Housing +
Norman B. Leventhal Center for Advanced Urbanism Biennial Conference & Exhibition

May 2018
Housing Sector Dynamics Create Opportunities & Challenges

**Large impact on growth and employment**
- 5 jobs created per housing unit built

**Access to finance**
- 93% of adults have no access to formal housing finance

**Growing middle class**
- 3 billion consumers expected to join global middle class by 2030 bringing it to 5 billion

**Contribution to wealth**
- 50% of tangible assets in housing

**Housing Needs**
- 96,150 housing units per day required through 2030

**Growth of Cities**
- 1,393 cities of 500k+ population in 2030
- 564 cities in 1990

**Growing slum population**
- 863 million urban residents live in slums, and growing

**Tenure Insecurity**
- 70% of land in emerging economies unregistered

**Low & informal incomes**
- 74% in low-income countries live on less than $2 per day

**High GHG impact**
- 19% of the world’s greenhouse gas emissions from buildings.
- Housing represents 3/4 of all new buildings
Cities are Complex & Organic

Lagos, Nigeria

Surbana International Consultants, Singapore
Makoko Settlement

By Iwan Baan
Access to Mortgages
Less than 10%

Drivers for Mortgage Qualification
- formal employment
- formal title
Integrate Across Housing Value Chain

reform structures and catalyze markets to reduce housing deficit

Enabling Policies

Demand-side
- property rights
- financial institutions
- subsidy targeting

Supply-side
- Infrastructure
- land & development

Access to Finance

upper income
middle income
lower income

Targeted Subsidies
- Enhanced access to microfinance
- Enhanced access to mortgages
- Government housing programs

Interventions

Create an enabling policy environment, & and participatory planning processes

Expand access to housing finance throughout the value chain

Strengthen housing continuum: rental markets & home ownership

Invest in basic pro-poor infrastructure and slum upgrading

Strengthen construction skills, materials producers & housing developers
Shelter Venture Lab

MicroBuild Fund
Integrated Solutions for Systemic Change
Public: private: civil society: households

Strategy
• Regional
• Integrated approach

Value proposition
HFH as Market systems facilitator

Challenges
Ownership structure, financing, HoA policy, poor management and maintenance

Opportunities to scale
> 50% of Armenians, 20% of Bosnians live in apartment blocks with low energy efficiency
Land Approaches

- PPVs
- Transfer Develop Rights
- Land Share
- Densification
- Transit Hubs
- Inclusionary Housing
- Community/ group title
Thank you.

Questions and Discussion
A vehicle that combines channeling of knowledge and required investment to governments and cities explicitly for sustainable urbanization.

Rapid population growth

Between 2000-2030, the earth’s urban area will triple, and the urban population will double.

Current urban infrastructure gap of

>USD$1 trillion per year over the lifespan of the SDGs.

Affordable Housing Gap

>USD$650 billion per year

$250 million invested in sustainable urbanization through UN trust in the past decade. Yet, cities are central to transformation.

$4-6 billion

World Bank investment on urban p/y vs. $1 trillion needed for urban infrastructure p/y