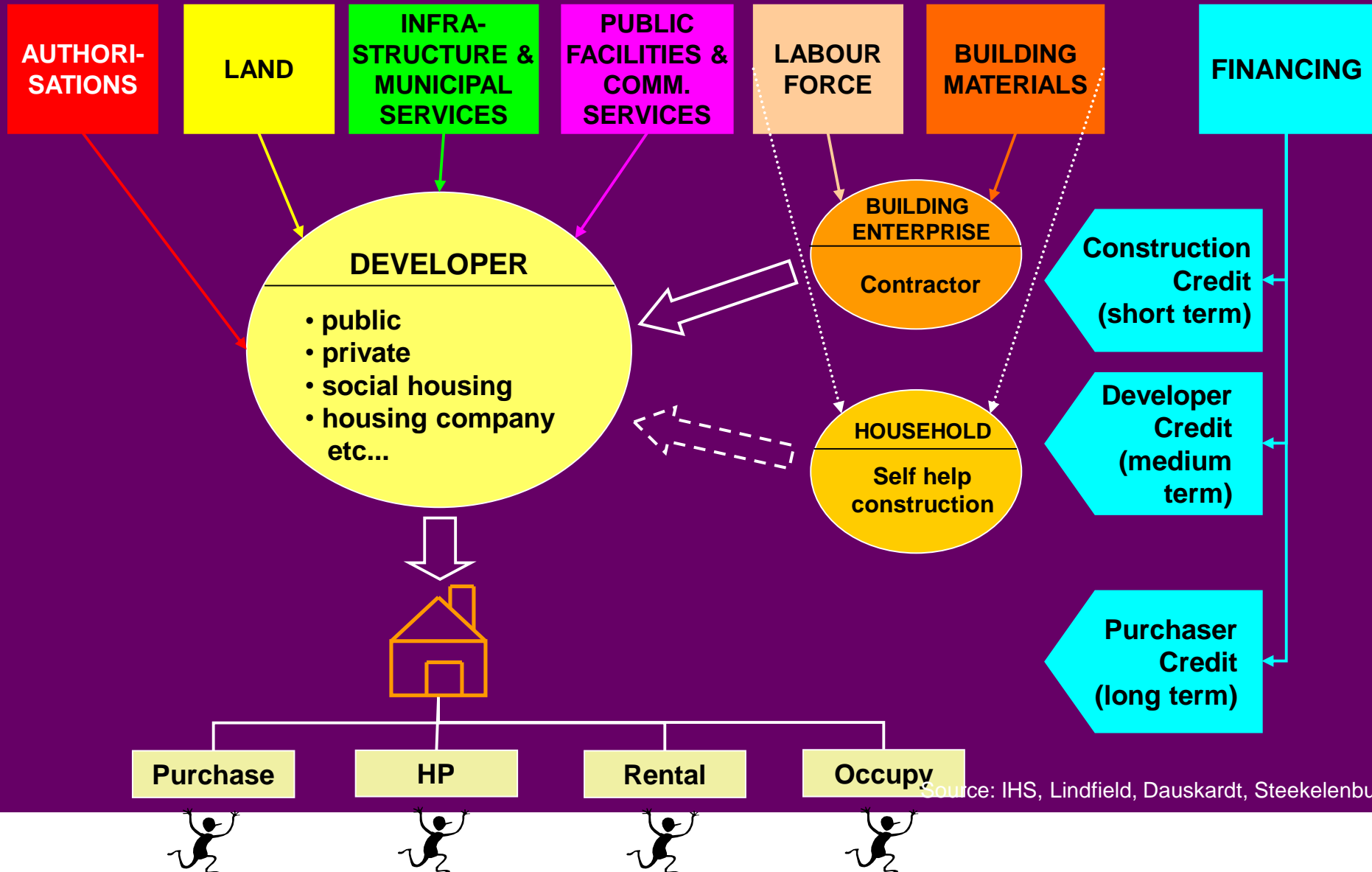
Source: IHS, Lindfield, Dauskardt, Steekelenburg

INSTITUTIONAL FRAMEWORK

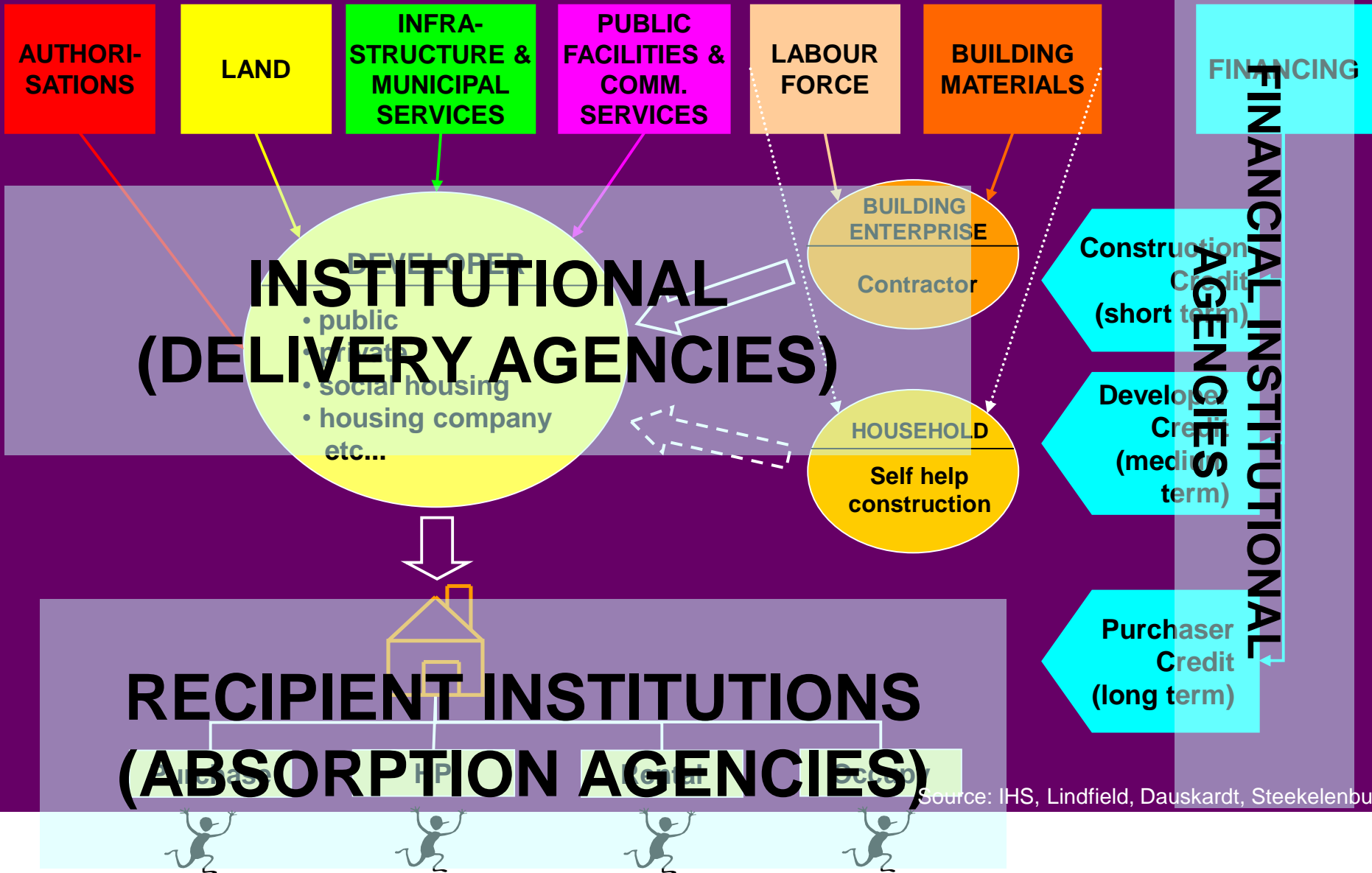


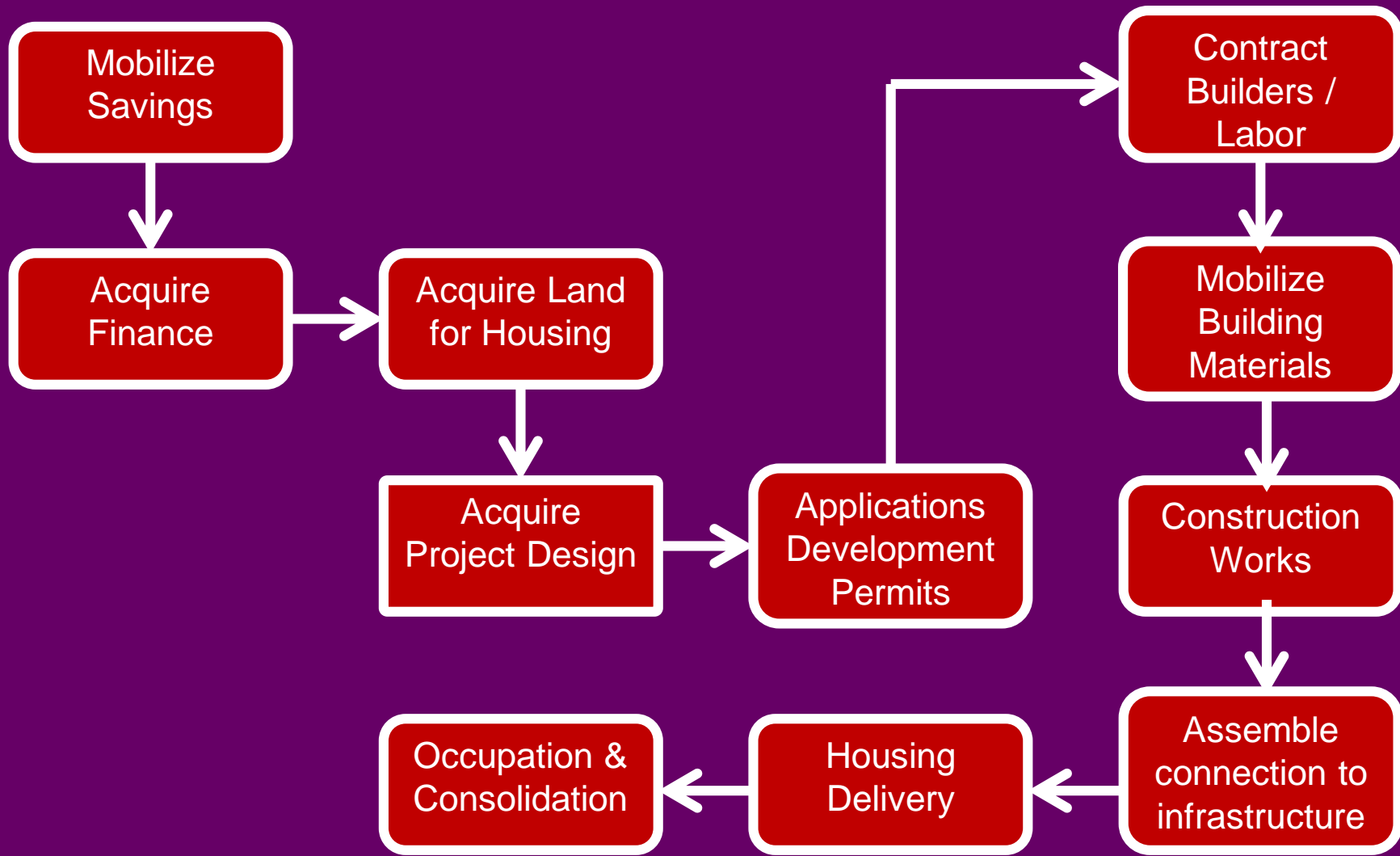
Source: IHS, Lindfield, Dauskardt, Steekelenburg

FUNCTIONING OF HOUSING DELIVERY SYSTEM



FUNCTIONING OF HOUSING DELIVERY SYSTEM





Central Government

Local Government

Private Sector Companies

Public Utilities Companies

Individuals, Households & Firms



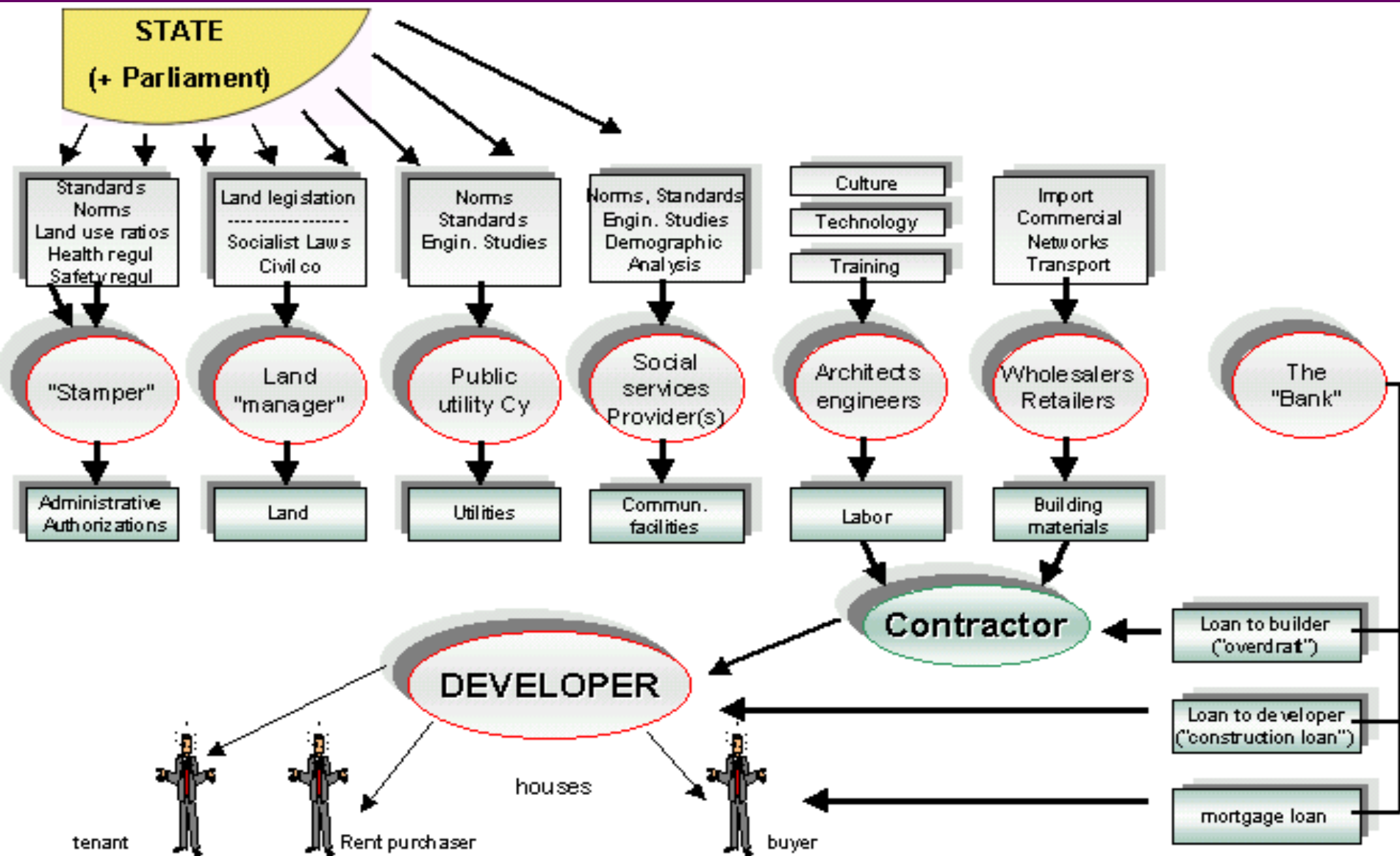
3.

Stakeholders Analysis:

The Housing Sector has multiple stakeholders and convergent and divergent interest affecting its functioning and performance.

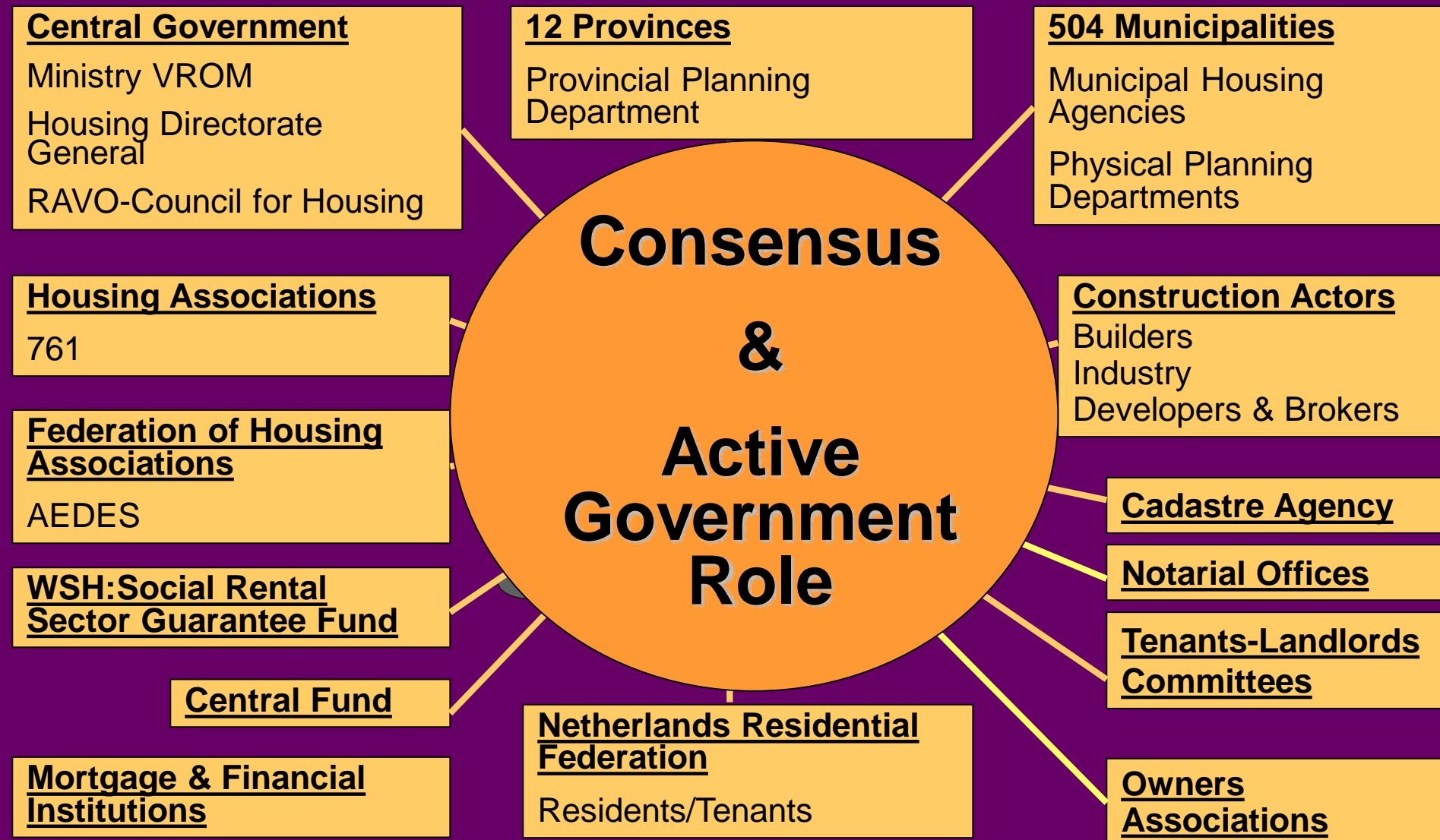


The Housing Delivery System



Source: E. Stekeleburg, IHS

KEY PLAYERS IN THE DUTCH HOUSING MARKET 2001



ACTORS & ISSUES

land

finance

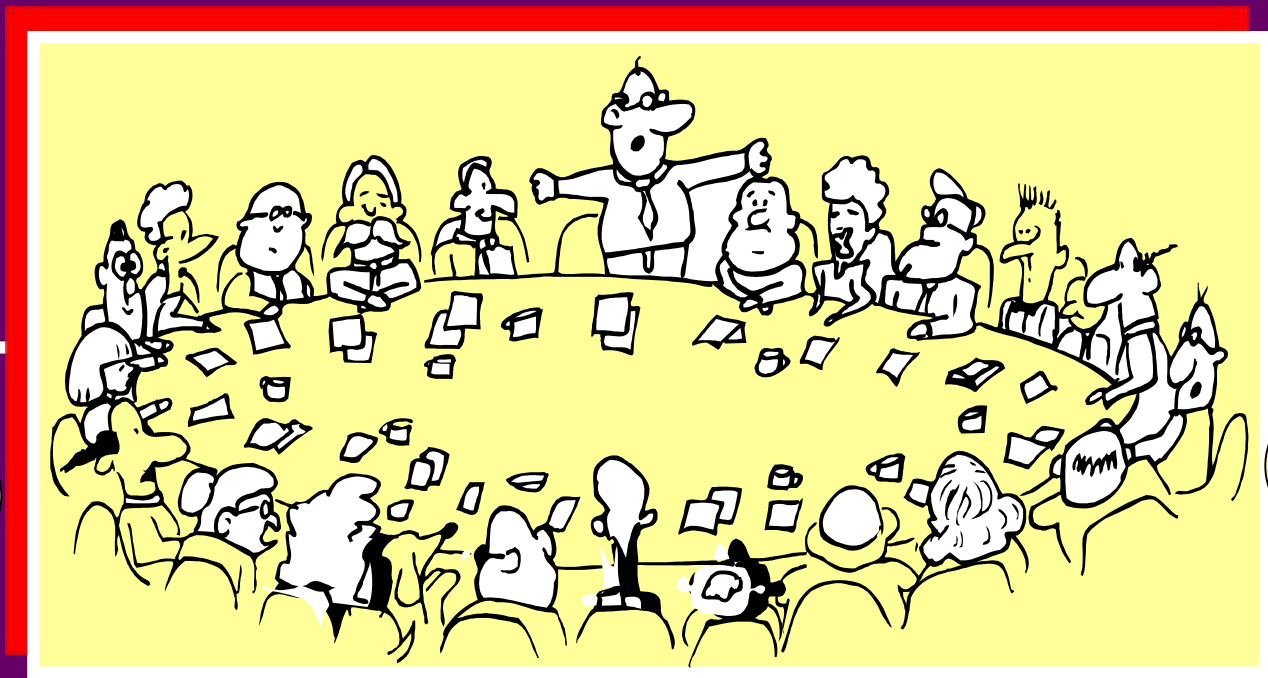
legal Support

Utilities infrastructure

Building Materials

Technology

Standards & quality



Construction Companies

CBOs

financial institutions

NGOs

local government

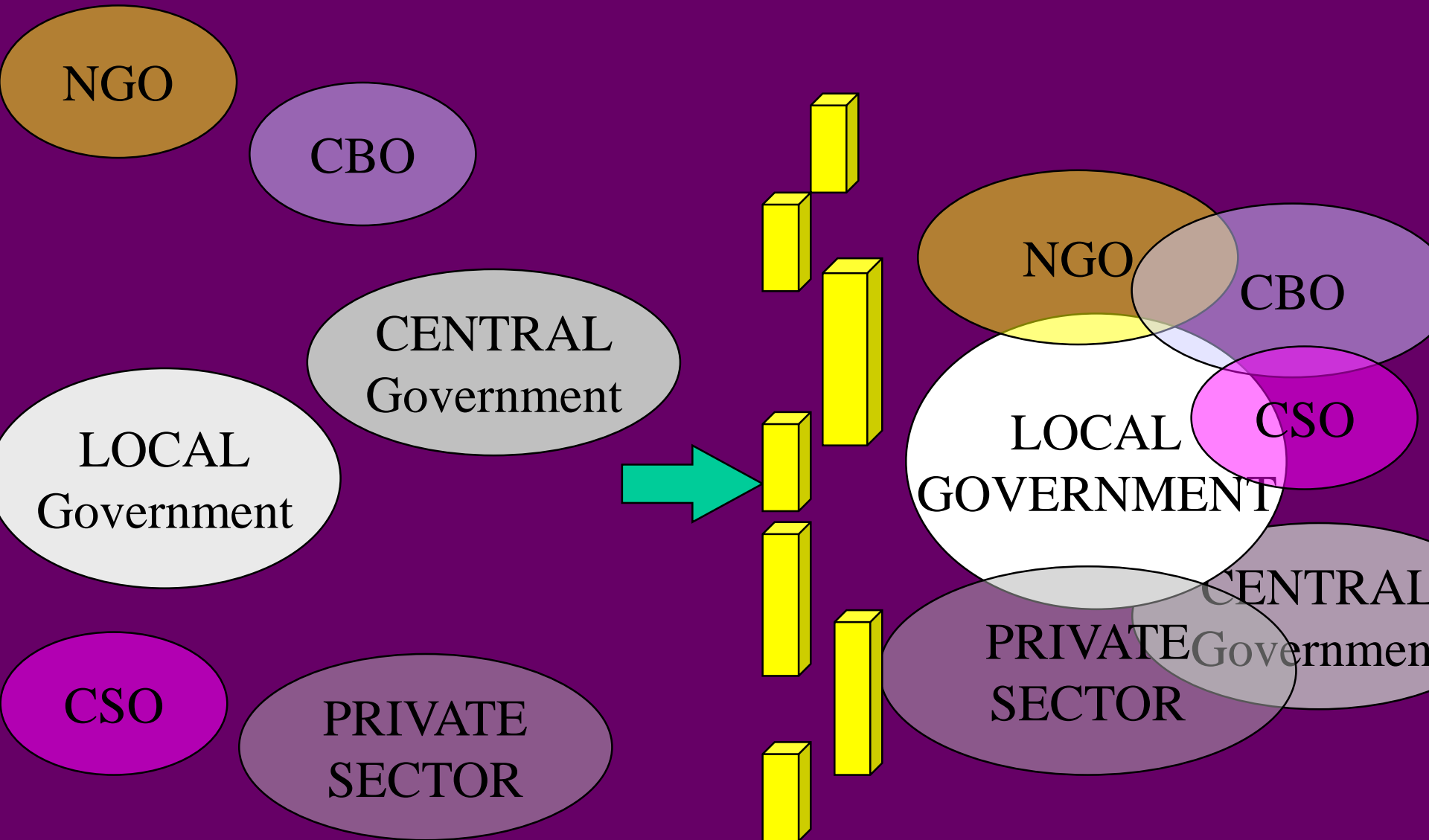
Property Management Companies

Cooperatives Associations

Individual Owners

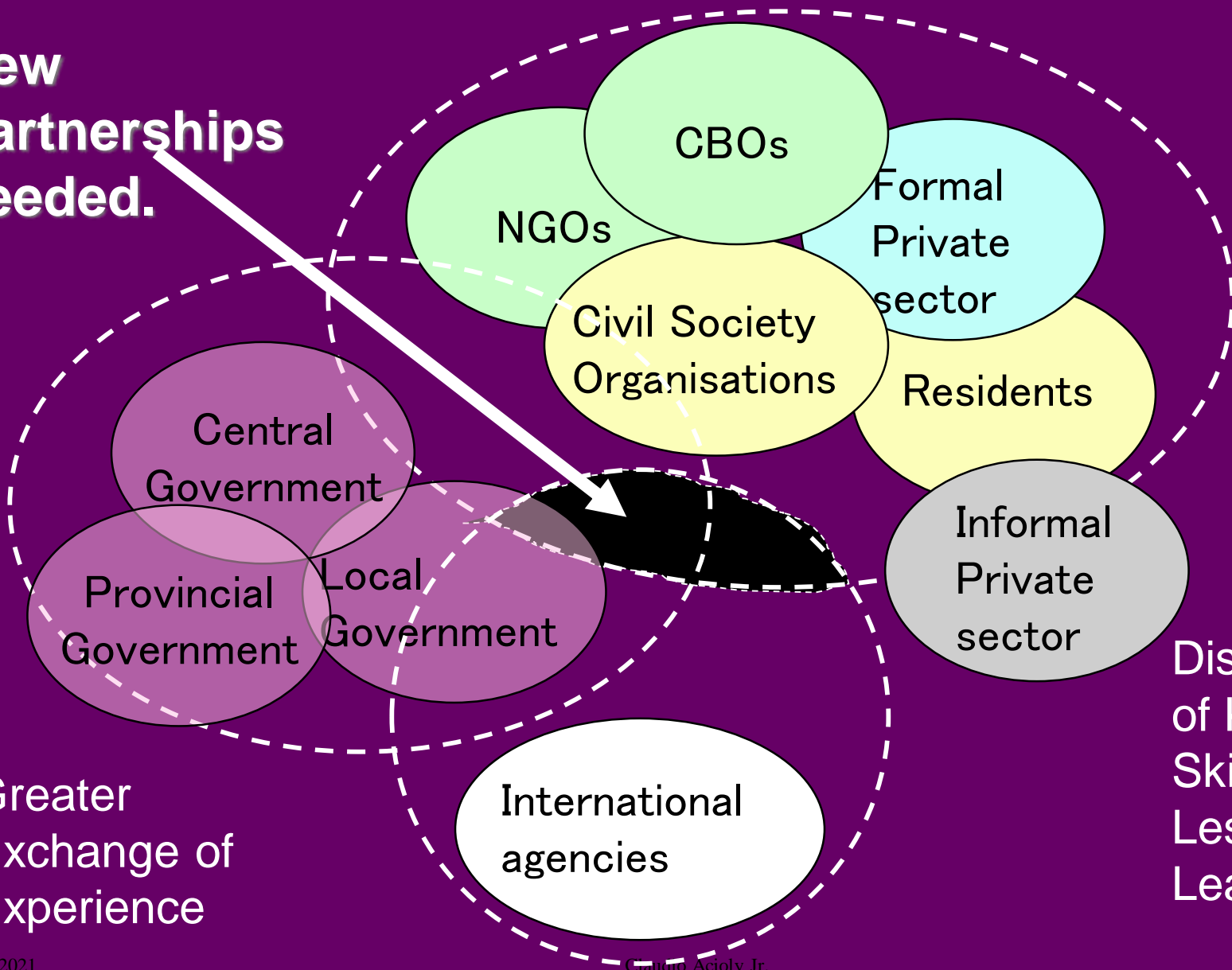
Tenants Renters

Change in Relations is Needed



Different interest & different needs

New Partnerships needed.



Greater Exchange of Experience

Dissemination of Knowledge, Skills and Lessons Learned

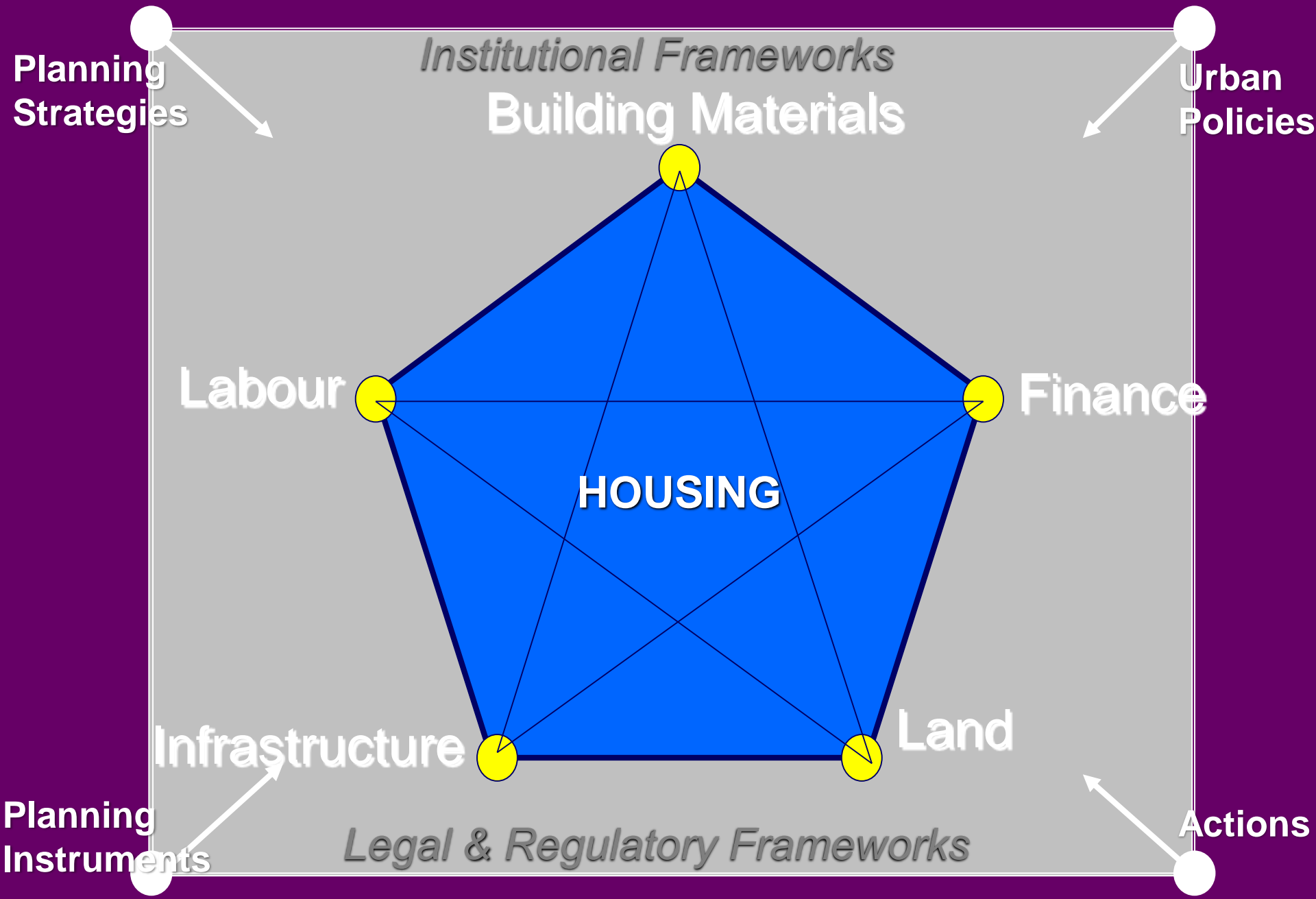


4.

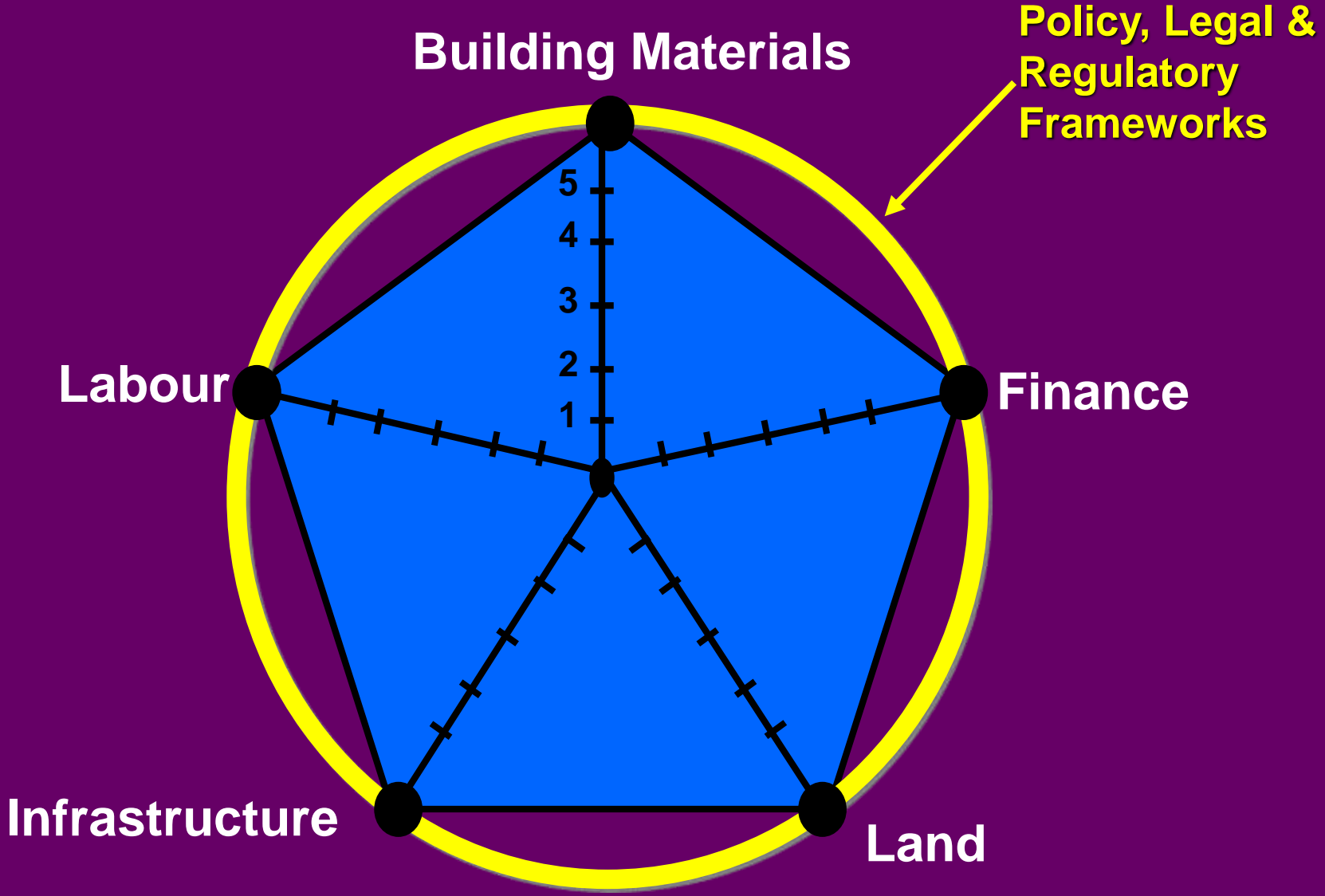
Housing Sector Analysis:

Analyzing the performance of the housing delivery systems and its components to unveil the strength and weaknesses of housing markets and shortcomings of public policies.

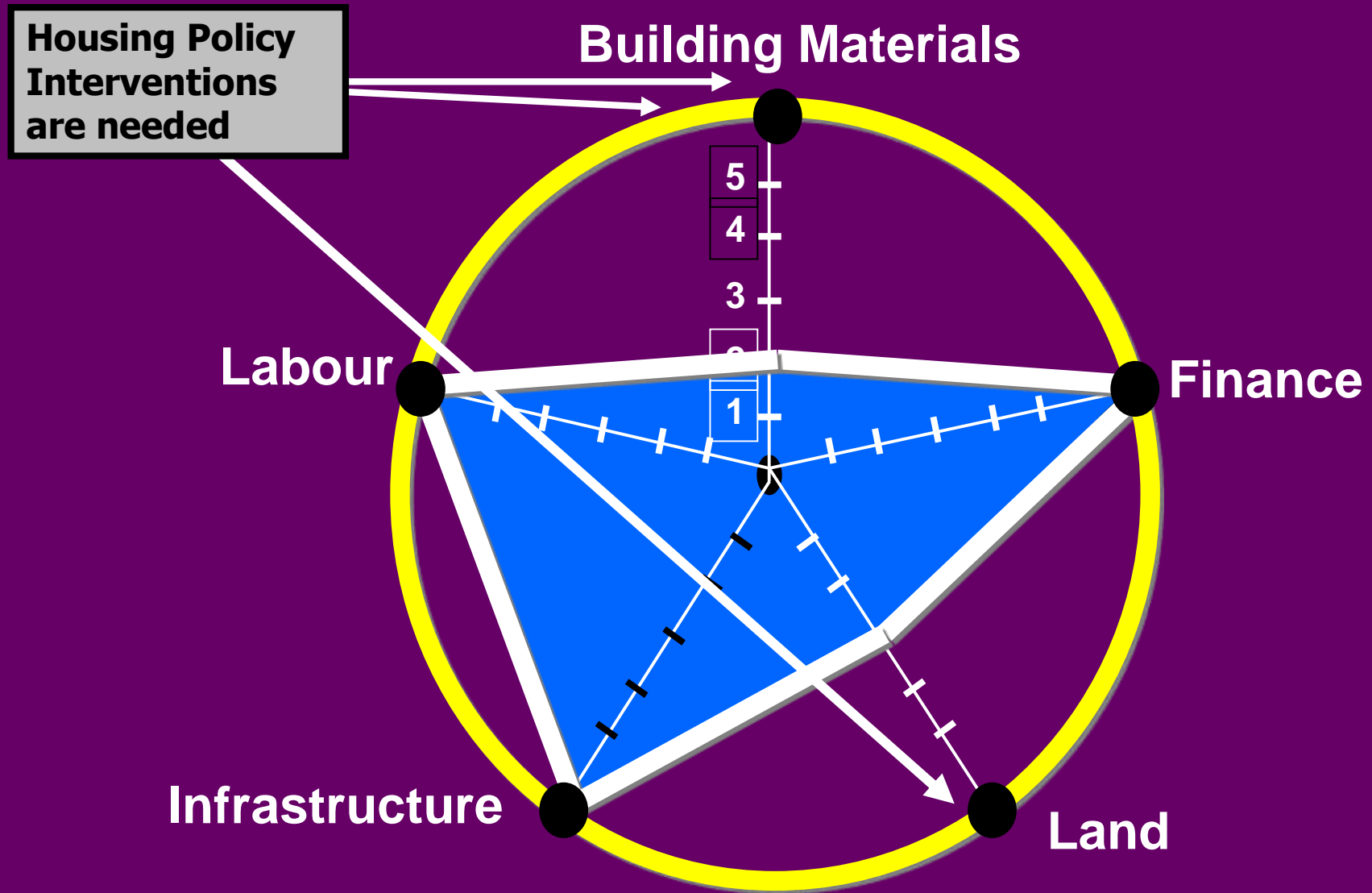




The Housing Diamond in Perfect Equilibrium

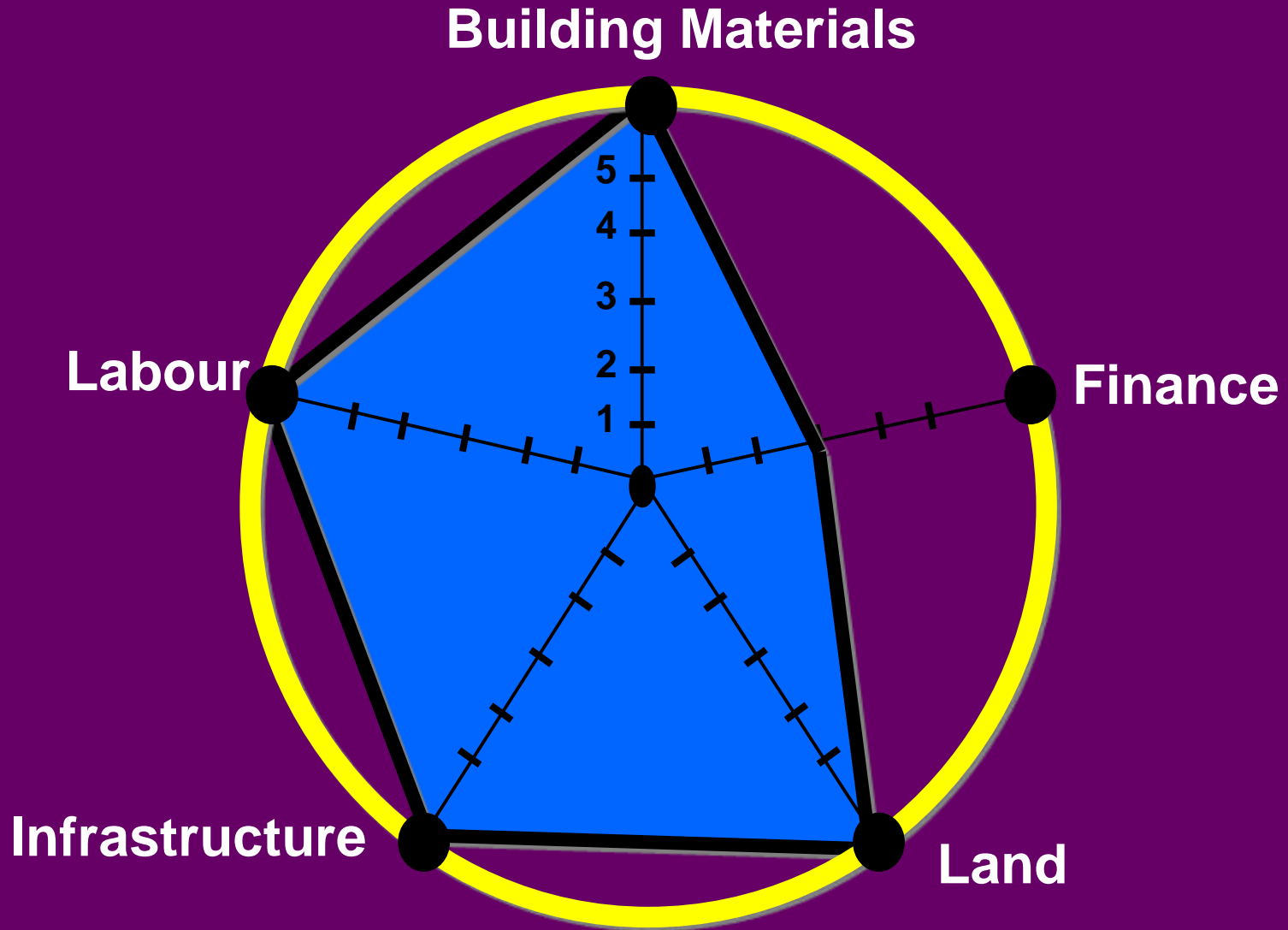


Scarcity of Land & Building Materials



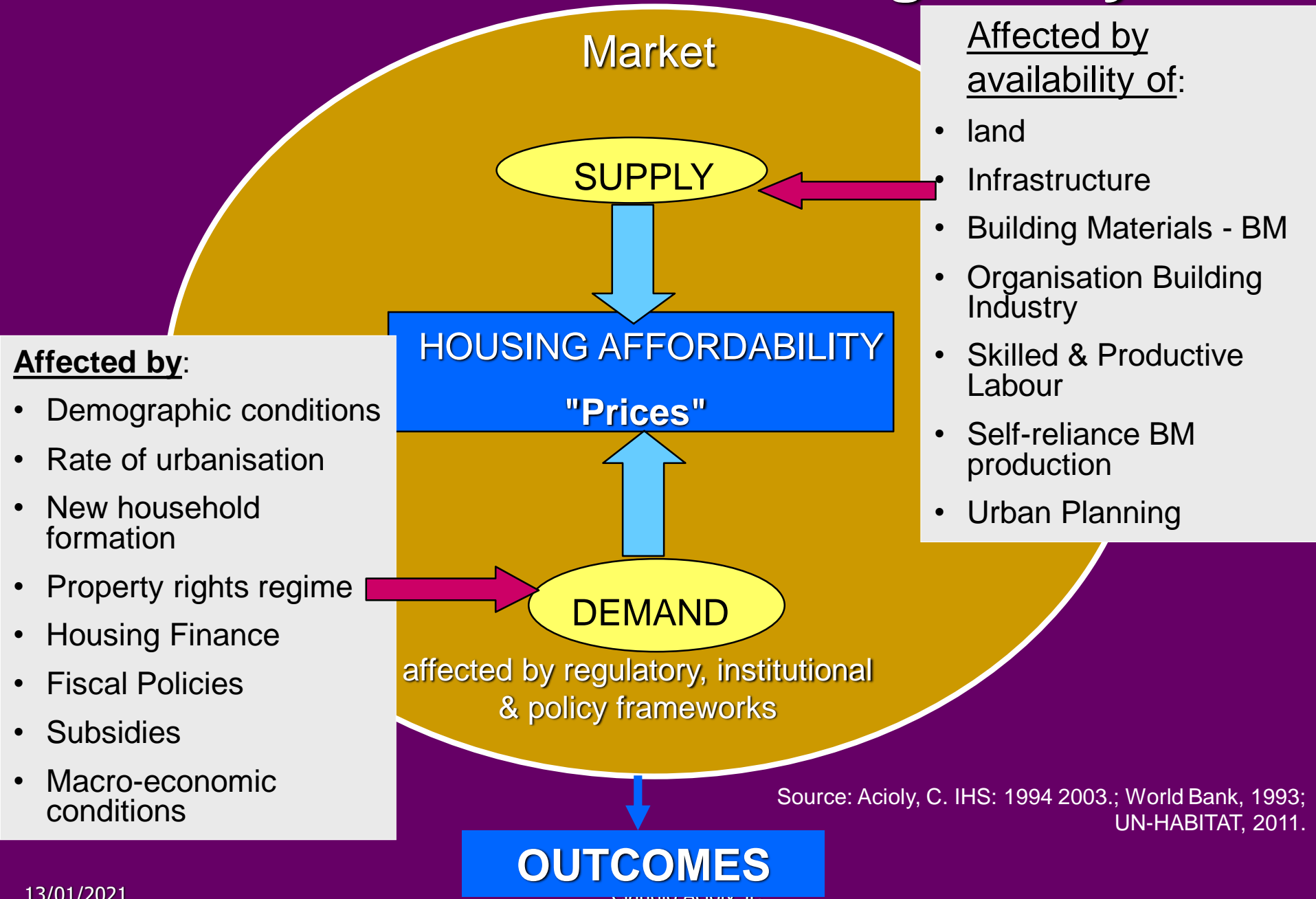
Source: Acioly, C. 1994; 2003; UN-HABITAT, 2011.

Scarcity of Housing Finance

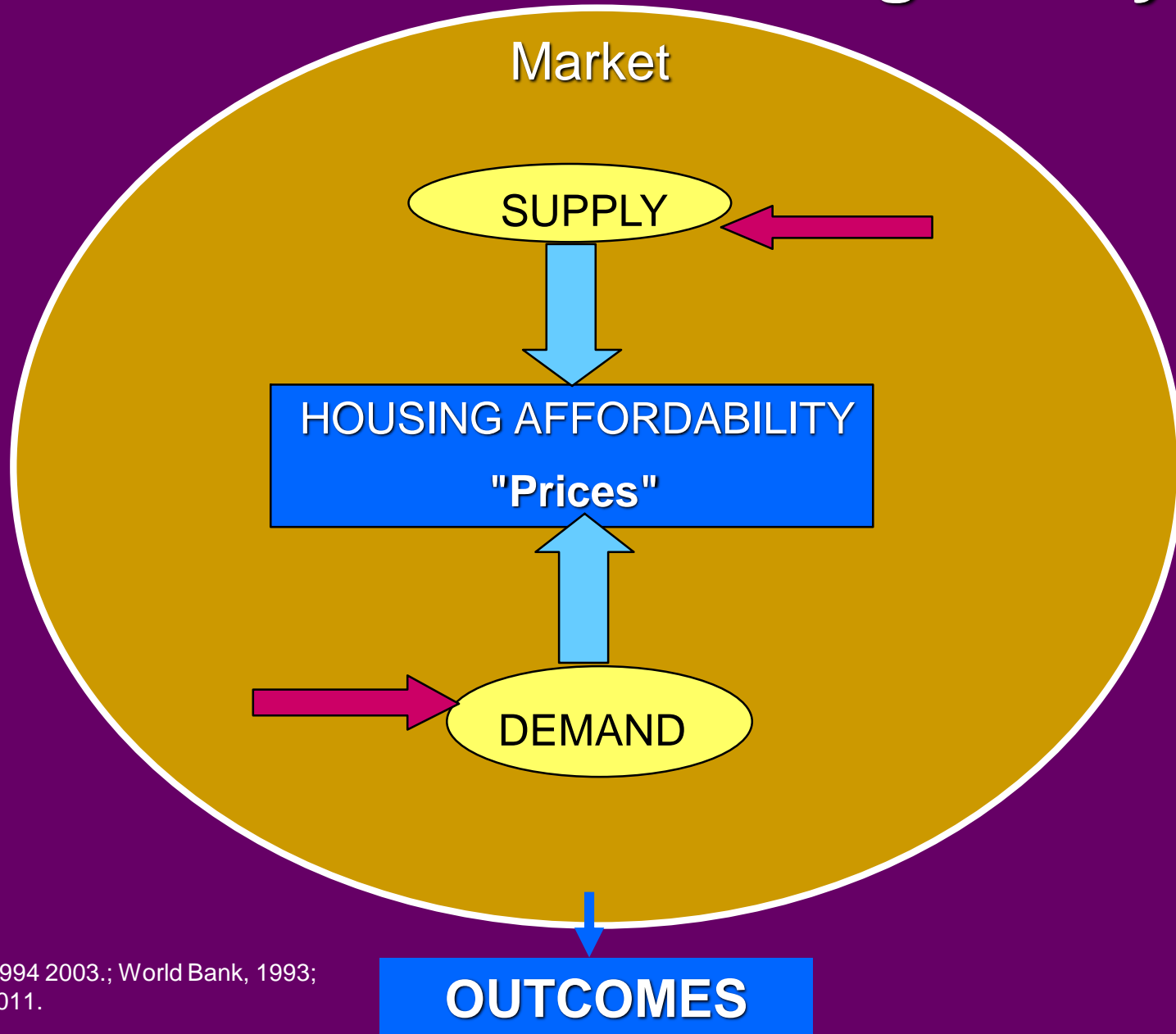


Source: Acioly, C. 1994; 2003; UN-HABITAT, 2011.

The Context of Housing Policy



The Context of Housing Policy



Source:

Acioly, C. IHS: 1994 2003.; World Bank, 1993;
UN-HABITAT, 2011.

OUTCOMES OF HOUSING POLICIES



Scaled-up

Variety of Options

Diversity in Size, Location, Quality, Standard, Price

Freedom of choice

A Healthy Rental Sector is an integral part of a well-functioning housing system.



5.

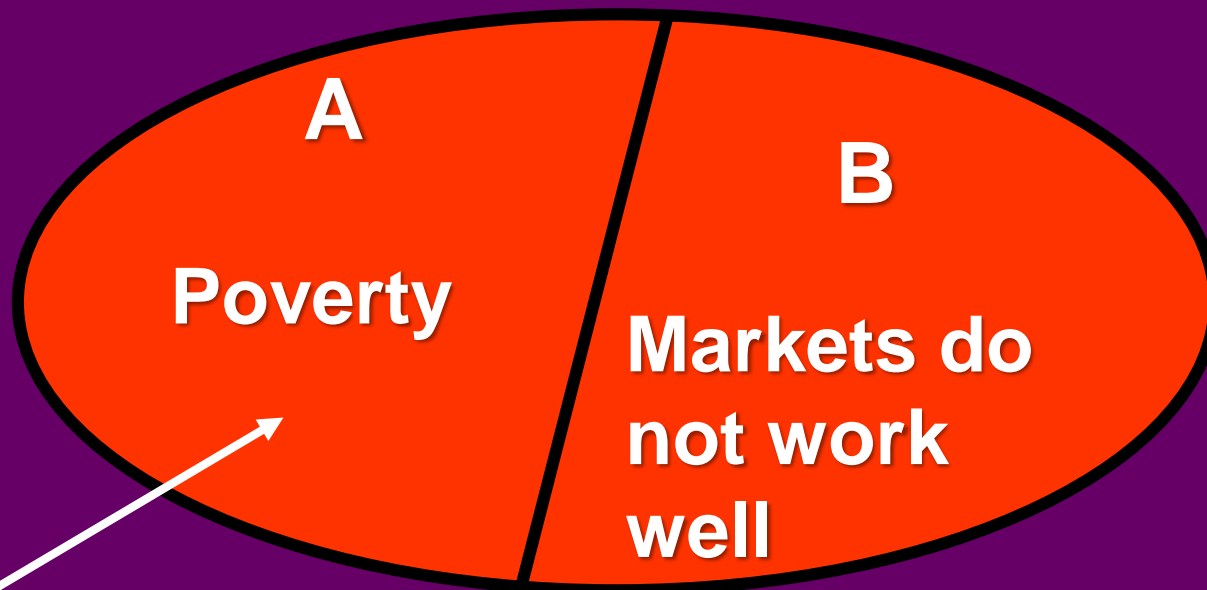
Making Housing Affordable and Accessible

Understanding the supply and demand sides of the housing markets is the first step to design policies.

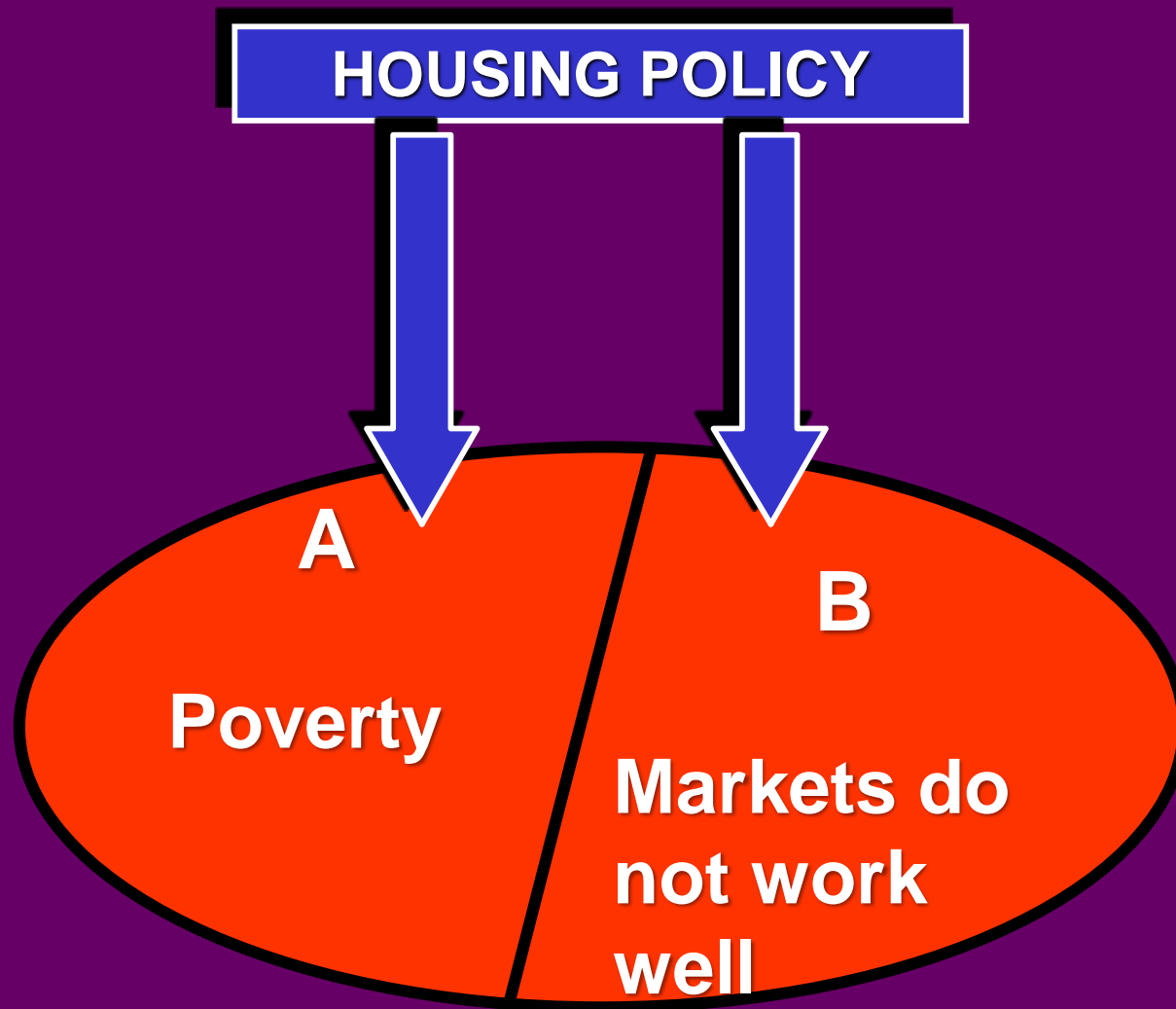


Enabling Housing Markets to Work: How to translate that into a strategy?

Those who advocate this,
divide de **Housing
Problem** in 2 Parts.

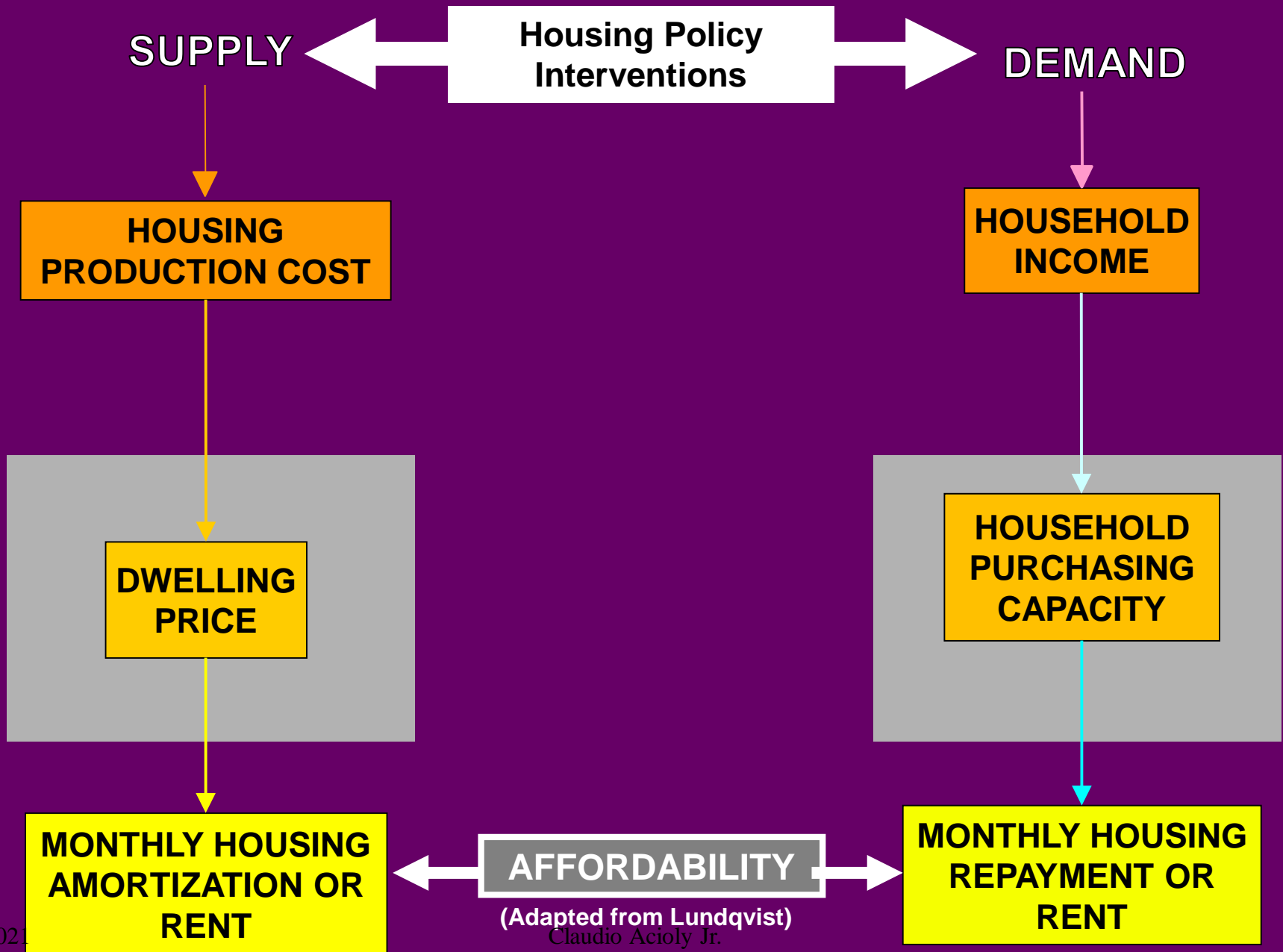


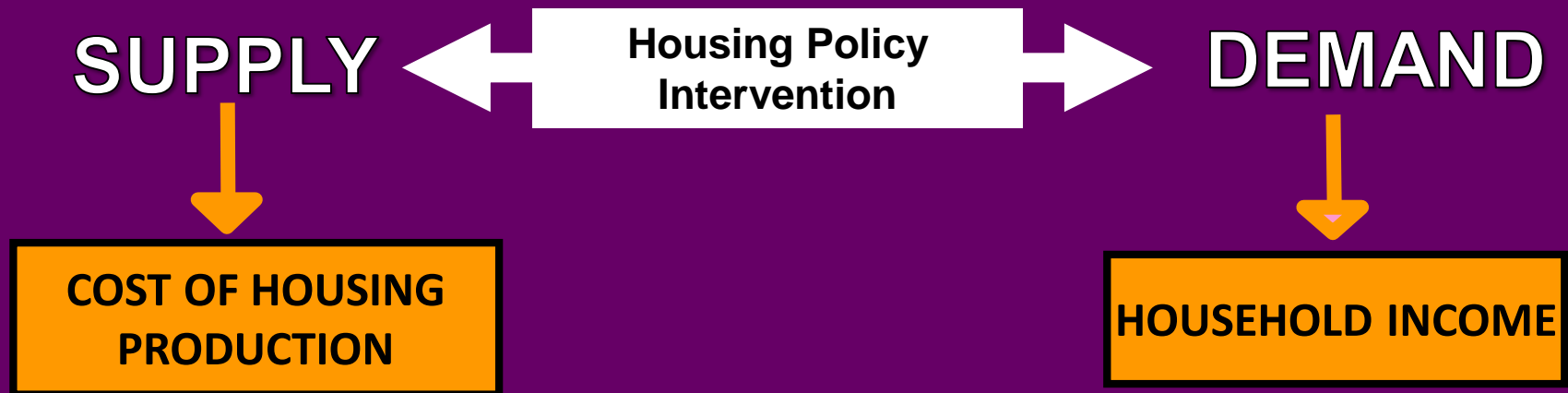
Can only be solved with government
assistance / subsidies



Different types of policies are needed to influence market outcomes, guide its development & enable access to adequate housing.

GOVERNMENT & POLICY INTERVENTIONS





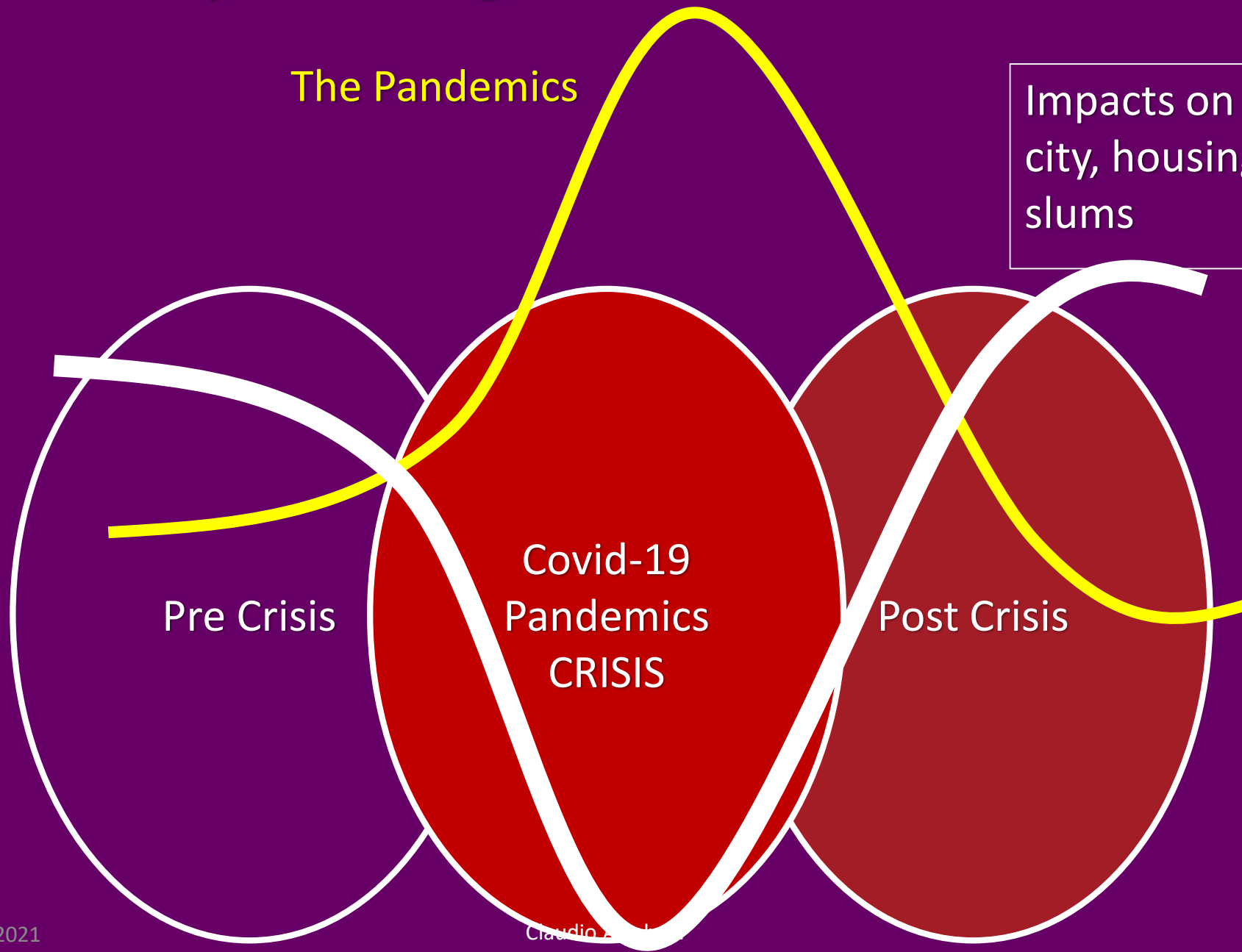
1. Cost of Land
2. Cost of labour
3. Subsidies and cost of raw materials
4. Cost of finance
5. Cost of infrastructure
6. Cost regulated by sales and buying
7. Tax on land and real estate property
8. Income tax
9. Tax on property transfer
10. Norms and laws on rental housing
11. Costs of maintenance

1. Accessible finance and credit
2. Income/cash transfer
3. Compulsory savings
4. Grant and concessions
5. Non-repayable subsidy
6. Fiscal incentives
7. Vouchers
8. Interest rate subsidy

The city, housing, slums in Times of Crisis

The Pandemics

Impacts on
city, housing,
slums



Pre Crisis

Covid-19
Pandemics
CRISIS

Post Crisis

6.



The Global Affordability Crisis:

The lack of affordable housing compels people to resort to informal housing solutions which propels informal urbanisation and slum formation and generates more exclusion & segregation



The Pandemics



Pre Crisis

Impacts

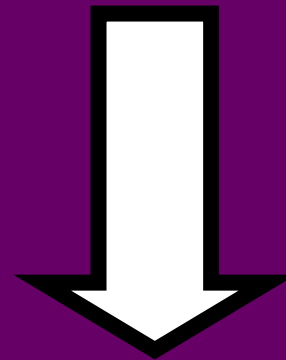
3 Prominent Problems:

- Unaffordable housing
- Informal urbanization
- Urban Sprawling

Housing Affordability

INCOME

PRICE



Indicator: $\text{relation annual income} / \text{price of housing unit}$

Threshold

Ability to Pay

effective demand

Access via Ownership

Financial Accessibility

House Price-to-Income Ratio

3

= 3 x household income

Access via Rental

Financial Accessibility

Rent Price to Income Ratio

25%

= 25% of household income

Financial Inclusion



The Global Sample of 200 Cities

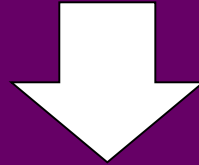
Statistically representing the global urban universe. A Cooperation between UN-Habitat, New York University and the Lincoln Institute of Land Policy.

Before the Covid-19 Housing Affordability Crisis

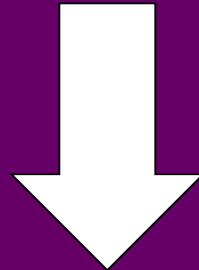
Consistent findings by UN-Habitat Global Sample of 200 Cities 2016, MGI Blueprint to Address Global Affordable Housing 2018, the Demographia 2019 Survey and the 2020 Yearbook of Housing Finance in Africa by CAHF

1. Homeownership not affordable.
2. Rental housing not affordable.
3. The housing sector very restricted.
4. Distortions reflected in the spatial structure of cities: informal housing, slums, overcrowding, high land price, sprawling...

Lack of Affordable Housing

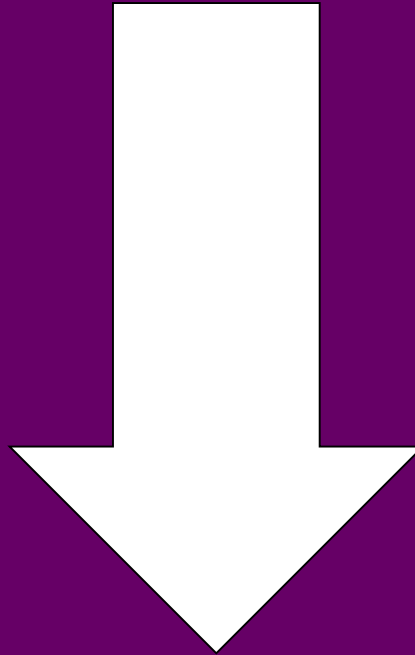


1. informal urbanization
2. growth of slums:



Social and Spatial Exclusion

Unresolved Housing Problem



Cities of Exclusion





Paris, 2017





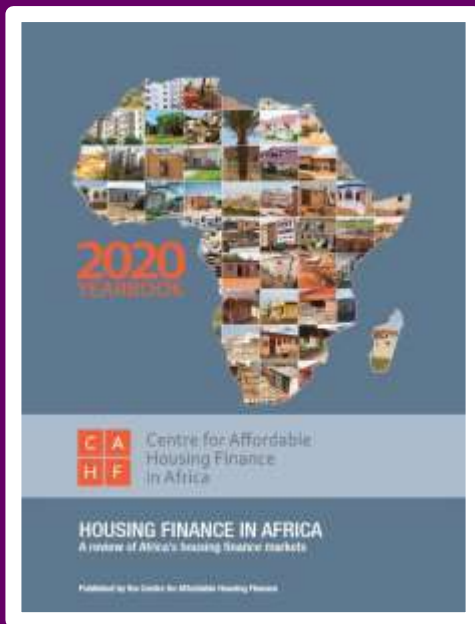
Los Angeles, USA. APU GOMES/AFP via Getty Images, Hollywood Reporter, 21/4/2020.
Claudio Acioy Jr.



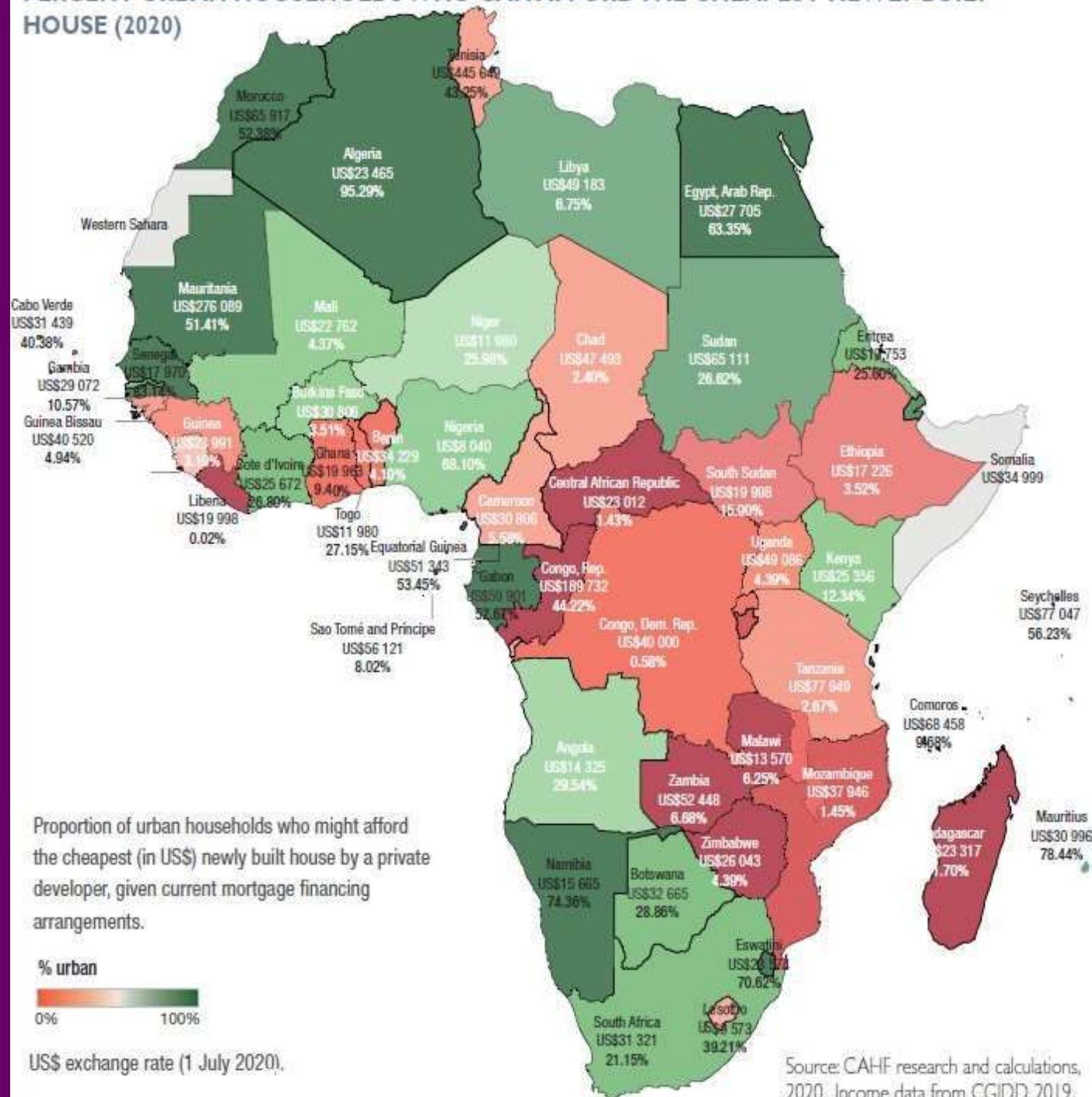
Zooming on Africa

1. Economic activity in African economies likely to contract by 1.4 % in 2020, with smaller economies contracting by as much as 7.8 %.
2. 40 million people in Africa will be pushed into extreme poverty.
3. Over 60 % of African urban households, or 238 million people, live in slum conditions (23 % of all households who live in slum conditions worldwide).
4. In most countries across Africa, the cheapest newly built house sits in the range US\$20,000 – US\$40,000
5. In many countries where the cheapest newly built house this year is entirely unaffordable – on the market for more than US\$40 000.
6. Across Africa, the confluence of low urban household incomes, and high mortgage interest rates and short tenors (where these exist) or no finance at all, results in very low housing affordability

Source: CAHF, 2020.

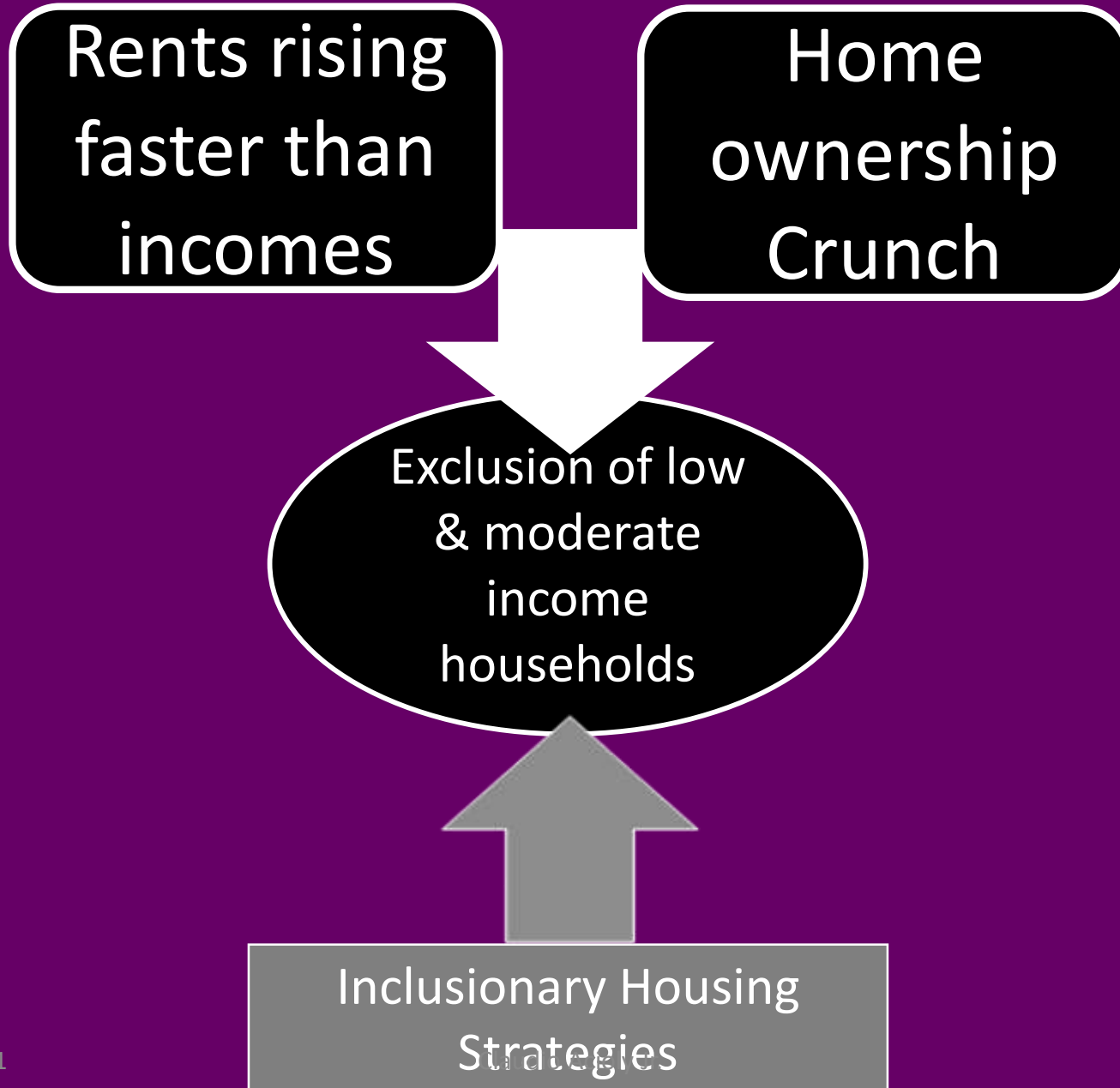


PERCENT URBAN HOUSEHOLDS WHO CAN AFFORD THE CHEAPEST NEWLY BUILT HOUSE (2020)



Source: CAHF research and calculations, 2020. Income data from CGIDD, 2019.

Global Housing Problem in a Nutshell





7.

The Pandemics: a health Crisis that propels and limits public and private responses:

The virus pandemic produces a crisis of an unprecedented magnitude and deep impacts on the wider economy and human development.



The impact of the pandemics in Cities and Neighborhoods

**Loss of Jobs
and
Revenues**

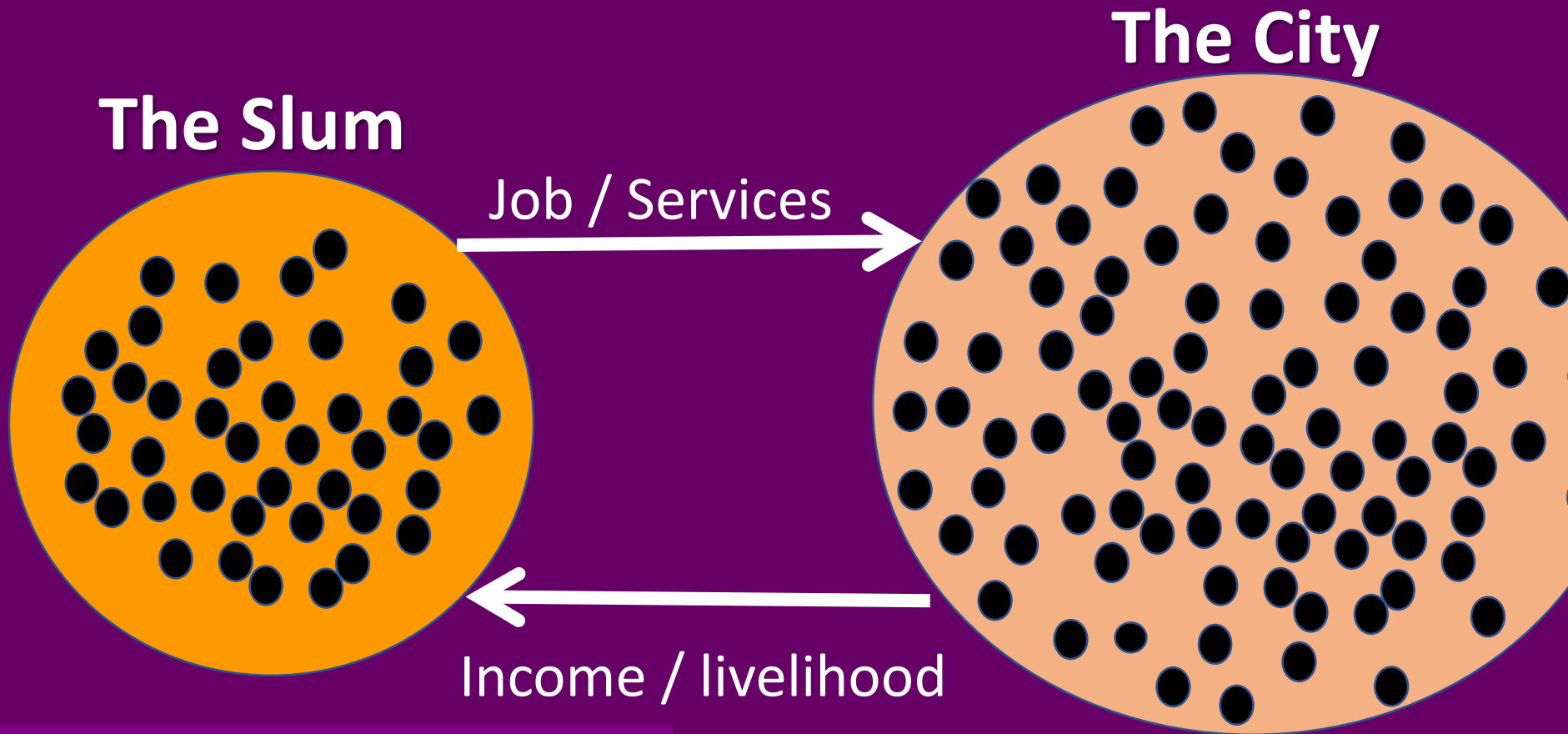
**Economic
Contraction**

**Shops and
Enterprises
Closed down**

**Hunger and
Food Insecurity**

Sources: IMF, OECD, IGBE, US-BEA, EUROSTAT, ILO

Before the pandemic

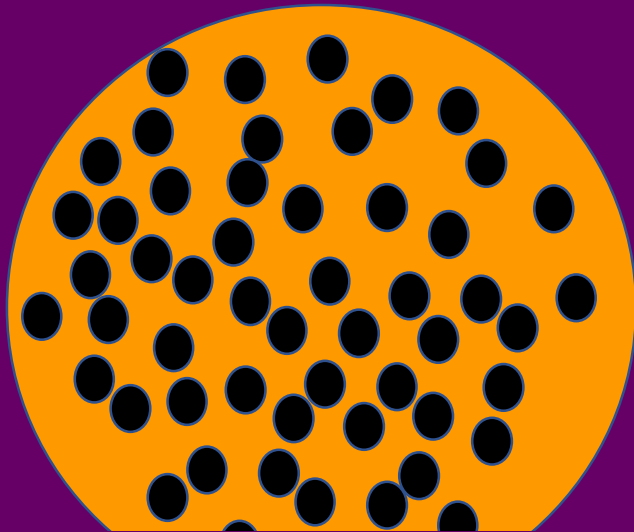


Informal Economy, Deprived areas, Poor Housing and Infrastructure

Economy of Agglomeration and Economy of Scale

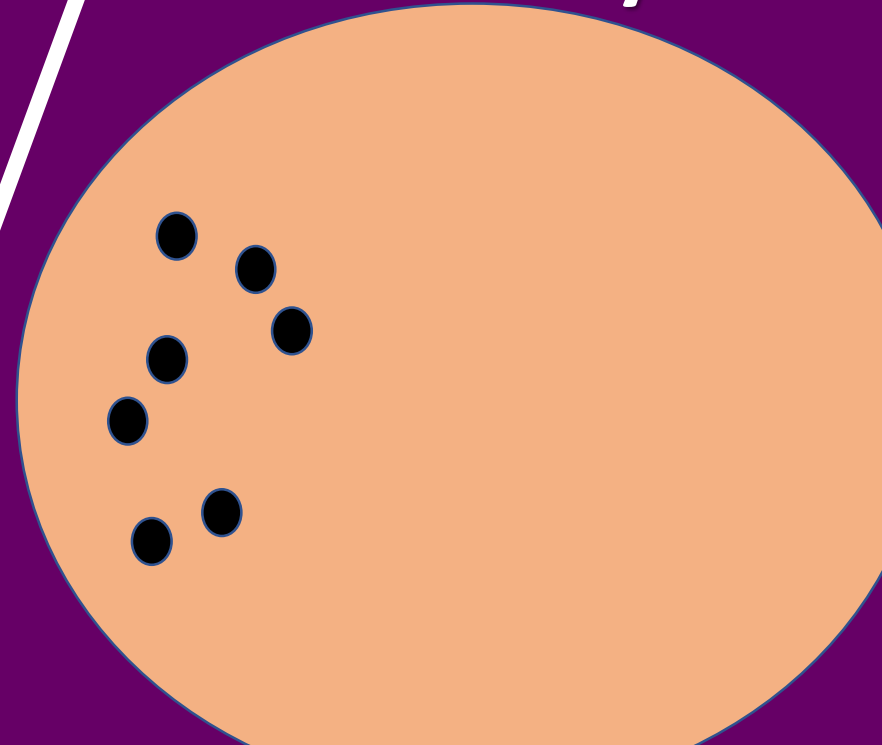
The impact of the pandemics

The Slum



Severe impacts on the population of slums

The City



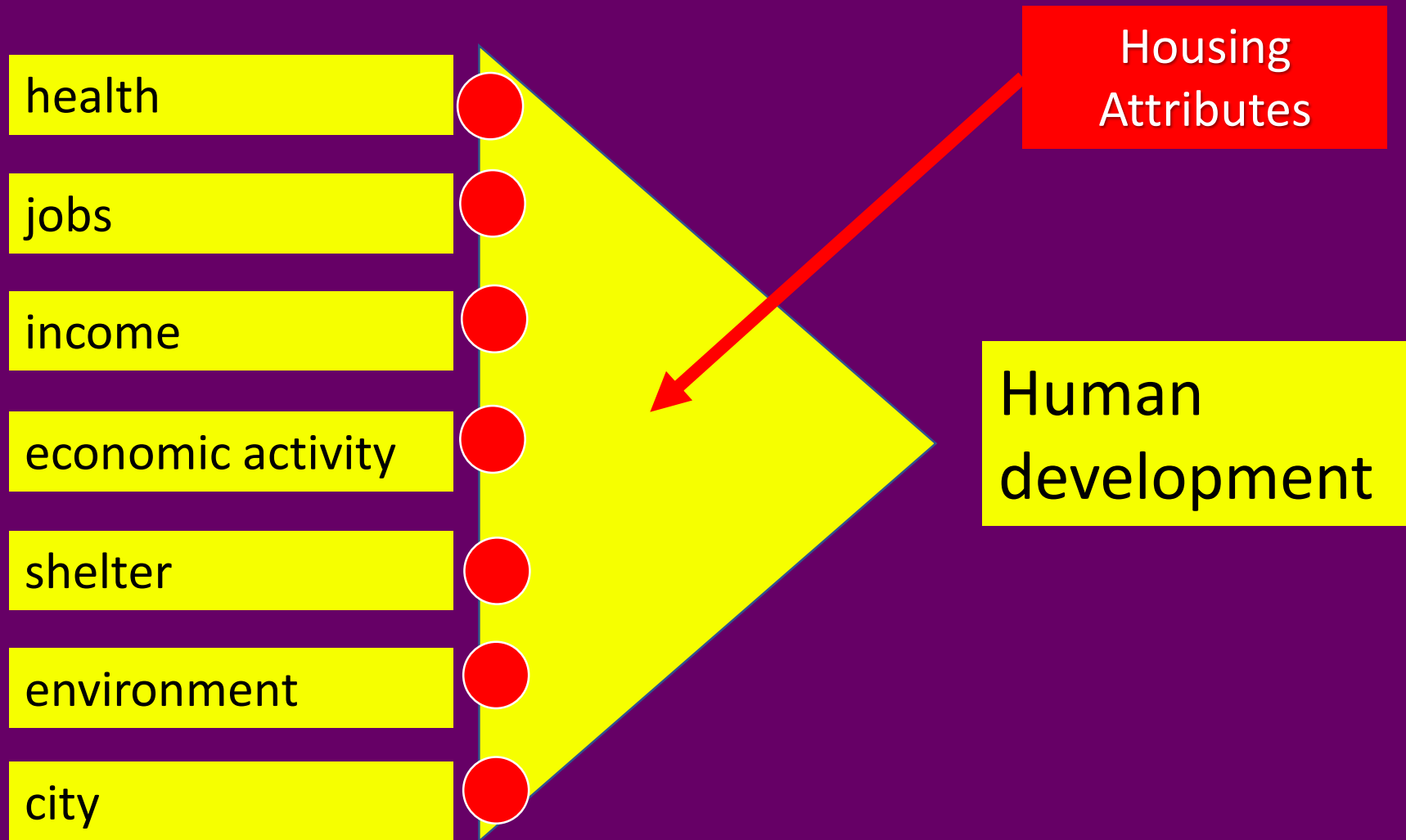
The Agglomeration Ceases and the Economy of Scale vanishes

The Risks of Infection is exacerbated by:

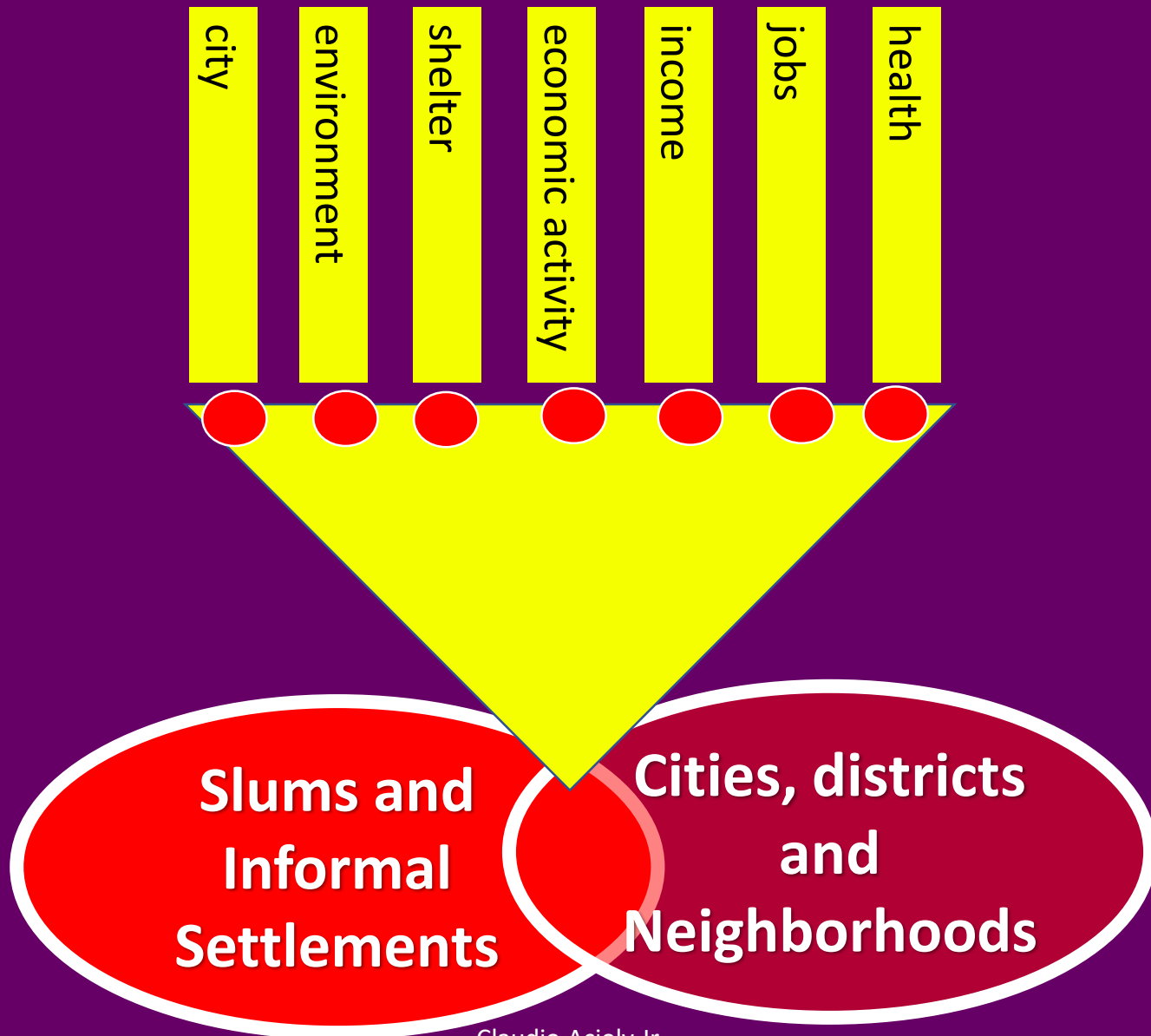
- Poor housing conditions
- Inadequate residential space
- Overcrowding
- Poor access to water and sanitation
- High densities
- Low income
- Limited access to healthcare

- . Market Failure
- . Government Failure
- . Policy Pitfall

The Impact of the Pandemics



The Impact of the Pandemics



Impacts on the Housing Sector

Supply

Demand

Crunch on:

Finance
Investment in infrastructure
Land
Labour
Revenues

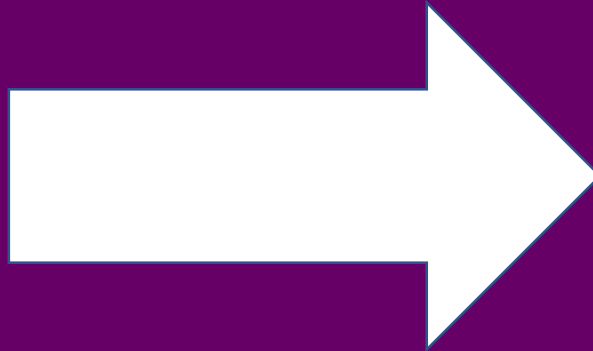
Crunch on:

Employment
Income
Ability to pay
Priorities

Conclusions and Ways Forward

Pre-crisis and
During Crisis

Global
Affordability
Crisis



Post-crisis

?

Known Impacts

health

jobs

income

economic activity

shelter

environment

city

**Policy
Intervention**

**Housing
Sector:
a Catalytic
Force**



Agenda 2030

Sustainable Development Goal 11

SDG11.1

By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums

URGENT

A radical Game Change!

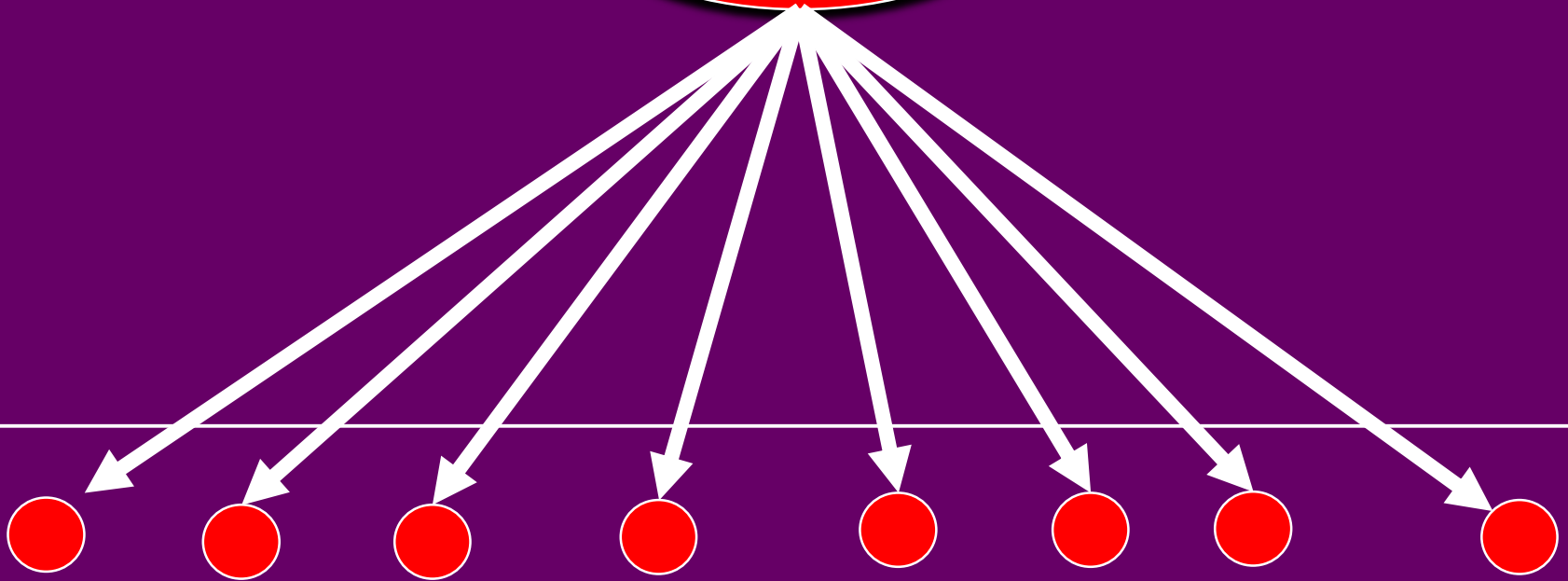


Upside-down house designed by Klaudius Golos and Sebastian Mikuciuk, Germany.

**Policy
Intervention**

**Housing
Sector:
a Catalytic
Force**

Housing as a Catalytic Force.



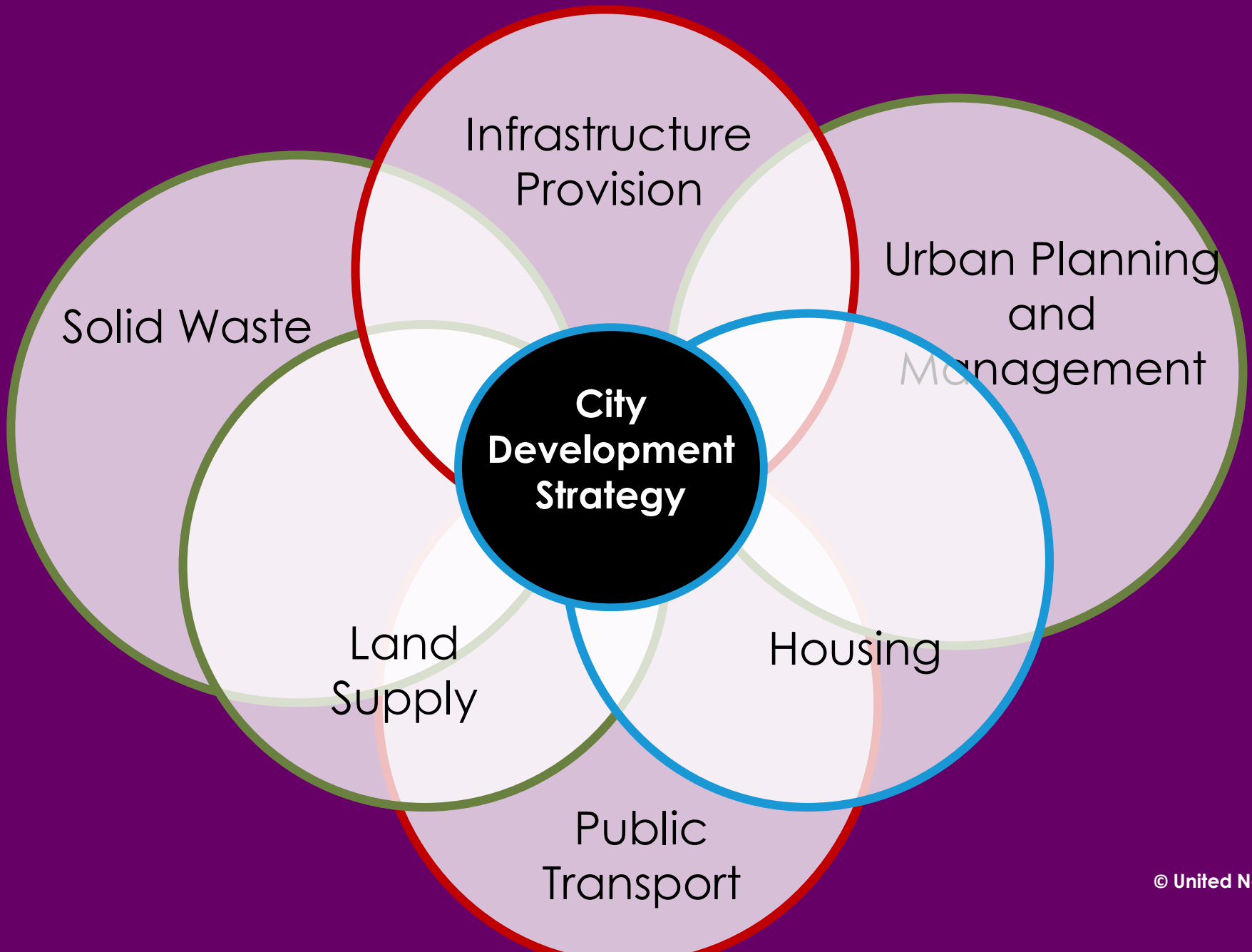
Scale Credit Innovation Incentives Land People Jobs Sustainability

8.

The nexus SDG11 – NUA at the city level.

Synchronizing policies, strategies and demand-driven actions that help cities to embark into a sustainable and planned urbanization path.





**City
Development
Strategy**

Infrastructure
Provision

Urban Planning
and
Management

Housing

Public
Transport

Land
Supply

Solid Waste

The diagram consists of a black circle with a blue outline at the top, containing the text 'Elements of NUA'. A large yellow arrow with a black outline points downwards from the bottom of this circle to a black oval at the bottom containing the text 'Formulation and Implementation of City Development Strategies'.

**Elements
of NUA**

**Formulation and
Implementation of City
Development Strategies**



SDG11.1

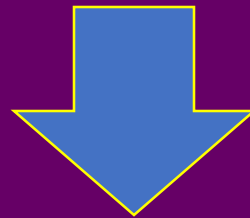
By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums

Agenda 2030

SDG11.1

By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums

Strategic
Objective



NUA
New Urban Agenda

Urban
Policy

Housing

Claudio Acioly Jr.

Executing
Tool

90



9.

Housing at the Centre:

Repositioning housing within urban policies and connecting it to urban planning, land markets and land allocation, investments, mobility and public transport and the regulatory frameworks.



SDG 11.1: By 2030, ensure access for all to adequate, safe & affordable housing and basic services and upgrade slums

NUA

1. Housing Policies that supports the full and progressive realization of the right to adequate housing # 31
2. Housing Policies that ensure housing is well-located and connected to the urban core # 32
3. Diversity of housing types and tenures
4. Security of tenure
5. Financing mechanisms
6. Systems to monitor housing quality, coherence and sustainability
7. Progressive realization of the right to adequate housing and basic services
8. Housing Policies that promote green and sustainable environments
9. Policies to widen housing access
10. Integrated Housing Policies to address housing scarcity # 108
11. Slum Upgrading policies and measures to prevent the multiplication of slums # 109
12. Norms and regulations to foment supply and demand # 111
13. Housing Programmes delivering housing well-located and accessible to low income people

HOUSING is an instrument for the realization of the SDG as well as the NUA

SDG11.1

By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums

Housing at the Center of the NUA

Programs, Policies,
Projects fomenting the
production of new
housing in scale and
diversity of solutions

Financing investments
in basic infrastructure,
supply of serviced land
and various forms of
subsidy to the demand
side of the market

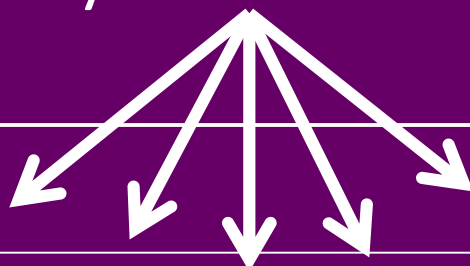
Citywide and
Nationwide Programs
of Slum Upgrading and
Regularization of
Informal Settlements

Scale

Diversity

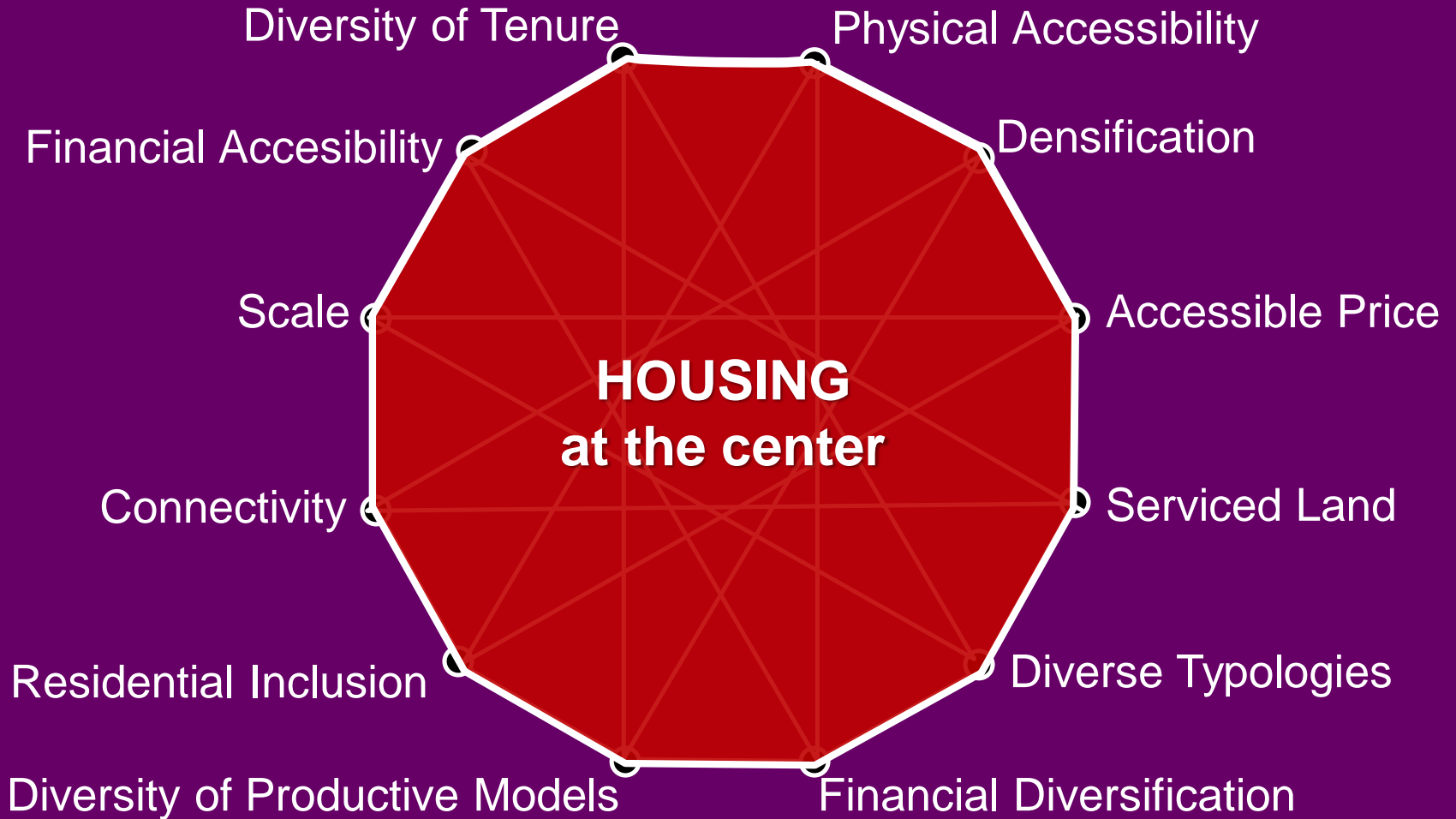
Nacional/local

Capacity



Health, Social Development, Access to Basic Services, Welbeing

Housing at the Center in Practice



Housing at the Center in Practice





10.

Experiments by cities and countries with land-based finance for social housing production:

Employing urban planning and legal instruments that link land management and self-finance of housing and infrastructure.



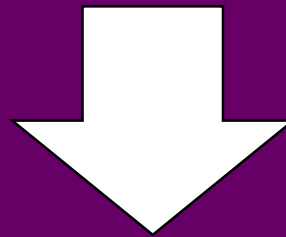
Going to Scale in Housing Supply

Country / City	Features and Policy Highlight
Brazil	National Programme, Implementing Bank, Nat-Local
USA (NY City)	Affordable Housing Act, Finance, Private Sector
Mexico	National Housing Fund, Land Banking, Private Builders
Singapore	National Housing Fund, Land Acquisition, Planning
The Netherlands	National Social Housing Fund, Rental Housing
South Korea	National Housing Finance, Land Acquisition
Ethiopia	National Housing Programme, Central land supply
Uruguay	National Housing Cooperative Law, Self-governing

Cities in Brazil

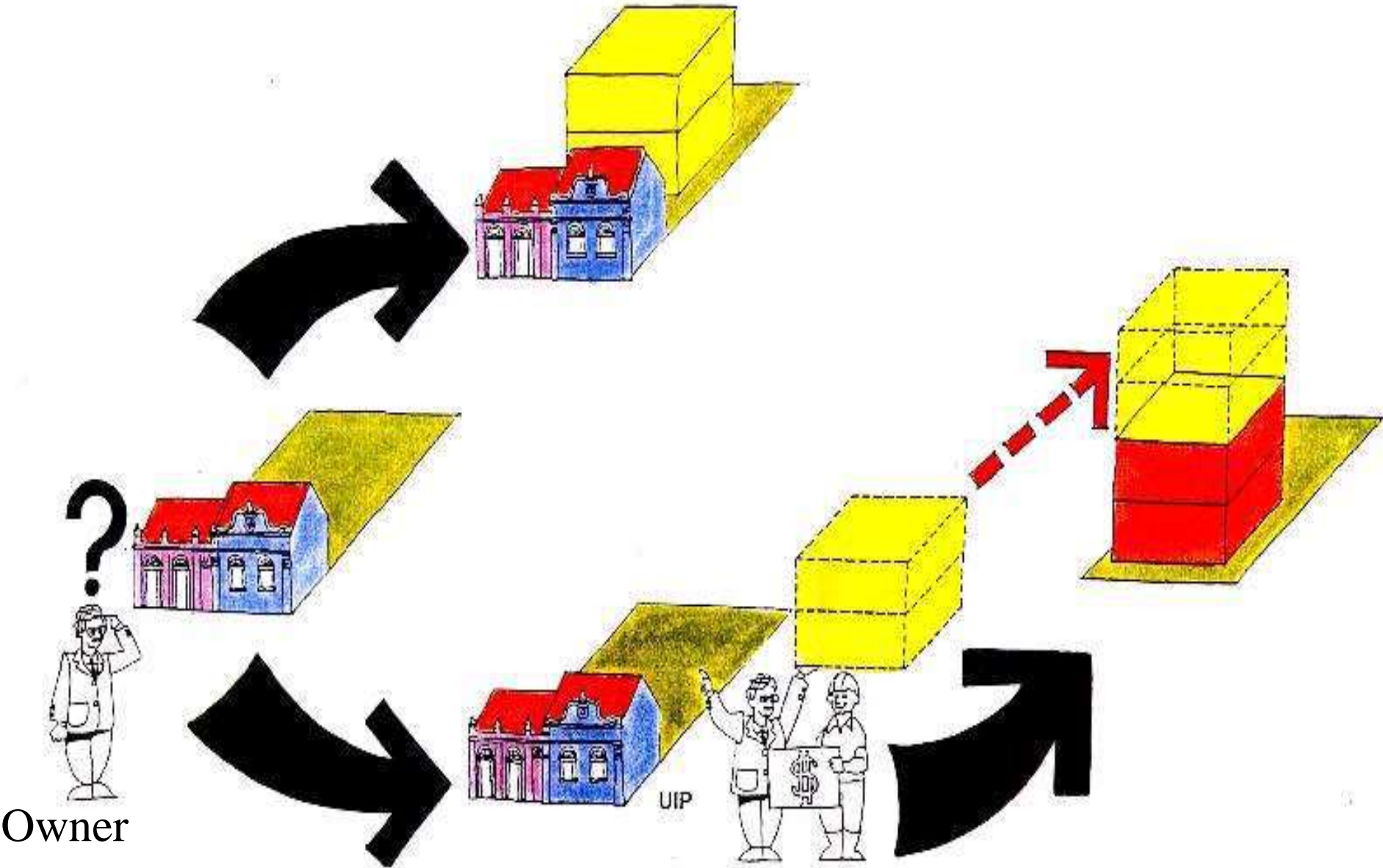
During the 1990's

1. Densification in Porto Alegre, Curitiba, Sao Paulo
2. Sale of building – development rights (air rights)
3. Interlinked operations with private sector / land owners participation
4. Connection with social housing funding



**Federal/National Legislation
2001 Statute of the City Law**

Sales and Transfer of Development Rights (building rights)

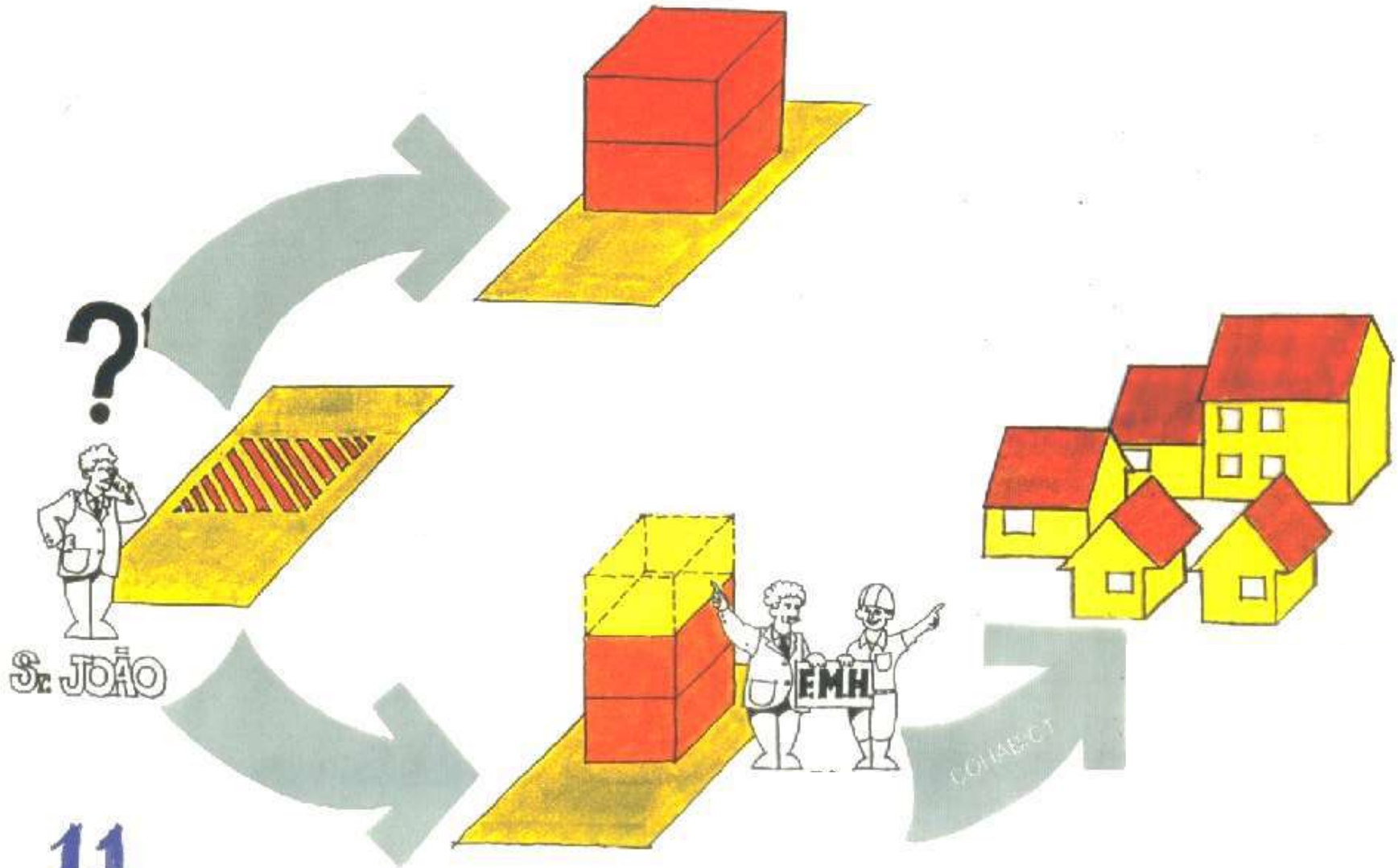


Owner

UIP

Building a Municipal Housing Fund

Source: land-based finance







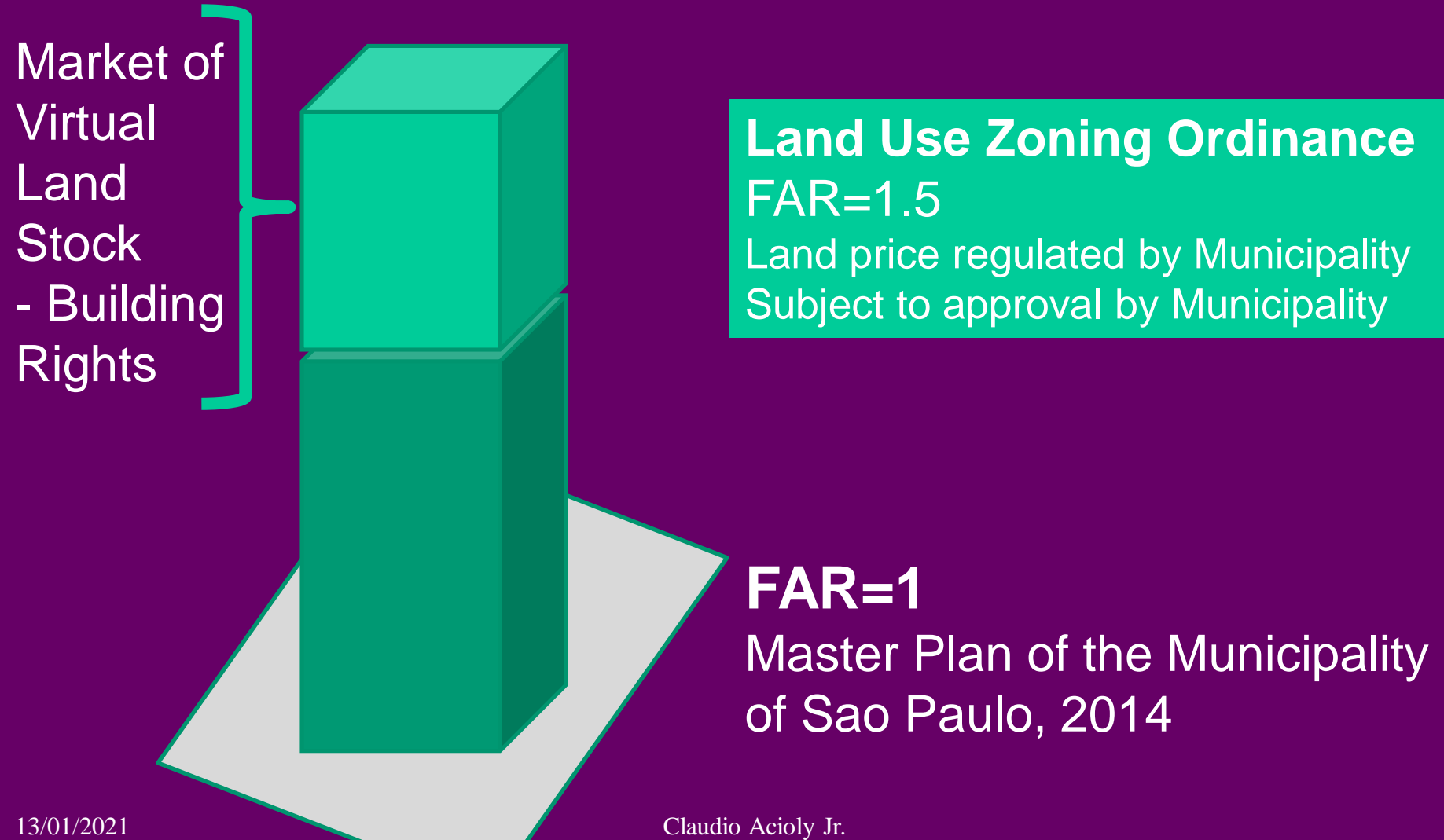
Urban Operation (federal law: Statute of the City, 2001): defining the territorial boundaries for deployment of land-based finance instruments



Purchase & Sale of Building Rights

Air-rights

The Statute of the City, 2001 (Federal Law)



Cities in the USA

1. Legal and fiscal provisions for affordable housing
2. Mandatory trade-offs between grants for densification and higher floor area ratio and flexible zoning in exchange of x numbers of affordable housing

Inclusionary Housing: inclusive cities

Incentives

Mandatory

Voluntary x Obligations

Zoning
Land-use

Reduction
of Building
costs

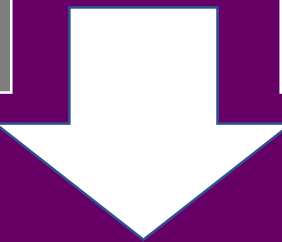
Tax
Exemption

Floor-area
ratio

Locational
Advantages

Regulations

Urban Planning



Social Mix

Inclusionary Housing in practice in USA

500 jurisdictions in 28 states, roughly 150,000 units (www.uhc.org)

Density Bonus

**Flexible Zoning &
Design Standards**

More homes in a
parcel of land

1. Recoup reduced revenues
2. Neighbours' opposition
3. Large plot & low-density development
4. Revision of set-back and plot size standards
5. Jurisdiction versus citywide scale
6. Parking requirements versus walkable neighbourhoods

Propositions

1. A rights-based Policy: existing and future stock
2. Twin-track Policy: slum improvement and housing options
3. Bring housing options to scale and diversity
4. Unlocking the supply of serviced land
5. Unlocking housing finance
6. Mixed Tenure, Mixed Income and Mixed Use

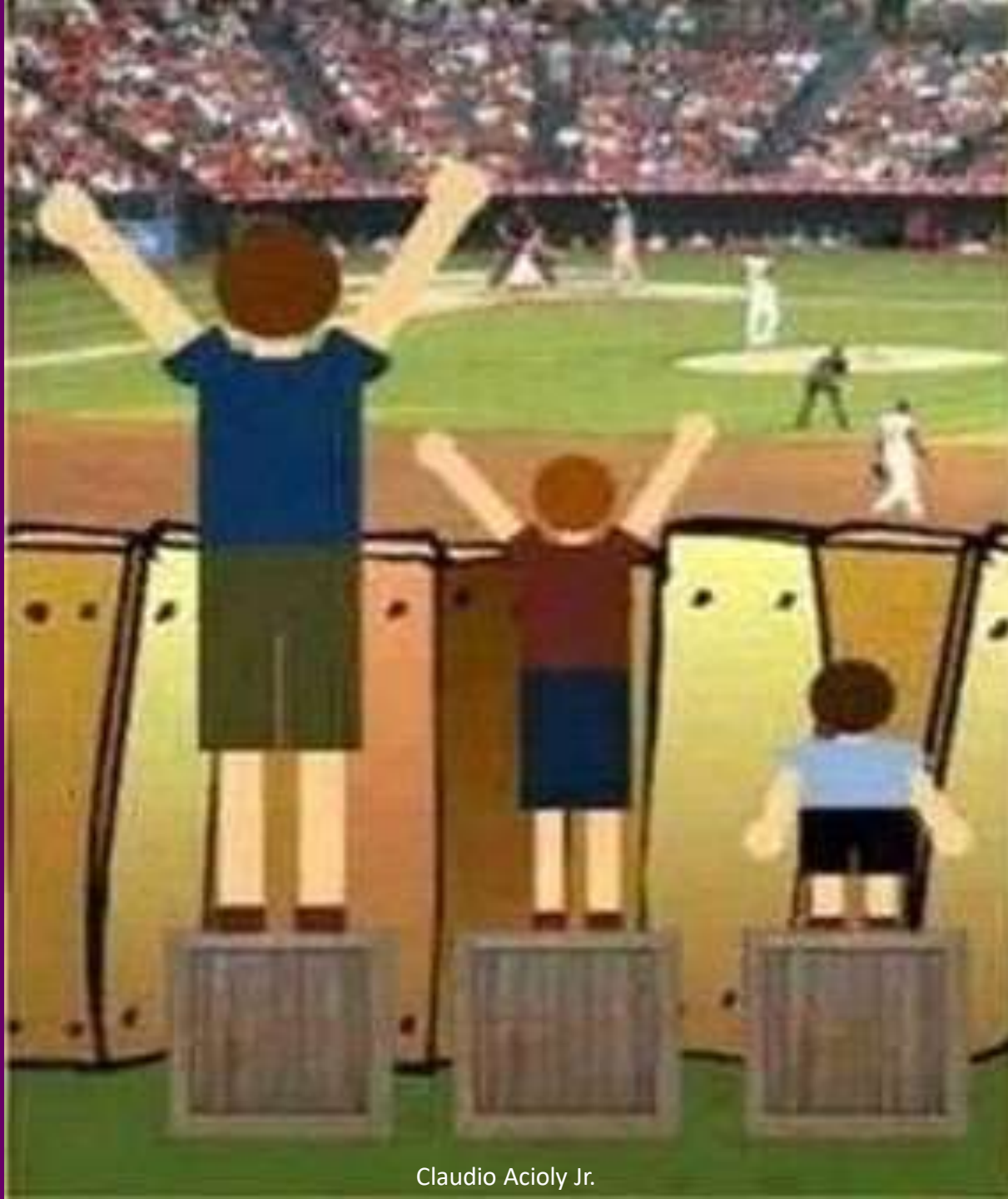


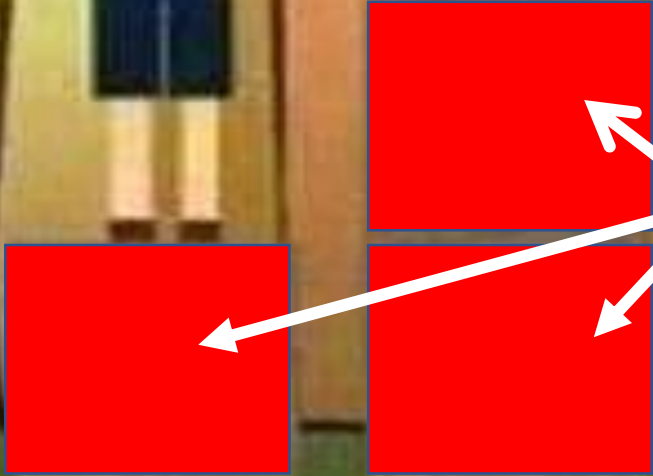
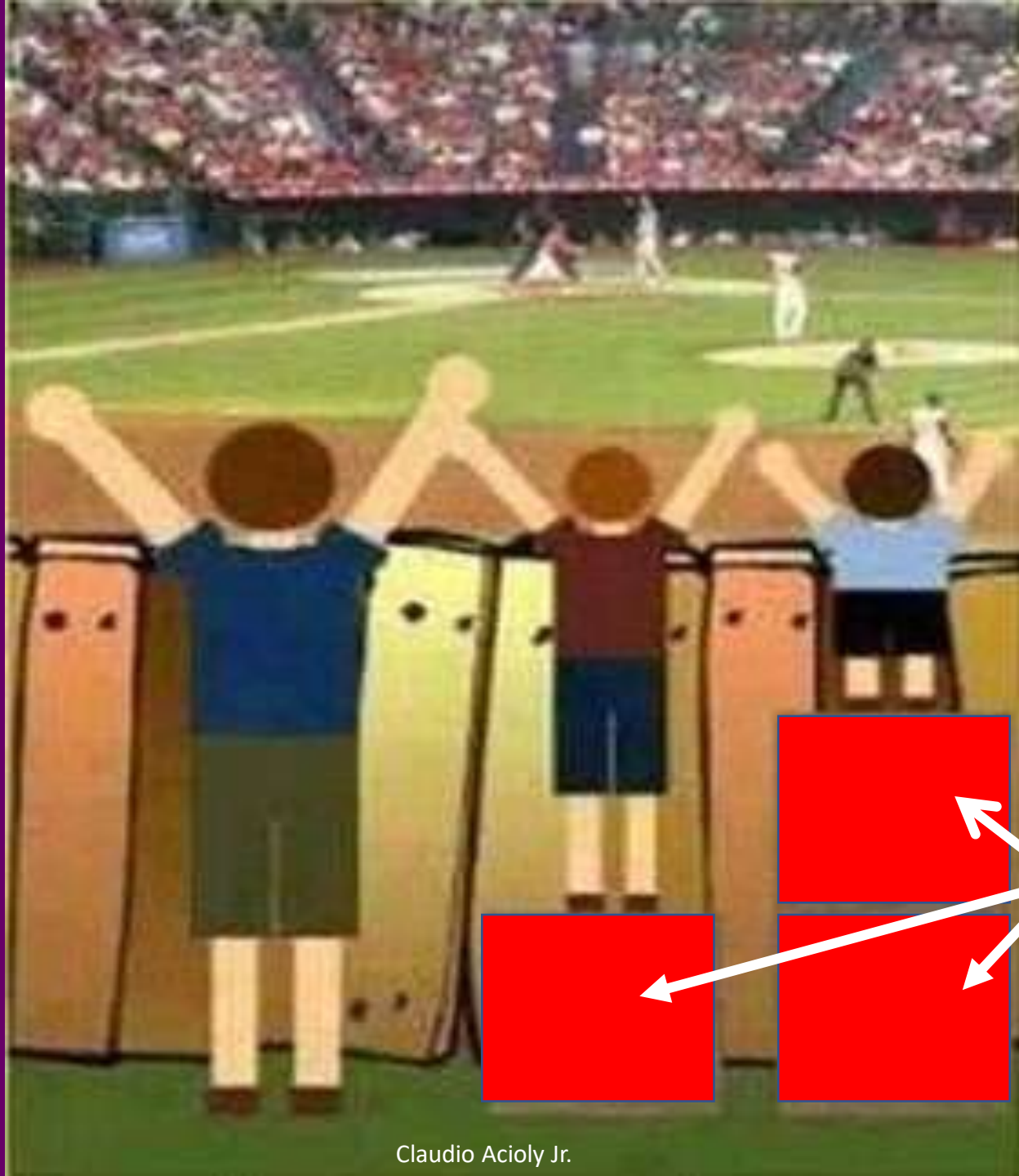
11.

**Proposition 1: robust
rights-based public policies
and recovery strategy:**

Vigorous State intervention.







**Public
Policies**

People

Private
Sector

Pact
Social
Climate

Present
Building
Stock

Future
Building
Stock

\$

1. Economic Stimulus Plan: people centered policies
2. Social and climate pact
3. Robin Hood: those who have and those who have not
4. Private sector compact with city/municipal governments: corporate social responsibility for a sustainable, inclusive, safe and resilient city
5. The formal building stock as source of local government finance: FA, building rights, retrofitting.
6. Land-based finance instruments to build an urban regeneration fund

12.



Proposition 2: the twin policy:

**Implementing citywide slum upgrading
simultaneously to policies that bring
housing options to scale.**



Improvement Policies: upgrading

1. Planning for development
2. Strategies to improve existing slums
3. Approaches to improve the quality of life



Preventive Policies: housing supply

1. Planning BEFORE development
2. Unlocking land for planned urbanization
3. Unlocking Housing Finance - inclusion
4. Diversity of housing solutions at scale.
5. Connecting housing to the economy

SLUM UPGRADING

Components of the Improvement Strategies

Existing Slums

Existing Slums

Opening Streets

Infrastructure provision

Settlement upgrading

Land regularisation

Housing improvement

etc.

IMPROVE

One Single Policy

SLUM PREVENTION

Housing & Urban Policies

New Housing

Existing Housing

Land supply

Planning for Growth

Infrastructure Investment

PREVENT

Housing Finance

Regulatory Reforms

Building Industry Capacity

13.



Proposition 3: going to scale in supply and diversity of housing options.

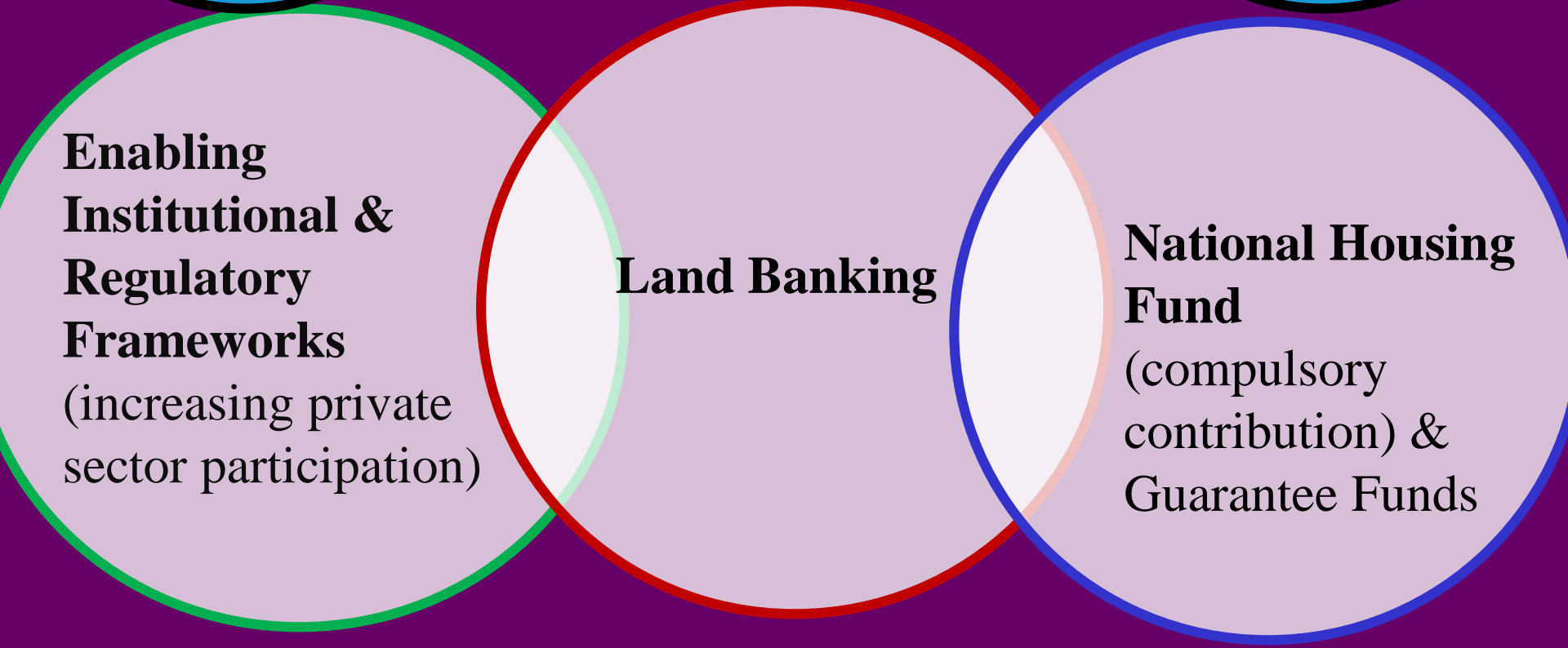
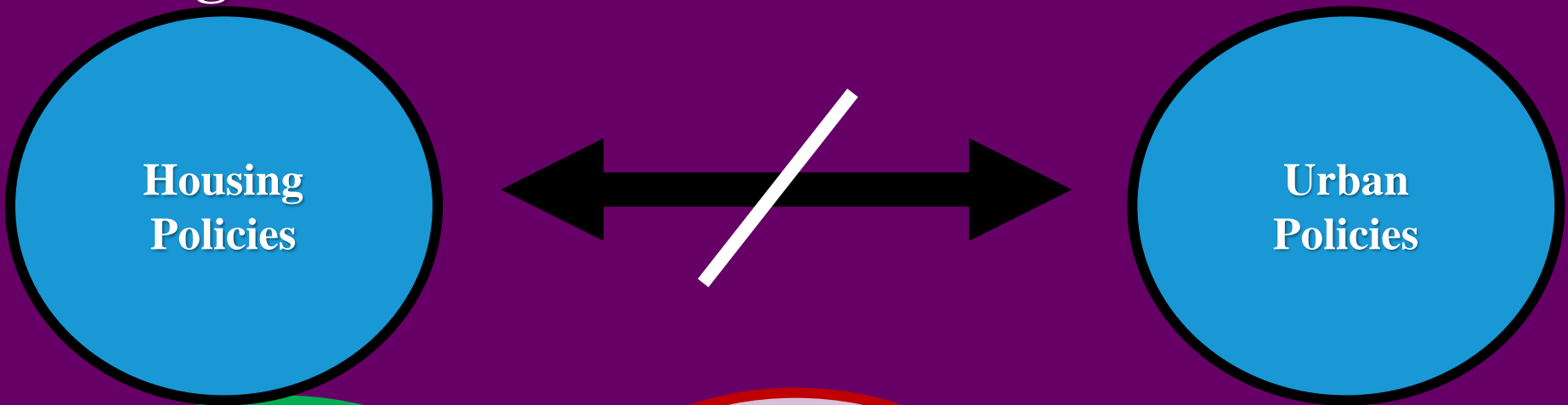
The housing sector can become a transformative force to pull the post-crisis recovery



Learning from Mexico:

Unlocking land supply and accessibility to finance at scale but generating unsustainable patterns of urbanization.

Housing NOT at the Center of Urban Policies– Mexico



Making land available for housing

- Establishment of land banking – reservas territoriales
- Privatization of social land – ejidios (usufruct)
- Expropriation of social land –
- Purchase of social land by government
- Purchase of social land by private developers, builders, contractors













SUSPYT
KUN
ROCKE

SURU WILLI
SURUSPYT
SURROCKE

NOREN
SOPH
SOPH

ROCKE
ROCKE

ROCKE
ROCKE

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ROCKE

4522

452





TRUCK
Bikstop

TRUCK
Bikstop

Bikstop
Bikstop

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Feliz Cumple
 a los
 Tios y primos
 PD
 Hago
 Vaya
 Feliz Cumple
 a los viejos

TE AMO
 Lo mejor
 a los viejos

Feliz Cumple
 a los viejos

RESULTS

- 400,000 - 600,000 housing units per annum during a period of 10-12 years
- 4.9 million housing units abandoned, vacant, under-occupied-14% of the total housing stock.
- The rise and fall of large housing development enterprises

14.



Proposition 4: unlocking housing finance and provide solid source of finance:

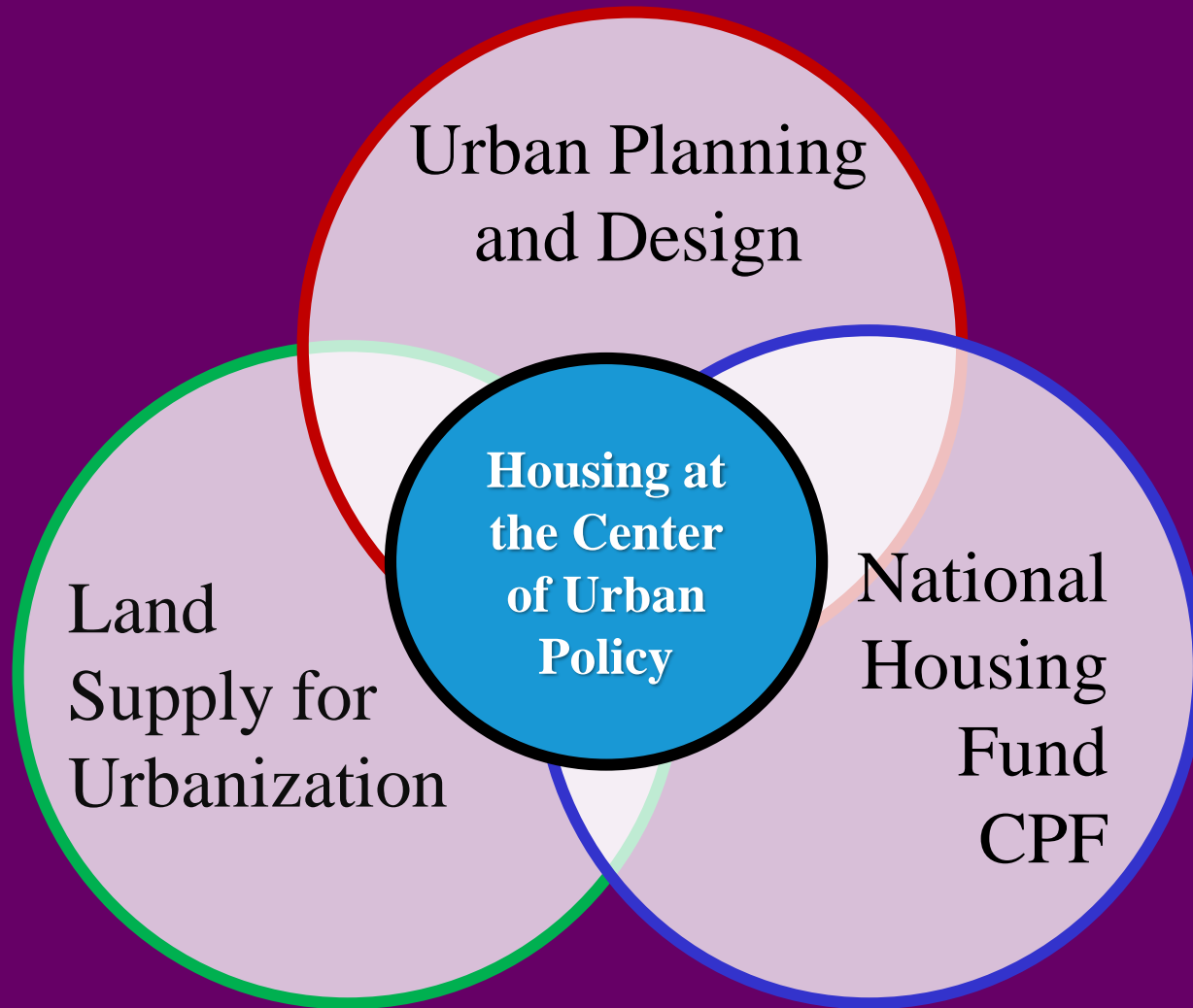
The housing sector can become a transformative force to pull the post-crisis recovery



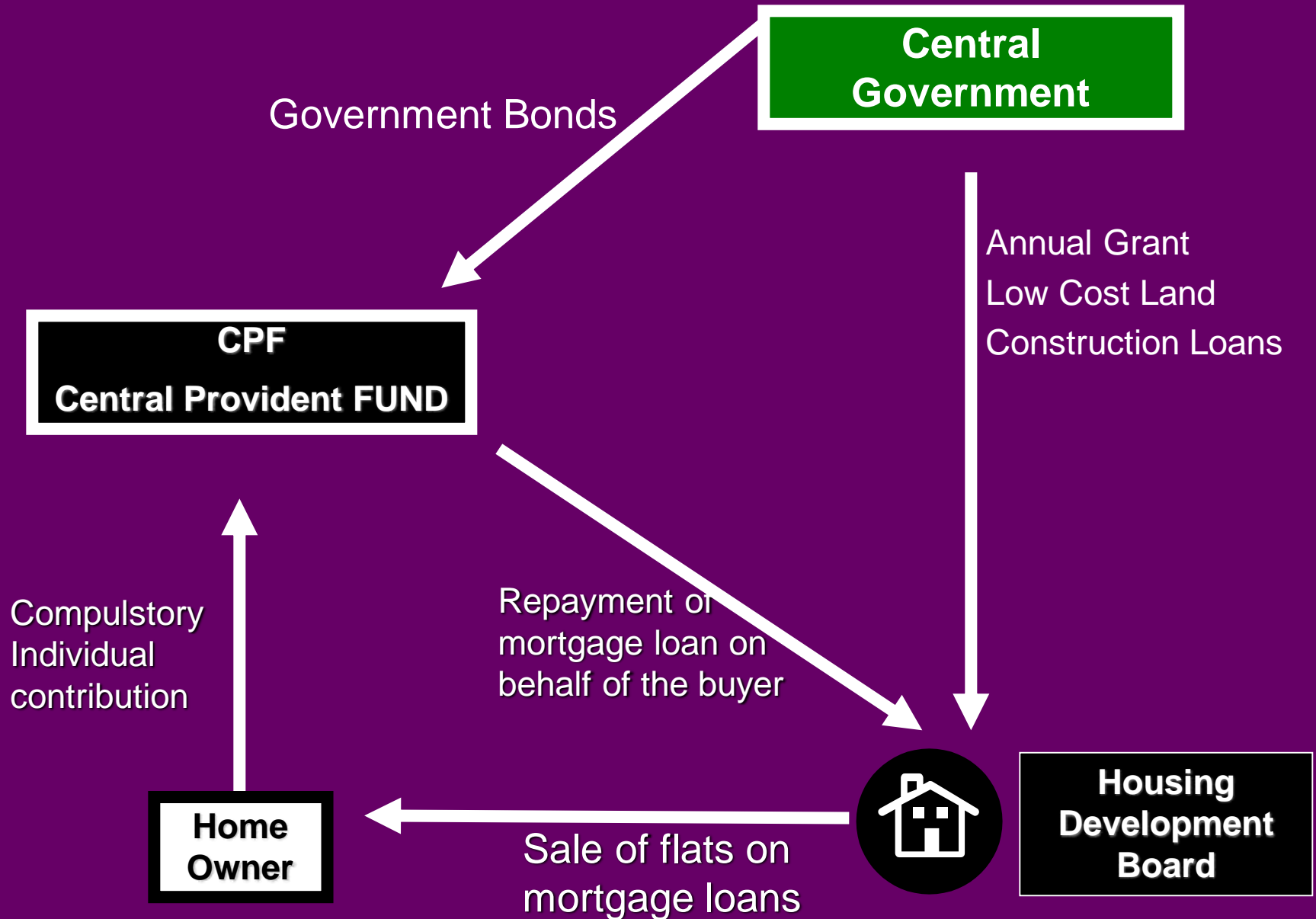
Learning from Singapore:

**Unlocking land supply and accessibility
to finance to propel home ownership
within a urban planning framework for
sustainable cities**

Learning from Singapore



Singapore Housing System







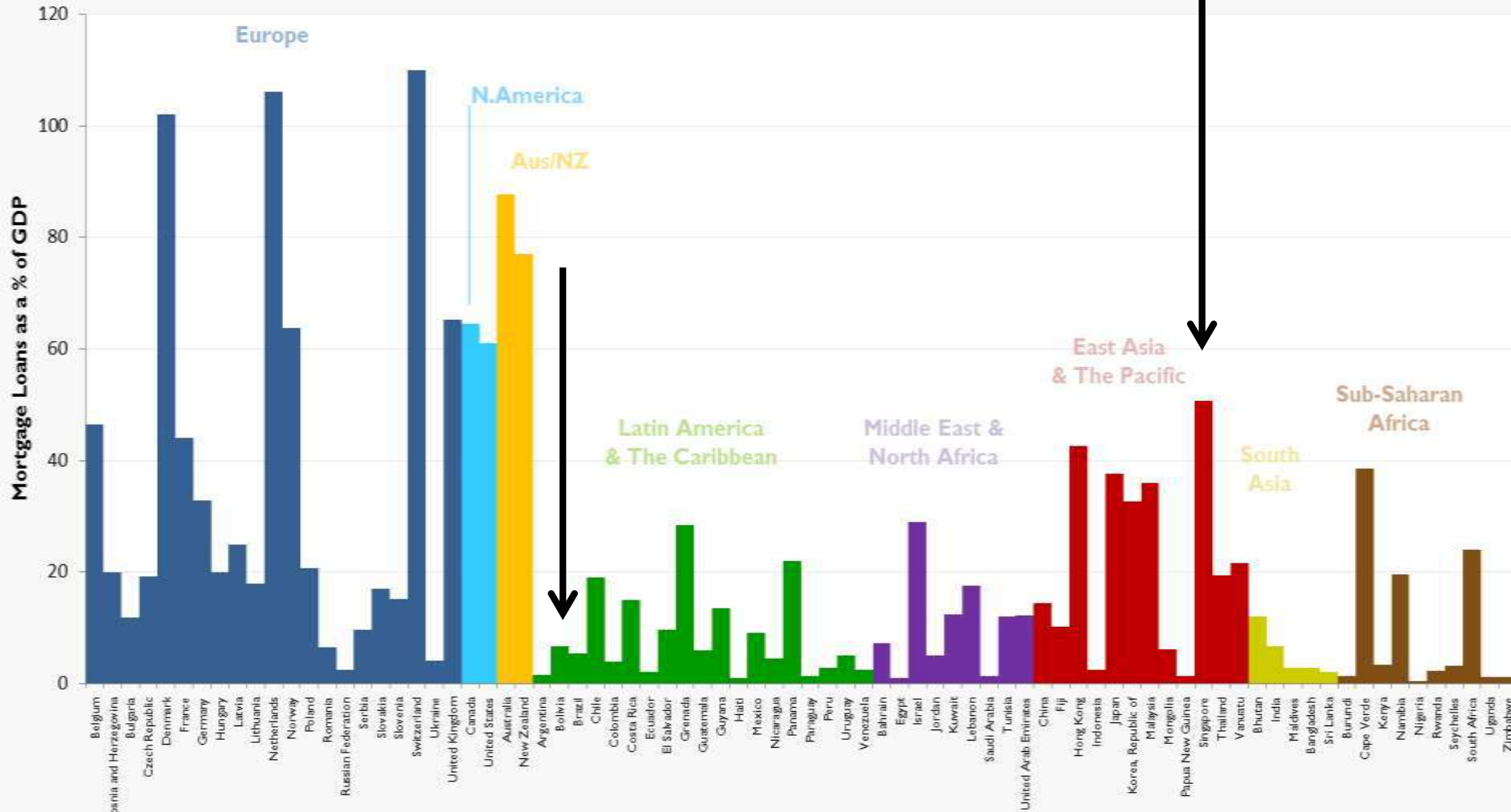




Mercado de Hipotecas

Source: Maria Hoek-Smit, 2014.

Mortgage Market Size as a % of GDP



Key Lessons from Singapore

1. Legal provision for land supply
2. A Housing fund and guarantees to housing finance
3. Strong link between urban planning, land allocation and housing development
4. Promotion of the housing sector as a wealth generator

Learning from The Netherlands:

Creating national funding and legal-institutional solution for rental housing supply.

Learning from The Netherlands

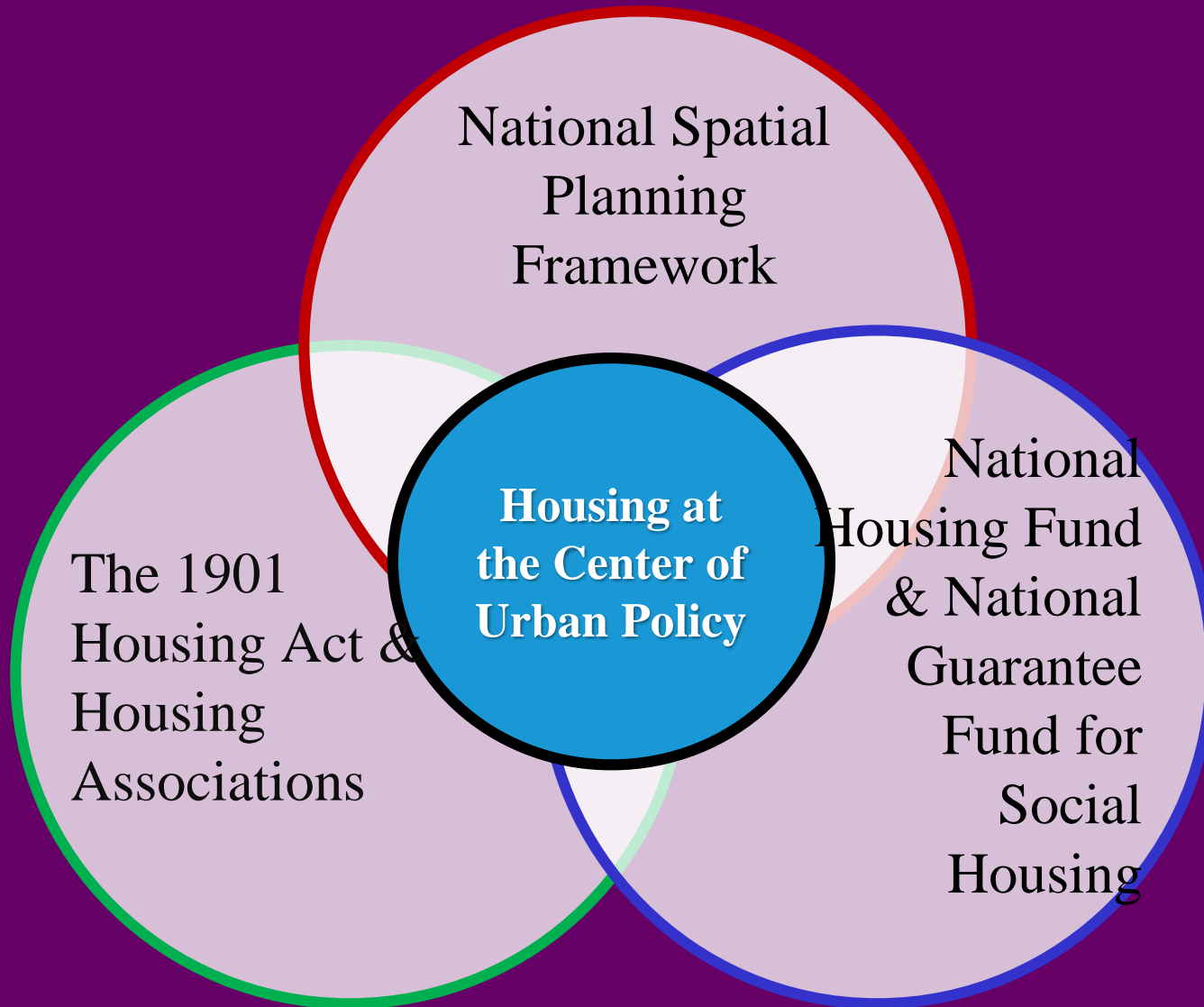
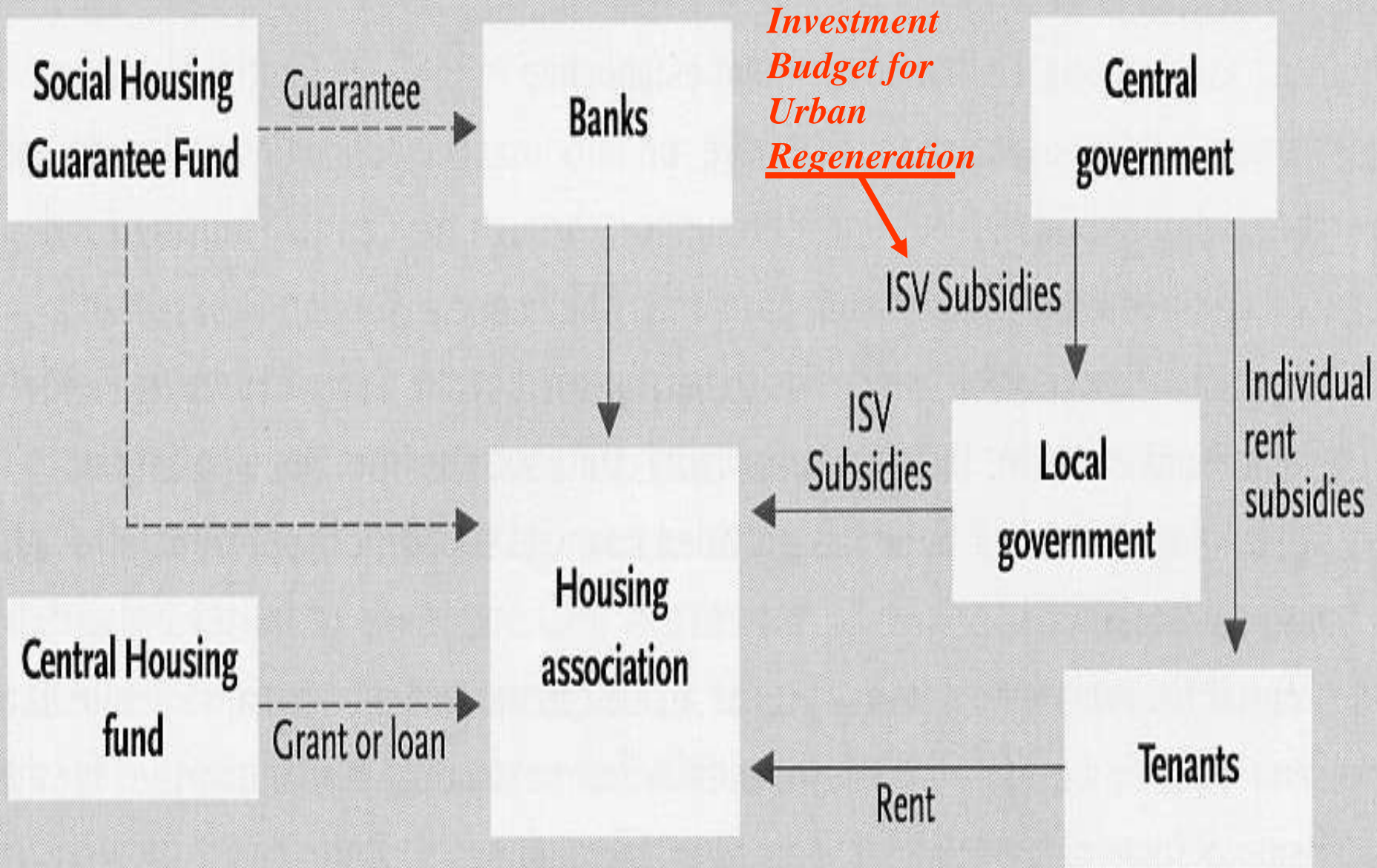


Figure 12.1 Financial framework social-rental sector





Claudio Acioly Jr.









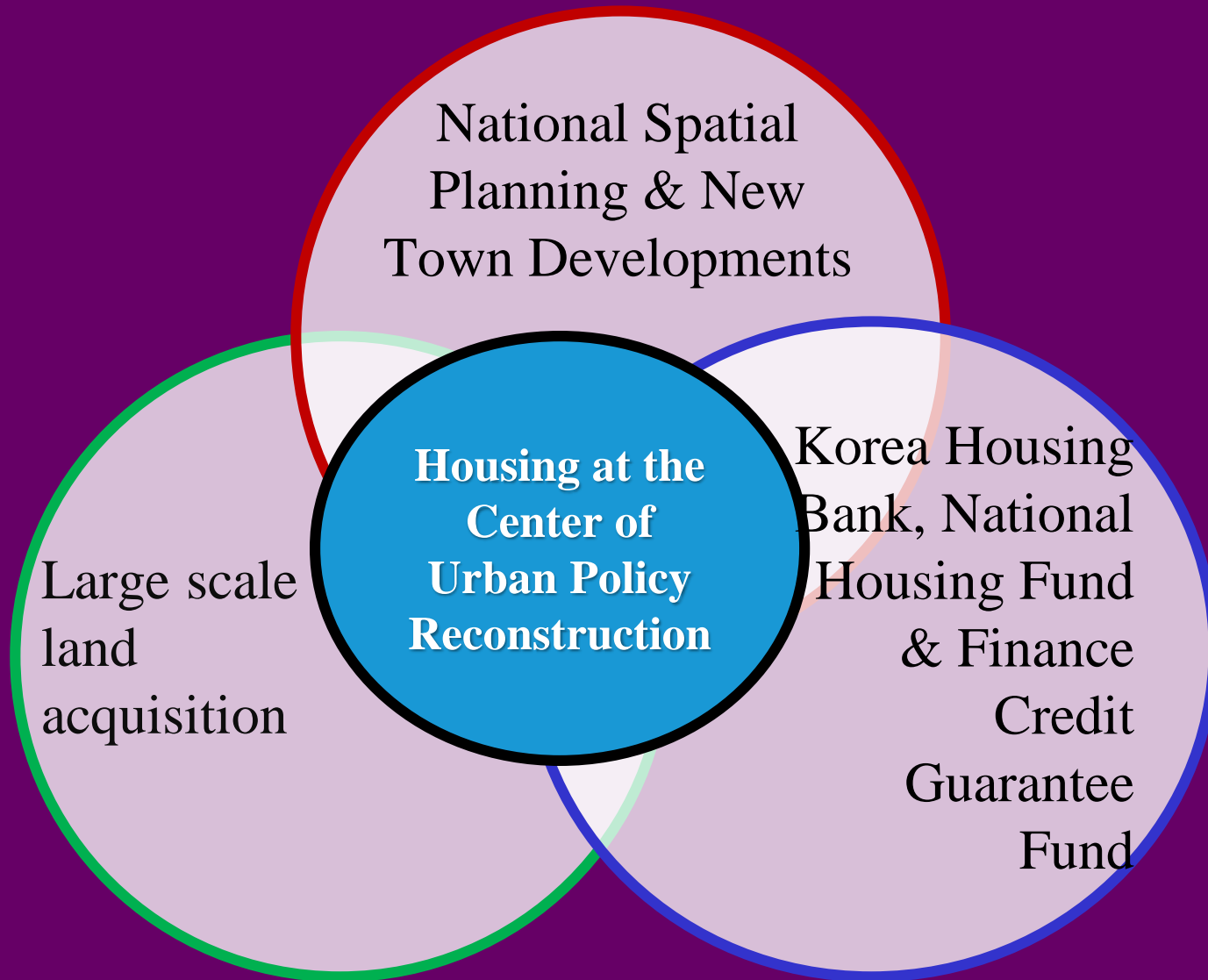
Key Lessons from The Netherlands

1. Legal provision (1901 Housing Act)
2. Government funding and guarantees
3. Self-regulated sector of Housing Associations (private entities that build for the public good)
4. Promotion of social rental sector to enable access to affordable housing by those who cannot find it through the market

Learning from South Korea:

A roadmap of reconstruction through incremental housing sector development, securing land and finance to scale up housing supply.

Learning from South Korea





Claudio Acioly Jr.



Key Lessons from South Korea

1. Remarkable improvement in housing conditions over the past 4 decades – quality, quantity and standard – with supply exceeding demand in 2010, high-rise multi-family, single family and detached housing.
2. Incremental development of institutional and legal provisions to organize the housing sector.
3. Developable land on a large scale provided by Government through public sector developers
4. An incremental and comprehensive development of housing finance through the Korea Housing Bank, National Housing Fund, tax incentive to suppliers and consumers.
5. Massive housing programme: to build 250,000 public rental units as part of the 2 Million Housing Drive; 10-year plan to supply 1 million public rental units.



15.

Conclusions:

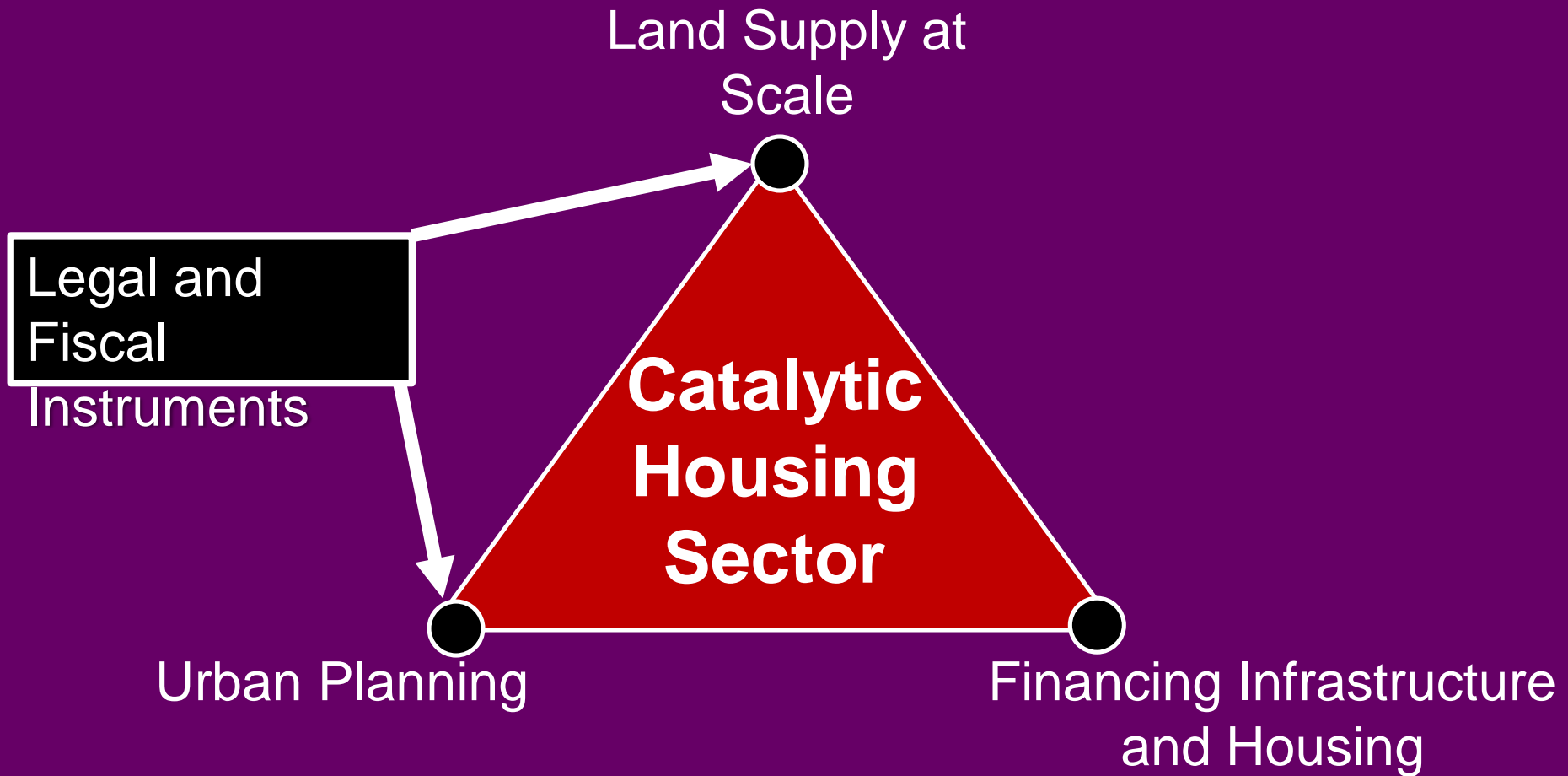
Lessons learned from experience indicate ways forward provided that some conditions exist.



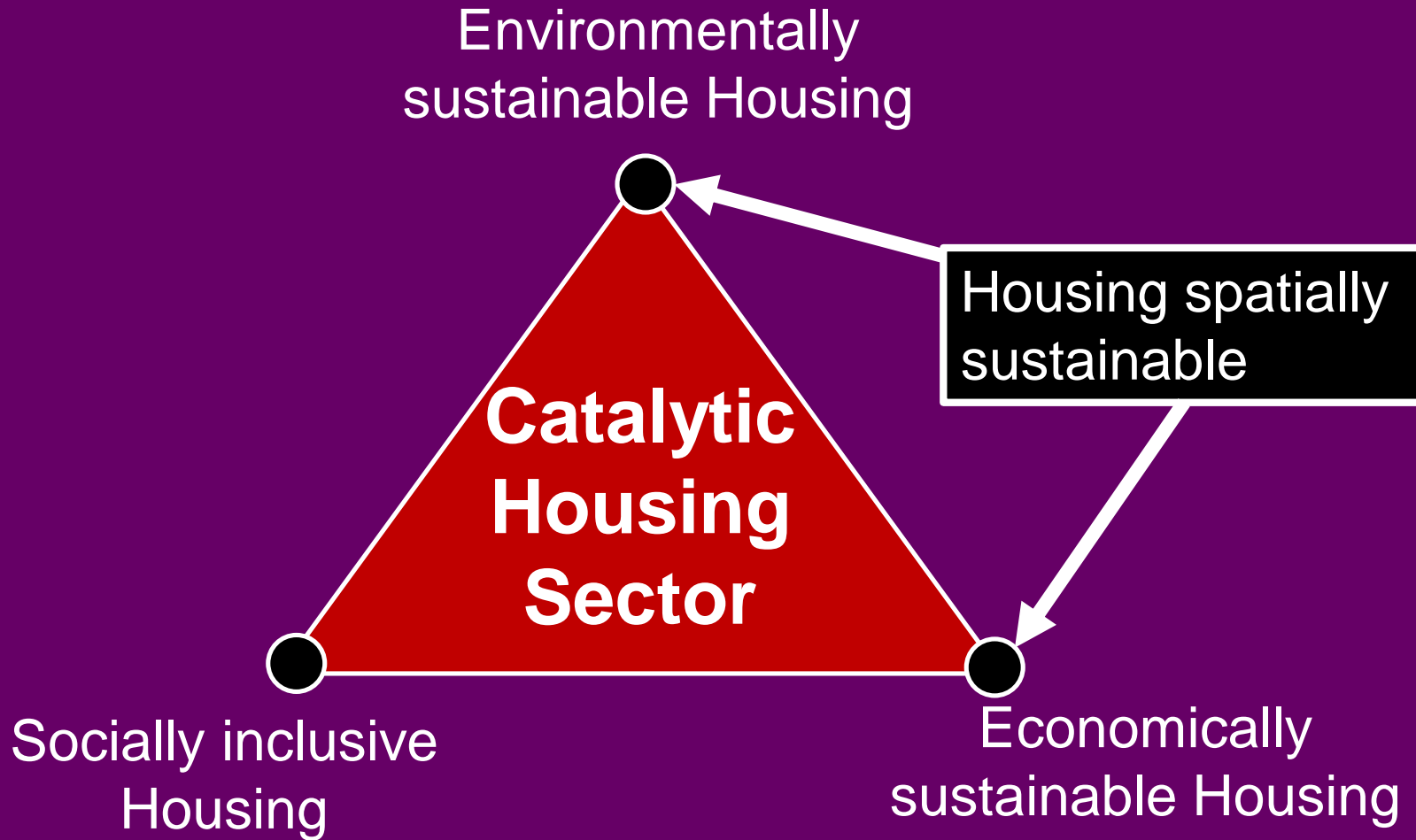
Key Policy Areas

	Policy intervention	Goals and lessons learned
1	Catalytic Housing Sector	Scale, jobs, income, technology
2	People centered policies	Demand-driven, social needs
3	Twin-track Policy	Slums as opportunity, integration
4	Climate & Social Compact	Curb emissions, carbon footprint
5	Finance	Long-term sustainability: NL, BR, MX, SG
6	Land supply	Serviced/planned land: MX, SG, SK
7	Tenure options	Ownership, Rental, Cooperative, CLT: NL, UR, SE, SK

Conclusion 1



Conclusion 2



Conclusions: for the post crisis

1. Public policy and strong state engagement in recovery
2. The Housing sector as the key for recovery, employment generation and poverty reduction
3. A stimulus state programme with incentives to generate funding and finance to boost heavy investments
4. Technology and employment at the Forefront: innovation & Smart housing
5. Support to micro-entreprises



Post
Crisis



The End.
Thank you.

This and other presentations of Claudio Acioly are available and can be downloaded from www.claudioacioly.com

