

**THE
CITY
WE NEED IS
AFFORDABLE**

DANIELLE GROSSENBACHER - 25 NOV. 2021

The City We Need is Affordable

I'M A CITY
CHANGER

La Ville qu'il nous faut est Abordable

J'AMÉLIORE
MA VILLE

La Ciudad que necesitamos es Asequible

YO MEJORO
MI CIUDAD

我们要宜居城市

I'M A CITY
CHANGER

감당할 만한 가격의 주택이 있는 도시를 원함

I'M A CITY
CHANGER

वहनयोग्य शहरों की आवश्यकता है

मैं एक शहर
परिवर्तक हूँ

المدينة التي نحتاج إليها هي بأسعار معقولة

I'M A CITY
CHANGER

Нам нужен доступный город

I'M A CITY
CHANGER

FIABCI Is Supporting UN-Habitat's Effort to Implement

SDG #11

**11 SUSTAINABLE CITIES
AND COMMUNITIES**



**Make cities and
human settlements
inclusive, safe,
resilient and
sustainable**

OUR FOCUS: **Affordable Housing**



OUR GOAL: Encourage the Private Sector to Build, Maintain & Renovate Affordable Housing



**MANY NEW WAYS TO
BUILD AFFORDABLY**



Construction Techniques To Lower Building Costs

1. Used **shipping containers**
2. Modular **prefabricated homes**
3. **3-D printing**
4. Implementing **new technologies**
5. **Repurposing empty buildings** (offices, shopping malls & hotels)

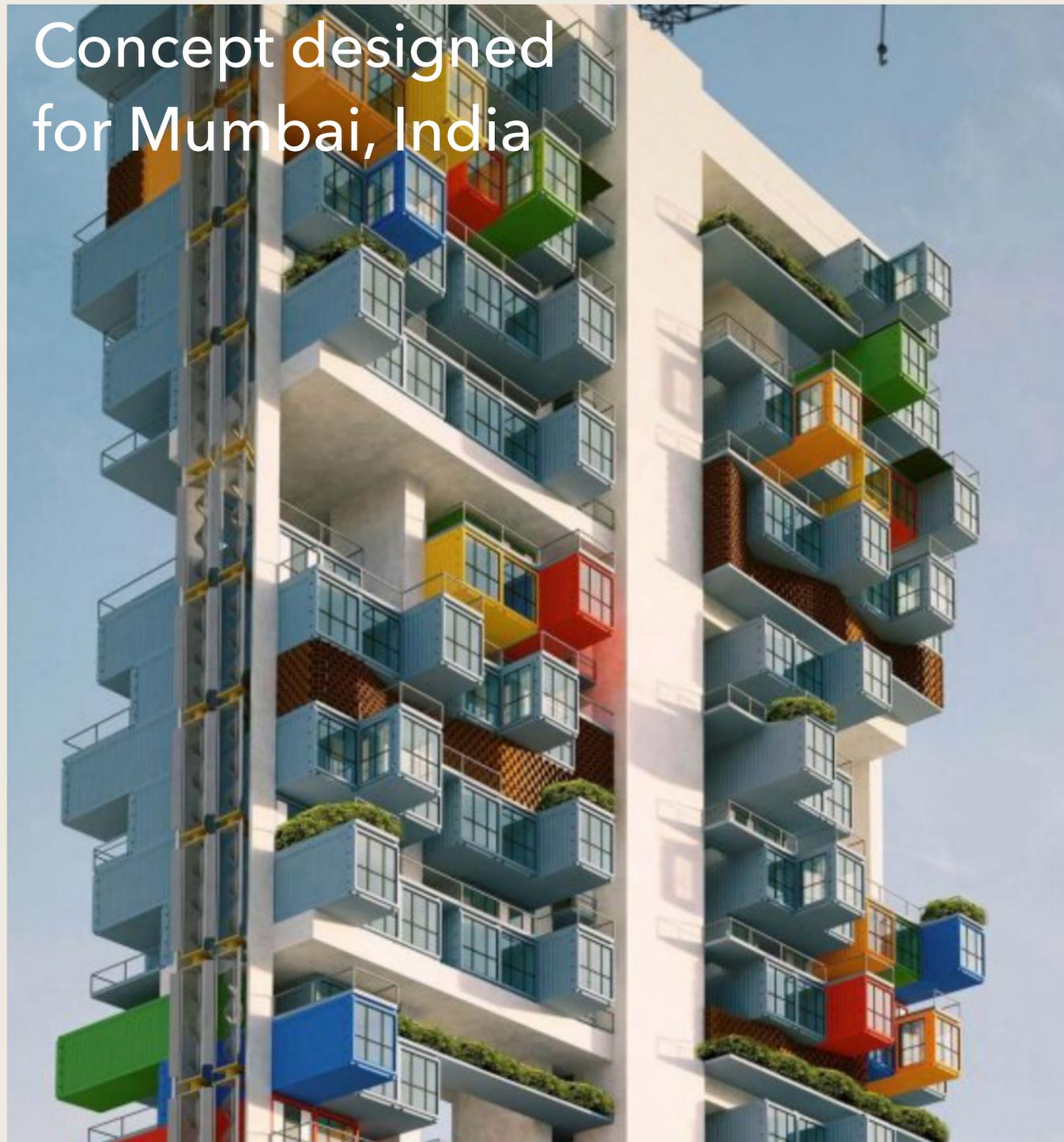
Building With Used Containers: **Single Homes**



Building With Used Containers:

Housing Complexes

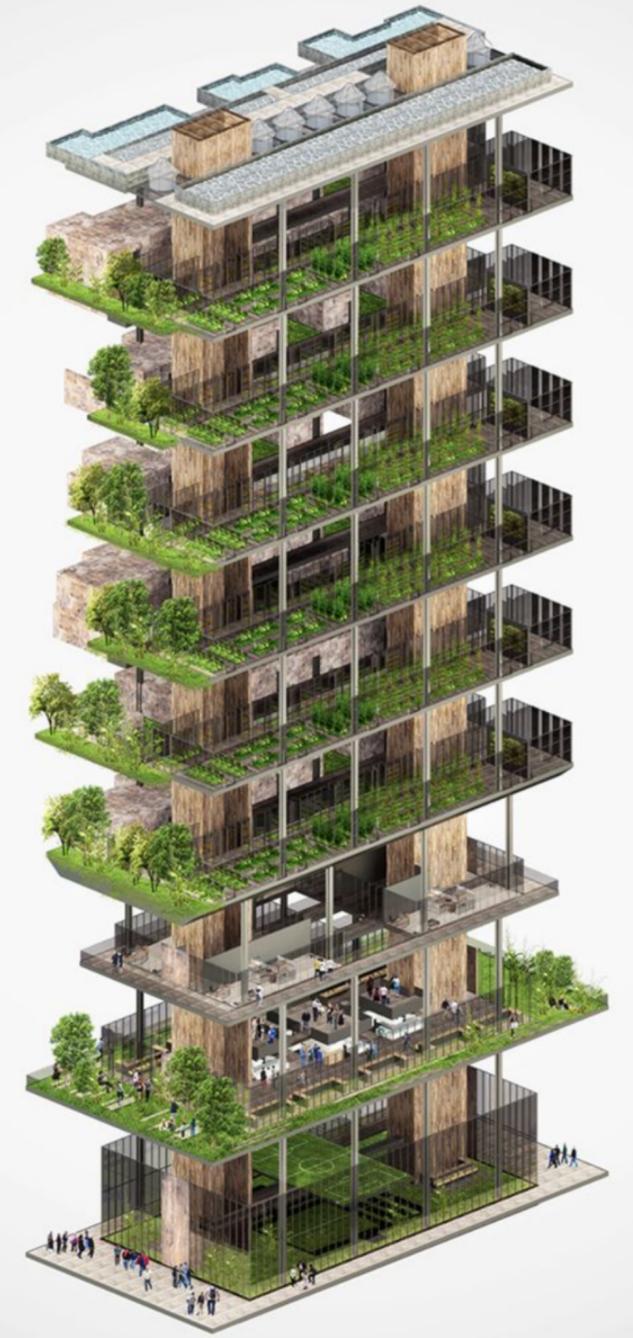
Concept designed
for Mumbai, India



Hotel



Vertical farm, NYC



Building With Used Containers:

Housing Complexes



Before relocation



After relocation



Louisiana, USA

Modular Prefabricated Buildings

- Use of pre-fabricated models
- Build a house quickly (ex: 8 days in Philippines) using pre-cast concrete slabs



Philippines



Day 8



Brooklyn, NYC

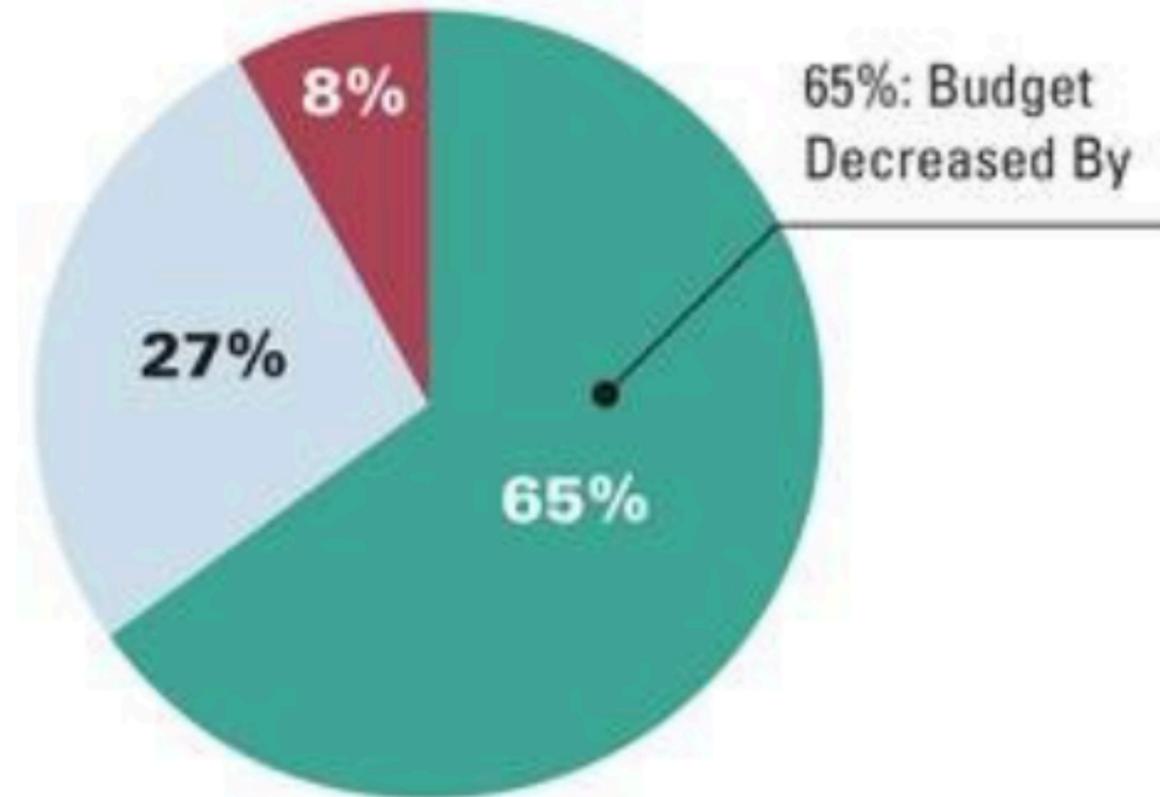
House In A Box



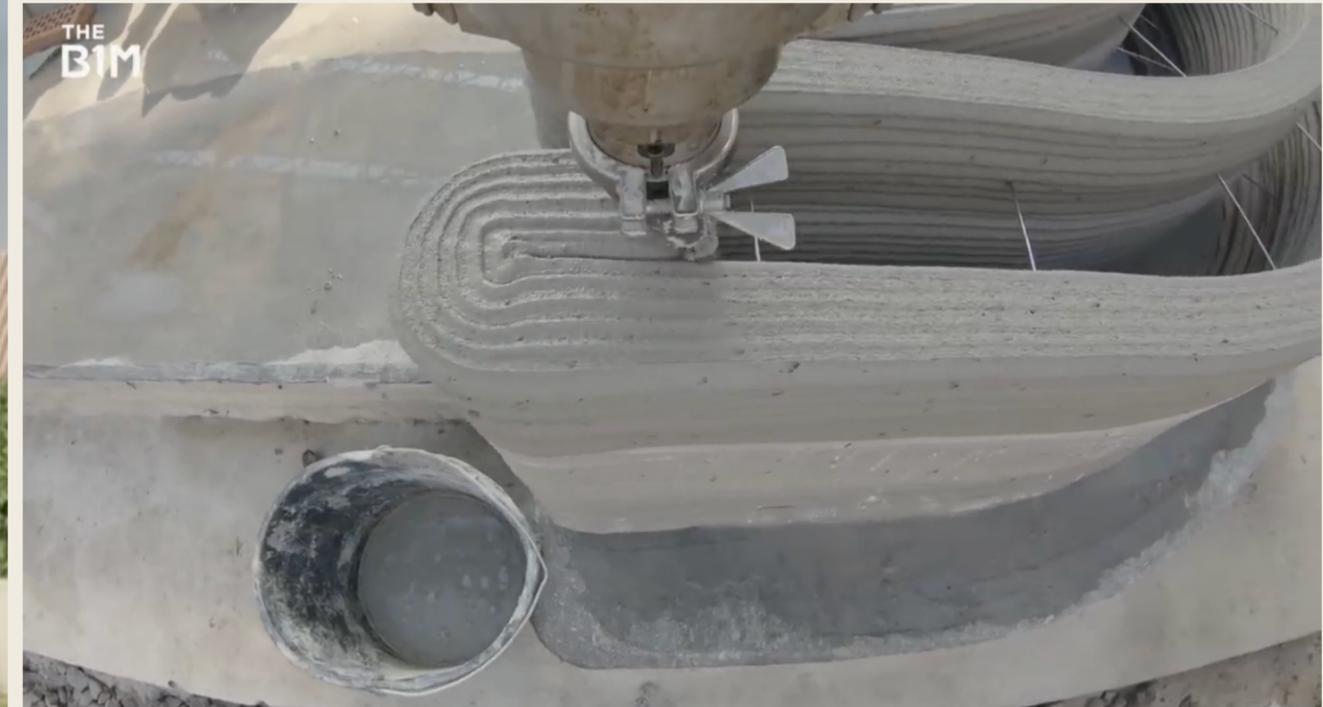
Total Impact of Prefabrication/Modularization on Project Budget

Source: McGraw-Hill Construction, 2011

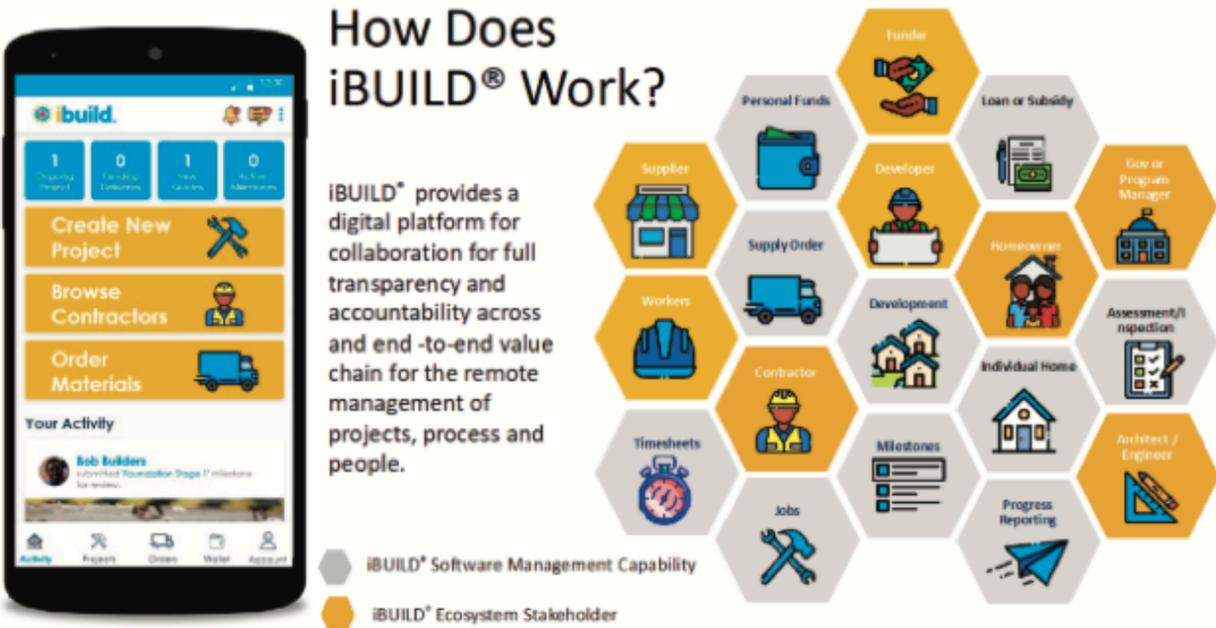
- Decreased
- No Change
- Increased



3-D Printing



Implementing **Technologies** Facilitating Construction



How Does iBUILD® Work?

iBUILD® provides a digital platform for collaboration for full transparency and accountability across and end-to-end value chain for the remote management of projects, process and people.

iBUILD® Software Management Capability (Grey hexagons): Personal Funds, Loan or Subsidy, Supplier, Developer, Gov or Program Manager, Supply Order, Homeowner, Assessment/Inspection, Workers, Development, Individual Home, Contractor, Milestones, Progress Reporting, Timesheets, Jobs, Architect/Engineer.

iBUILD® Ecosystem Stakeholder (Orange hexagons): Funde, Personal Funds, Loan or Subsidy, Supplier, Developer, Gov or Program Manager, Supply Order, Homeowner, Assessment/Inspection, Workers, Development, Individual Home, Contractor, Milestones, Progress Reporting, Timesheets, Jobs, Architect/Engineer.

**iBUILD Global
Habitat for Humanity India PMAY initiative**

iBUILD

iBUILD is a digital platform tracking all construction expenses and enabling people to build their own home while staying within their budget. Andhra Pradesh is a state in India which aims to build 500,000 affordable homes/year in a more uniform way using iBUILD.

Repurposing Empty Offices, Shopping Malls & Hotels

Office



Hotel
for the
homeless

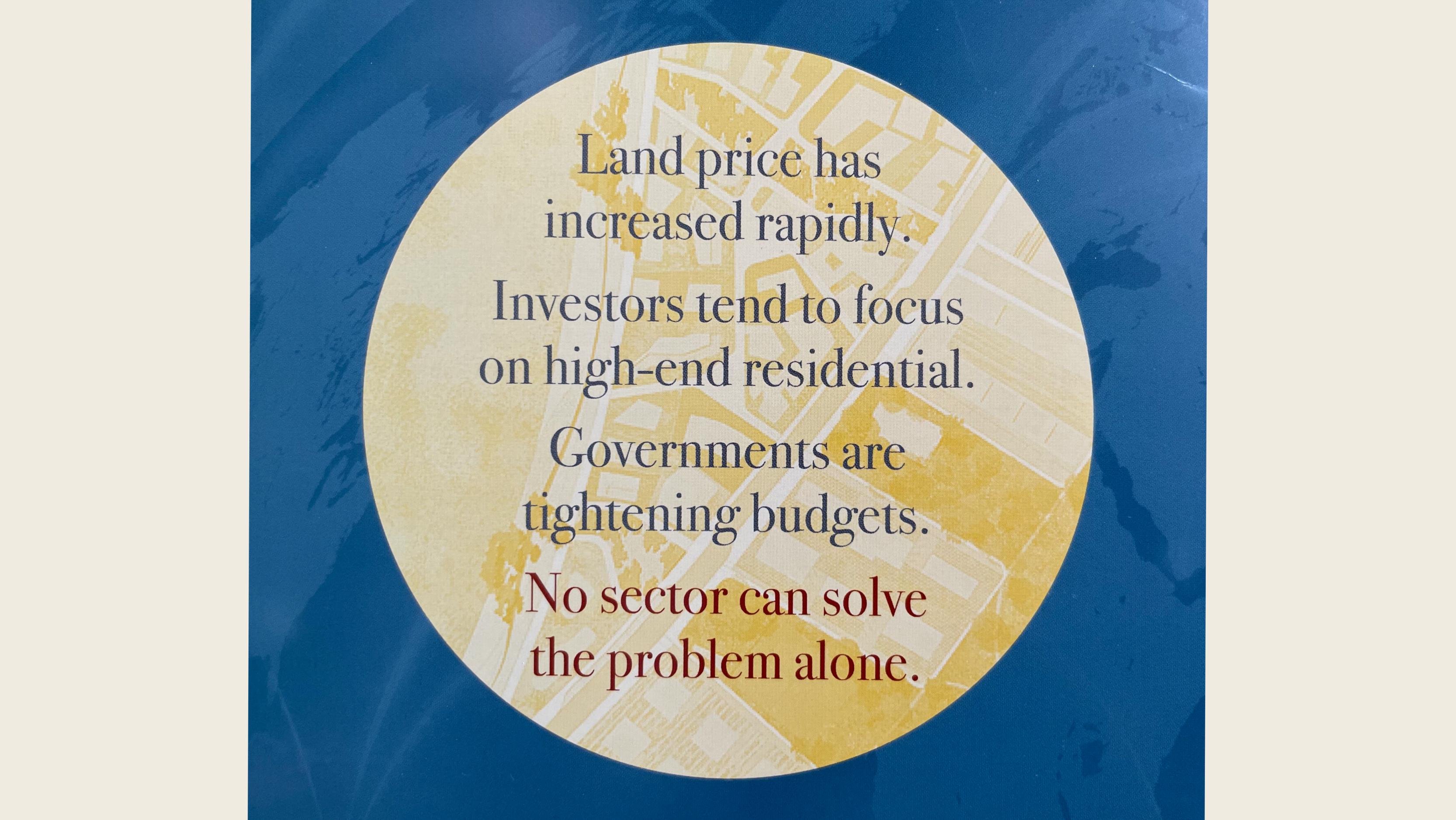
Office



Shopping
Mall

A vibrant, modern residential courtyard with lush greenery, people sitting on benches, and a building with large glass windows in the background. The scene is bright and sunny, with people engaged in various activities like sitting, walking, and gardening. The building has a contemporary design with large glass panels and wooden accents.

The Private Sector Can Build Affordable Housing



Land price has
increased rapidly.

Investors tend to focus
on high-end residential.

Governments are
tightening budgets.

No sector can solve
the problem alone.

COVID-19 Has Emptied the Pockets Of Most Governments & Many People



Private Sector MUST BUILD Millions of Affordable Homes

Corporations Now Building Affordable Housing



Amazon's headquarters, Seattle, USA



Mary's Place by **Amazon**
for Homeless
Women & Families



To Encourage The Private Sector To Build Affordable Housing

We need to:

1. Share examples that work:

➔ www.urbanthinkingtalks.com

2. Inform builders that affordable housing is **profitable**:

➔ **Great demand** (it sales quickly)

➔ **Quick return on investment**

➔ **We need to double our efforts to reach them**

3. Have the public & private work together to find creative solutions (ex: financing, land, zoning, techno)

An architectural rendering of a modern city street scene. The image features several tall, multi-story buildings with glass facades and white structural elements. The foreground shows a busy street with cars, including a yellow taxi, and pedestrians. A central white text box is overlaid on the image. The sky is blue with some clouds.

The Public Sector Can
Support The Private Sector In
Building Affordable HOUSING



A WIN-WIN FORMULA:

Public-Private Partnerships

Public-Private Partnerships provide:

1. **Government-subsidized financing options**
2. **Land** at lower price
3. **Public space** to create community
4. Necessary changes in **zoning policies & regulation**

Government-Subsidized **Financing** Options



Indonesia

Government finances one million affordable homes/year for low-income people.

The City We Need is Affordable, Vol. 3, p. 22.



Panama

Downpayment of \$10,000 paid by government & **subsidized interest rates**.

The City We Need is Affordable, Vol. 1, p. 28.

Government-Subsidized **Financing** Options

Purchasing Grants for Buyers & Tenants



Singapore

Government optimizes land by building high-density complexes & provides homes to **80%** of Singapore's residents. All working individuals **MUST** contribute to a **fund** which they can use for their downpayment and to reduce their monthly loan payments.

The City We Need is Affordable, Vol. 4, p. 17.

Government-Subsidized **Financing** Options For Developers



San Francisco, USA

10-year **tax credit** (dollar for dollar) for all investors in the project.

The City We Need is Affordable, Vol. 1, p. 23.



Ciudad Verde, Columbia

Developers got **income tax exemptions** for each of the 50,000 units sold.

The City We Need is Affordable, Vol. 4, p. 21.

City Sells **Land** At Lower Price



Essex Crossing, New York City

This low-income complex for seniors is part of a mega development spanning 9 city blocks which creates a new community with large retail & entertainment space at ground level and underground (ex: museum, underground garden and food market, concert space, etc.) The land, used for parking, was sold at under market price by the City to developers, thus reducing the construction cost.

The City We Need is Affordable, Vol. 1, p. 16.

Land FREE Or At Low Price



Malaysia

Government **gives land to developers** to reduce construction costs so they can cater to different income groups.

The City We Need is Affordable, Vol. 3, p. 21.



Baulücken, Luxembourg

Land is made available by the City to developers on **99-year leases**.

The City We Need is Affordable, Vol. 1, p. 30.



Singapore

Public Space Given to Developers to Create Community



Zoning Policies Changes To Allow

HIGH DENSITY



Hawaii

All units are finished the same way and 60% of them were sold under market rate in a few days. *The City We Need is Affordable, Vol. 5, p. 20.*

FASTER CONSTRUCTION



Philippines

Use of **pre-cast concrete** allows construction units in just 8-10 days. *The City We Need is Affordable, Vol. 3, p. 18.*

Zoning Policies & Regulation Changes



New York's Mandatory Inclusionary Housing Program

New York, USA

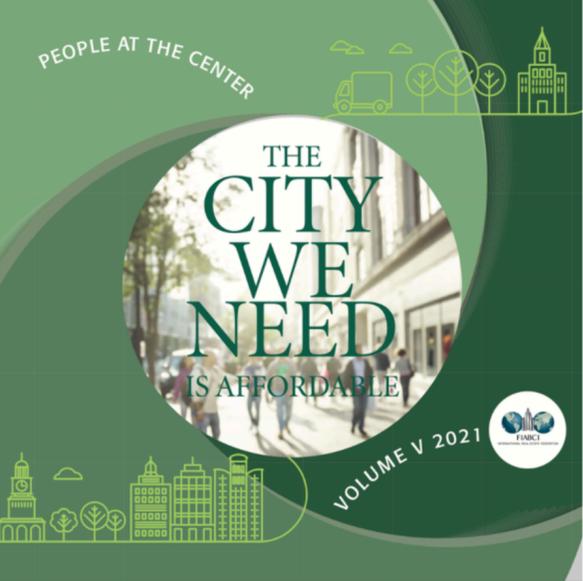
New York's Mandatory Inclusionary Housing Program. Zoning regulation requires new developments to provide a share of new housing to be permanently affordable.

The City We Need is Affordable, Vol. 3, p. 24.

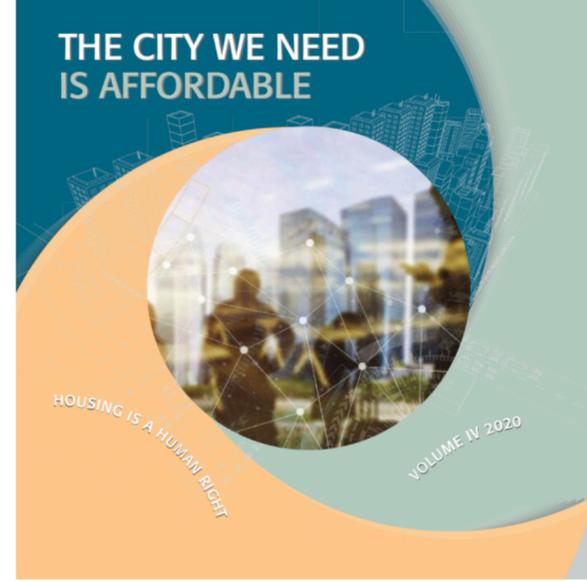
Housing is A Human Right



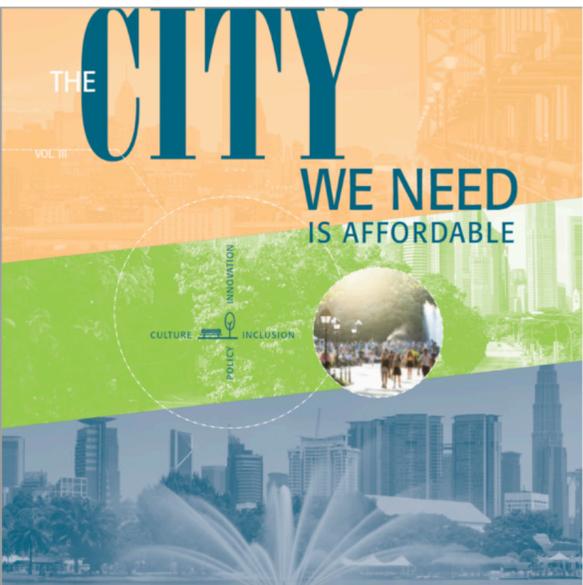
**“Everyone has the right to own property, alone as well as in association with others. No one shall be arbitrarily deprived of their property.”
Universal Declaration of Human Rights Article 17**



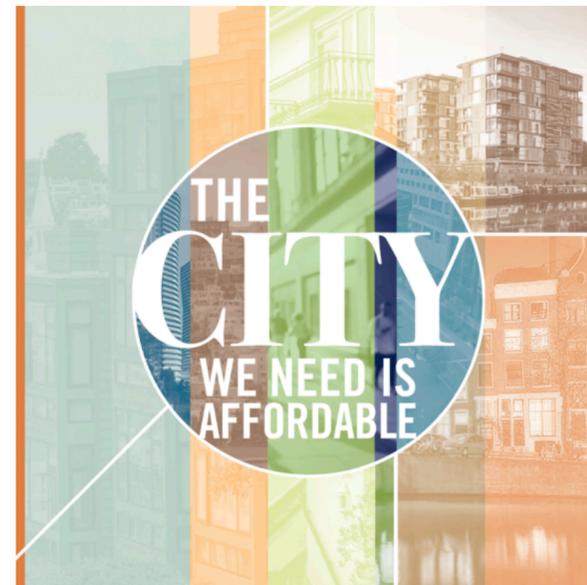
2021: Volume V



2020: Volume IV



2019: Volume III



2018: Volume II

Share Successful Affordable Housing Solutions In Your Area In Our Next Publication

Send Bill Endsley (bill.e@sbcglobal.net):

- 2-3 pictures
- 3 paragraphs
- 1 business card

IT'S FREE!

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