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 necessitamos 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 باسعار 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

OUR FOCUS: **Affordable Housing**

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

MANY NEW WAYS TO BUILD AFFORDABLY

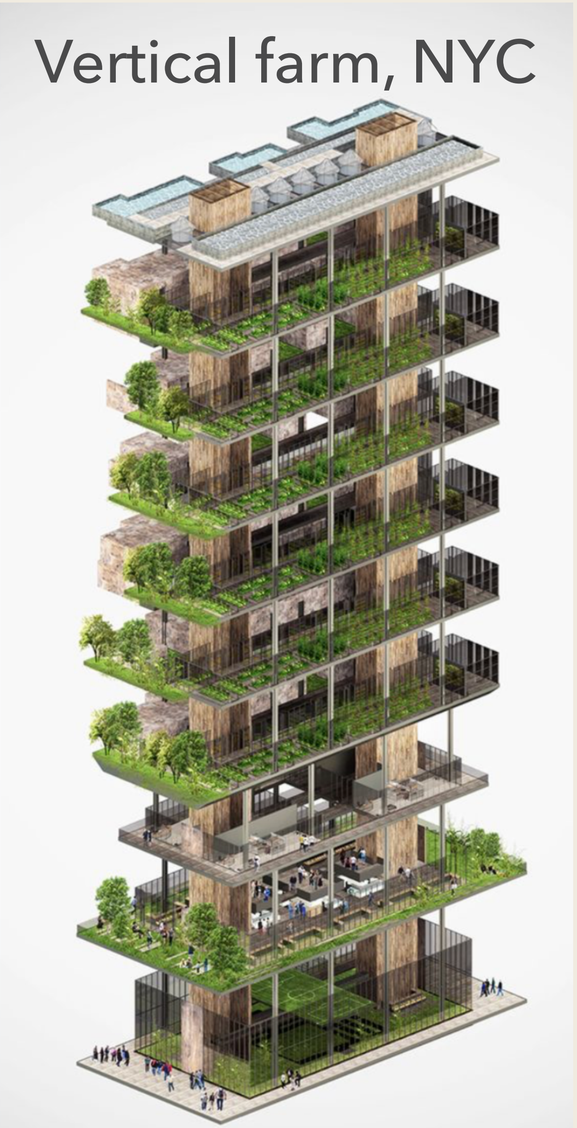
Construction Techniques To Lower Building Costs

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

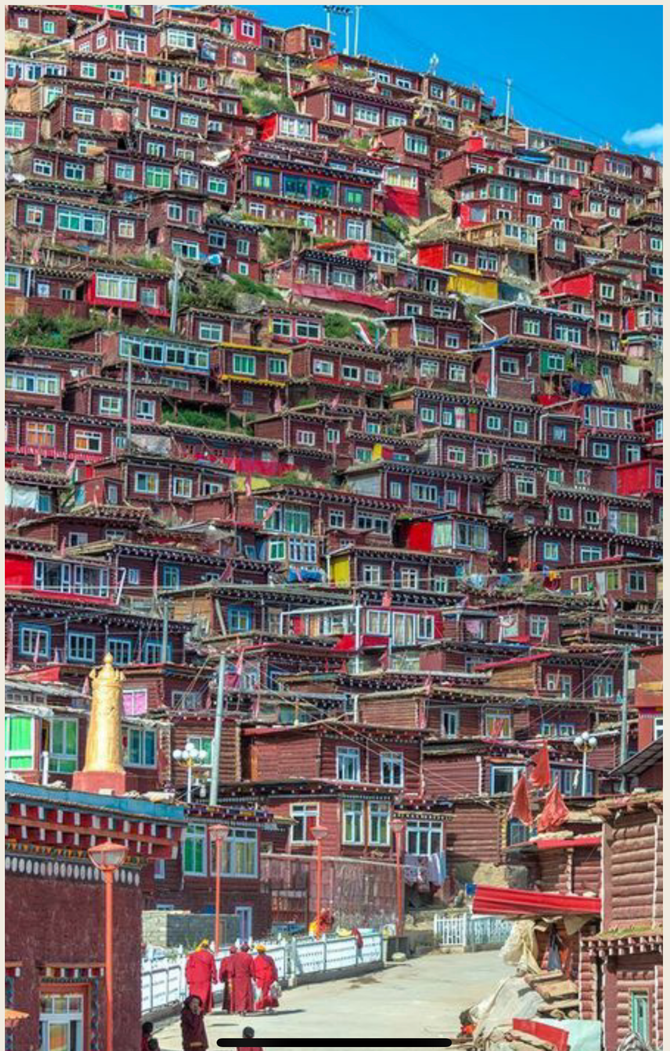
Building With Used Containers:

Housing Complexes



Building With Used Containers:

Housing Complexes



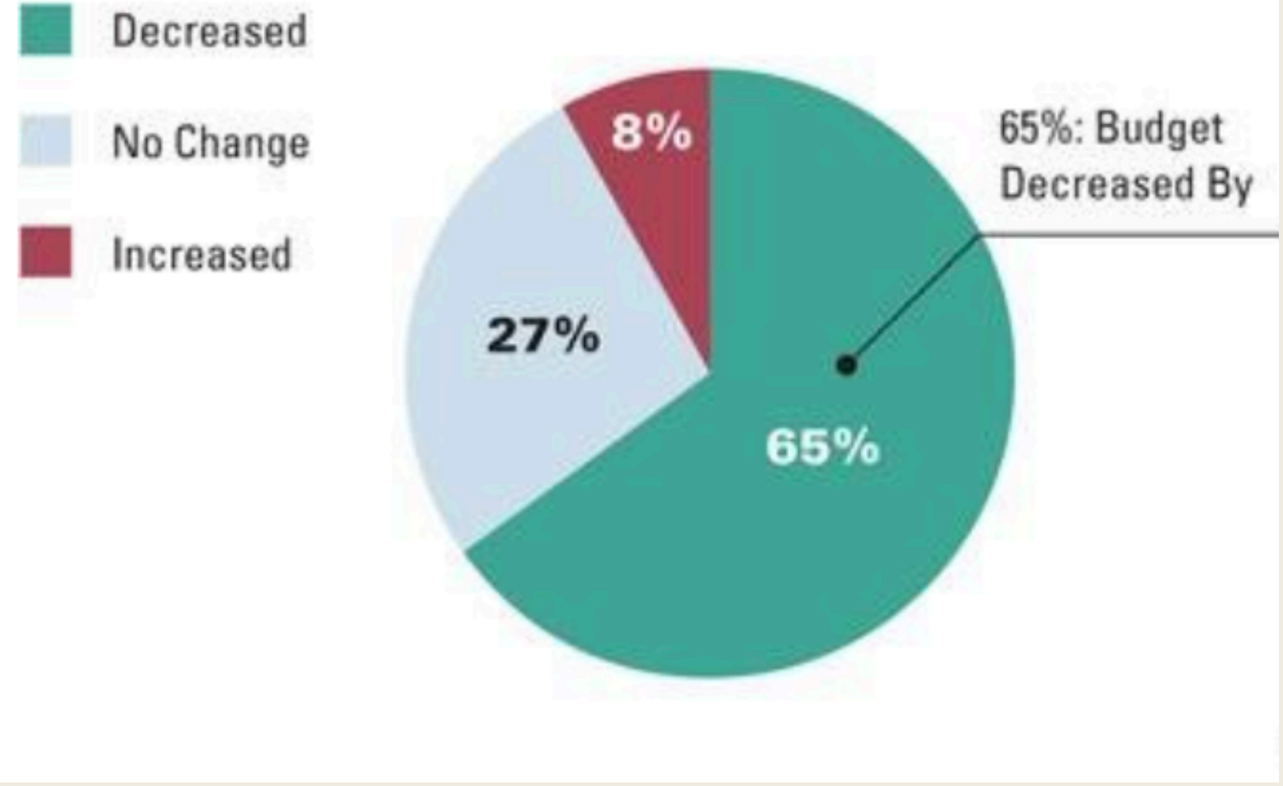
Modular Prefabricated Buildings

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

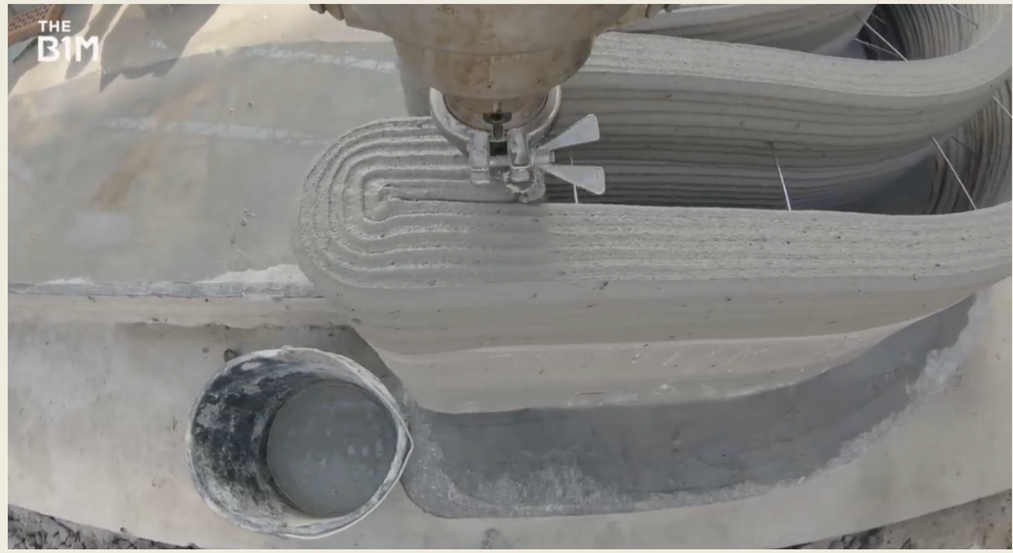
House In A Box

Total Impact of Prefabrication/Modularization on Project Budget

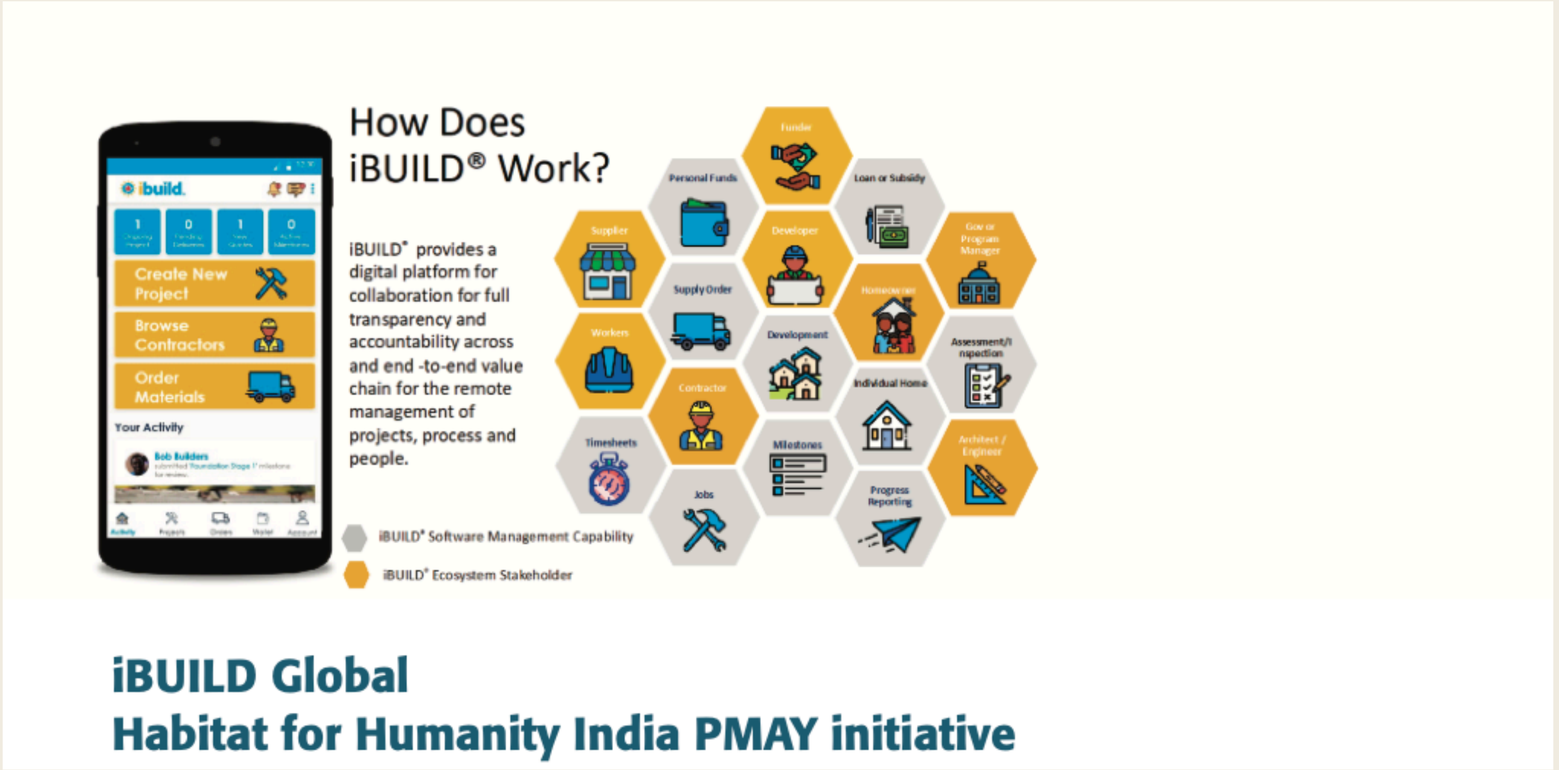
Source: McGraw-Hill Construction, 2011



3-D Printing



Implementing Technologies Facilitating Construction



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.

The City We Need is Affordable, Vol. 5, p. 9.

Repurposing Empty Offices, Shopping Malls & Hotels

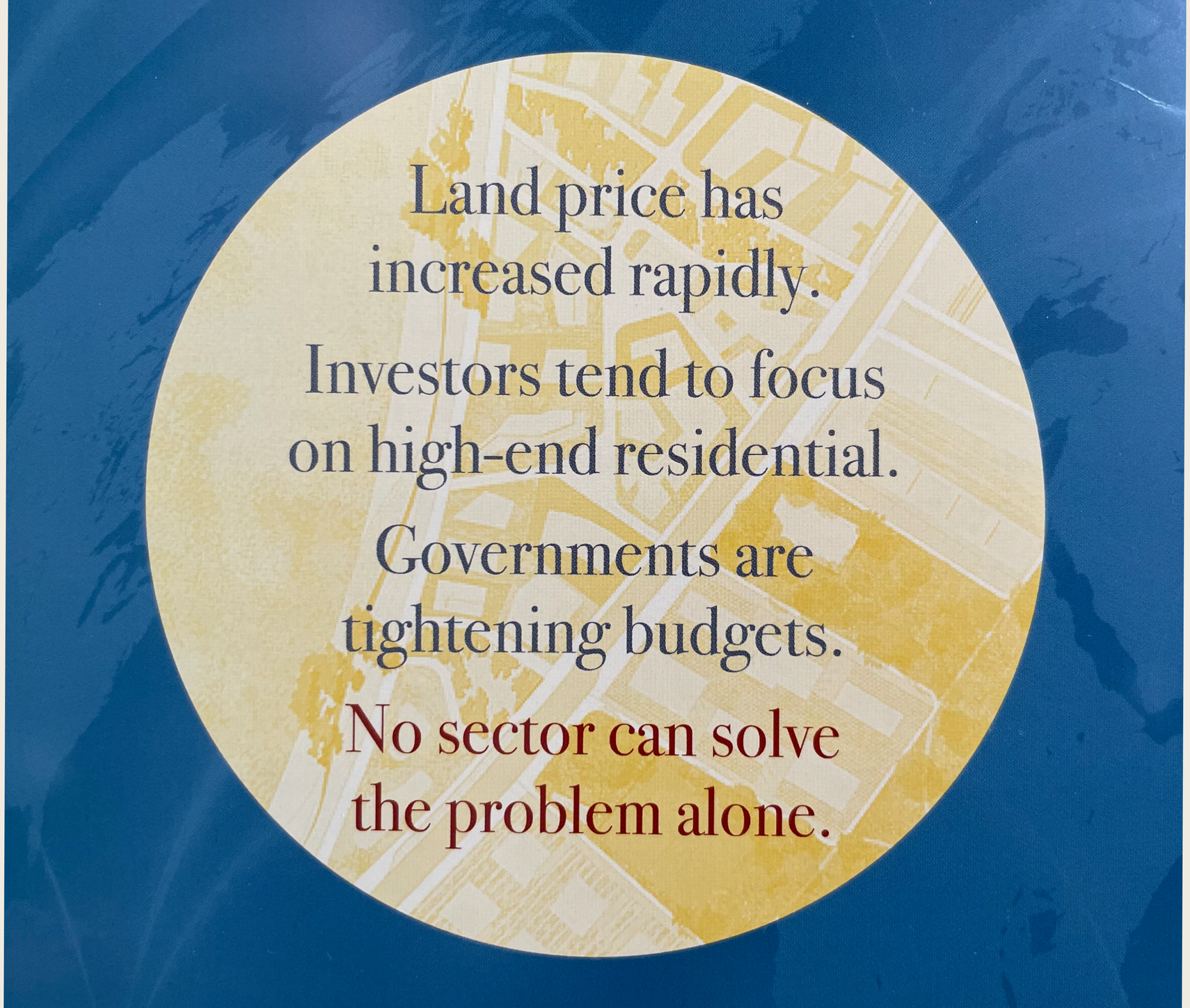
Office

Hotel for the homeless

Office

Shopping Mall

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)

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.

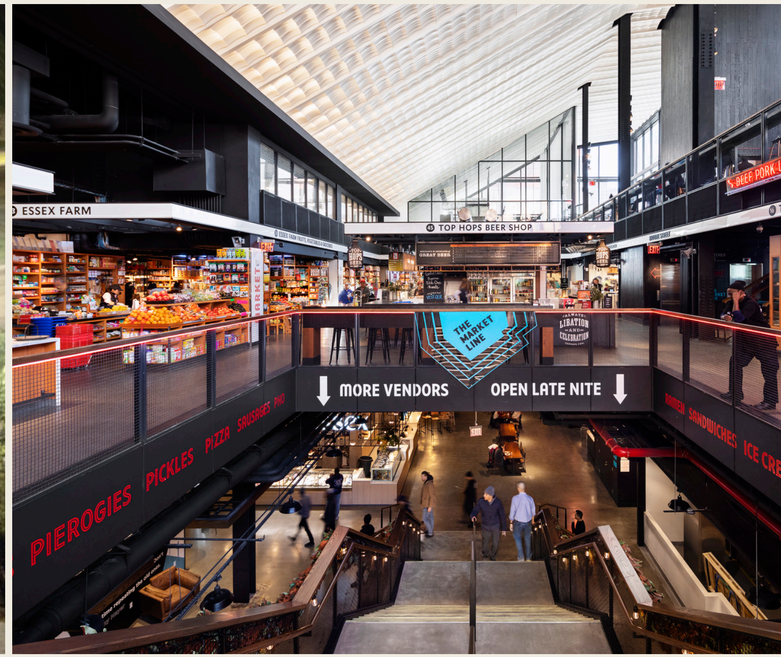
The City We Need is Affordable, Vol. 1, p. 23.

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.

Public Space
Given to Developers to Create Community

Singapore

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, 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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www.**urbanthinkingtalks**.com

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