



# **Housing Reforms for Resilient Housing Systems in UNECE Region**

**Committee on Housing & Land Management Geneva,**

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**Dr Sasha Tsenkova**



# Housing Reforms

- Achievements/Opportunities
- Implementation Challenges
- Building Resilient Housing Systems

**Housing  
Reforms**

**Main  
Challenges**

**Recommendations**



# Objectives

## Policy Reforms

- Review regulatory, fiscal/financial and land management instruments;

## Challenges

- Evaluate housing systems performance: quality, new production, affordability and choice

## Discussion & Conclusion

- Provide strategic recommendations for priority actions in the region



# Approach

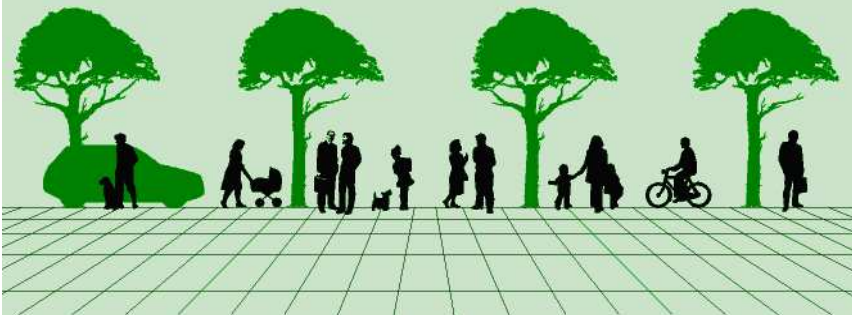


## Country Profiles on the Housing Sector

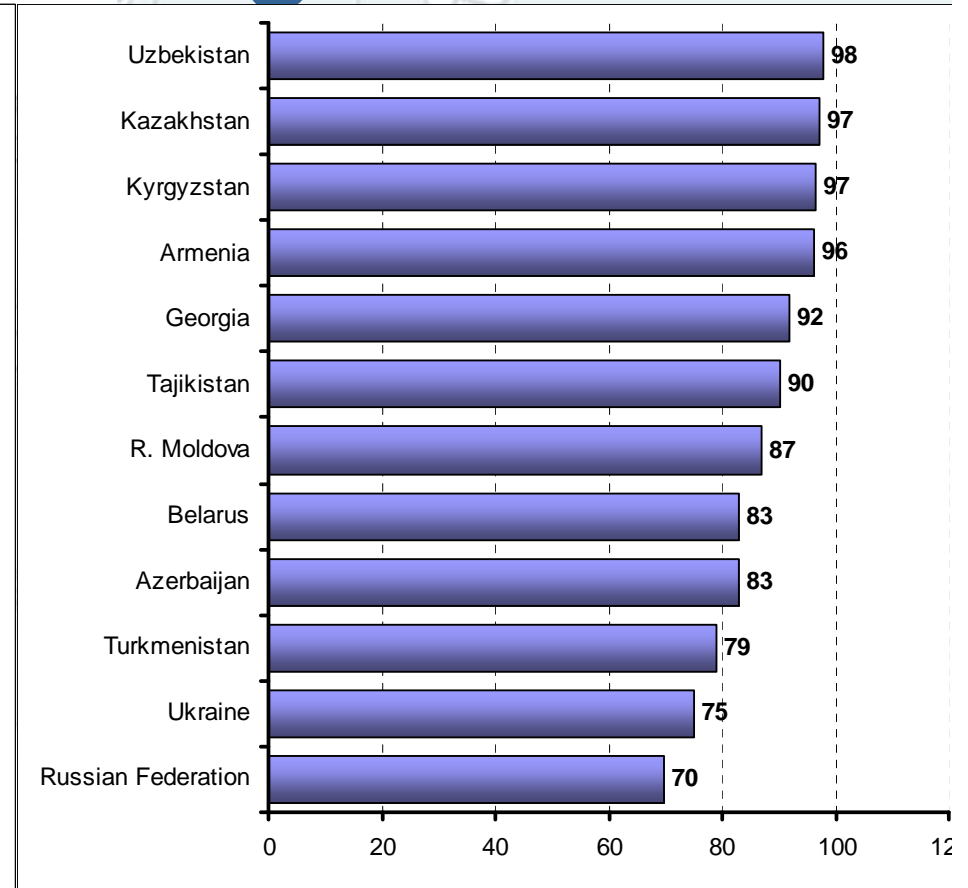
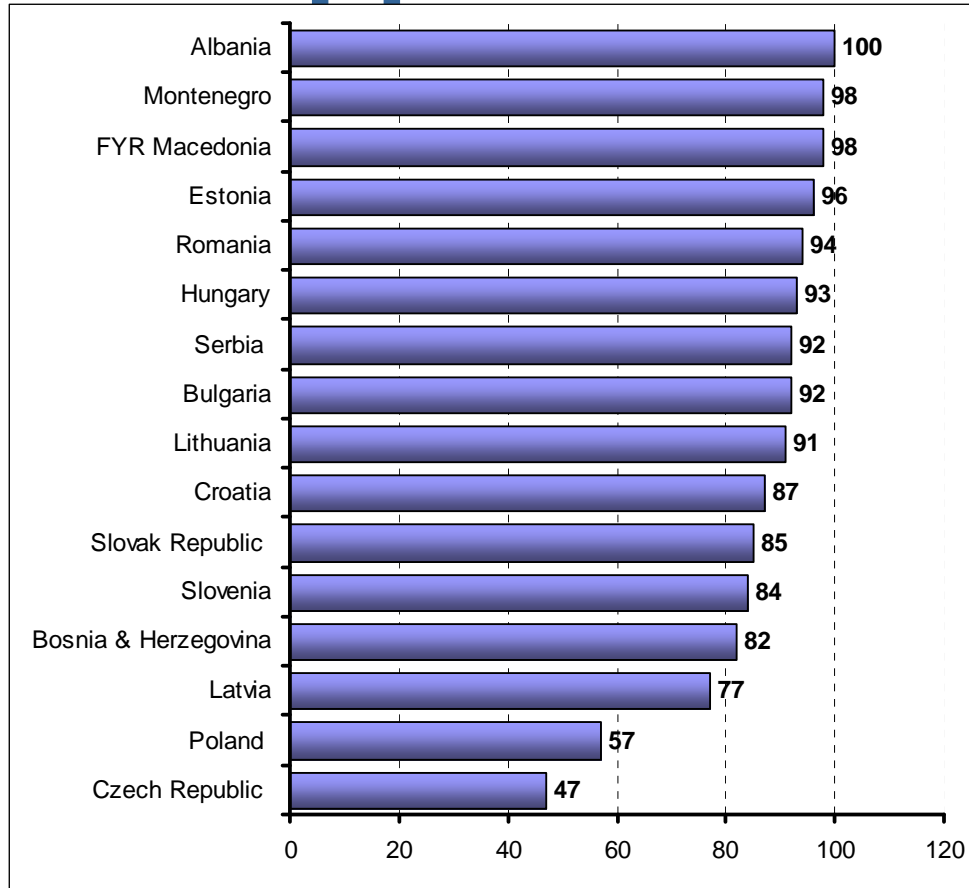
- **UNECE country profiles**

- Azerbaijan (2010), Kyrgyzstan (2010), Belarus (2008), Georgia (2007), Serbia and Montenegro (2006), Russia (2004), Armenia (2004), Albania (2002), Republic of Moldova (2002), Romania (2001), Lithuania (2000), Slovakia (1999), Poland (1998)

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# 1. Strengthening political support for housing reforms





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- Progress to address the institutional and regulatory ‘vacuum’ is uneven;
- Incomplete legislation (condominium management & mortgage), often delegating responsibilities to for social housing to the local government level;
- Ineffective rule enforcement, limited capacity for implementation of housing policy.



## 2. Establishing reliable and effective housing institutions

- Decentralisation & devolution of housing policy responsibilities; role of housing agencies & government mortgage finance
- Diverse and robust housing market institutions housing production & market intermediaries as well as informal market agents.





## 2. Establishing reliable and effective housing institutions

- Lack of adequate institutional capacity of public institutions; corruption & red tape;
- Lack of adequate resources at the local level to fulfil housing mandates;
- Lack of well established, transparent and efficient private sector institutions in housing.



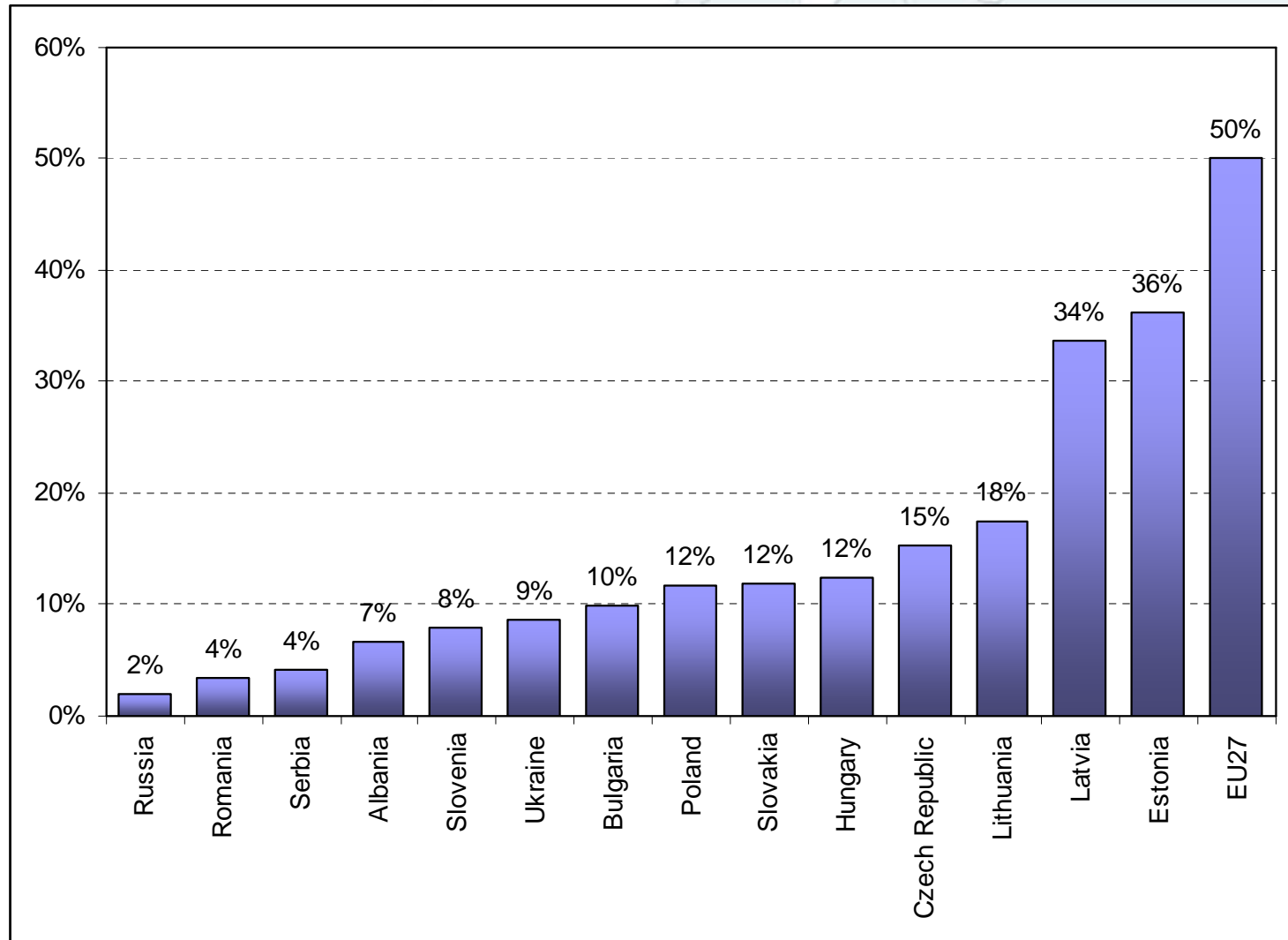
### 3. Developing effective land administration & land management systems

- Land administration reforms (privatization & registration systems);
- Effective land-use planning to guide development (land with clear title, zoning regulation);
- Growth of informal cities & exclusion.





# 4. Mobilizing Housing Finance and Fiscal Support



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The lack of financial transparency in housing policy and fiscal sustainability, in addition to low targeting reflect the rudimentary nature of fiscal housing policies in the region.

## 5. Facilitating Improvements in Housing Quality



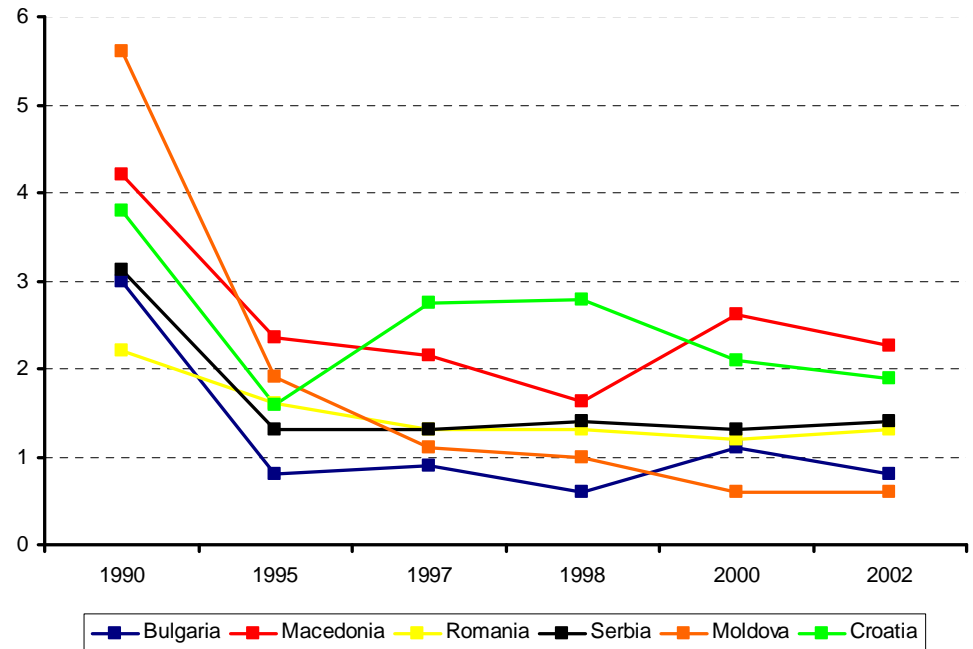
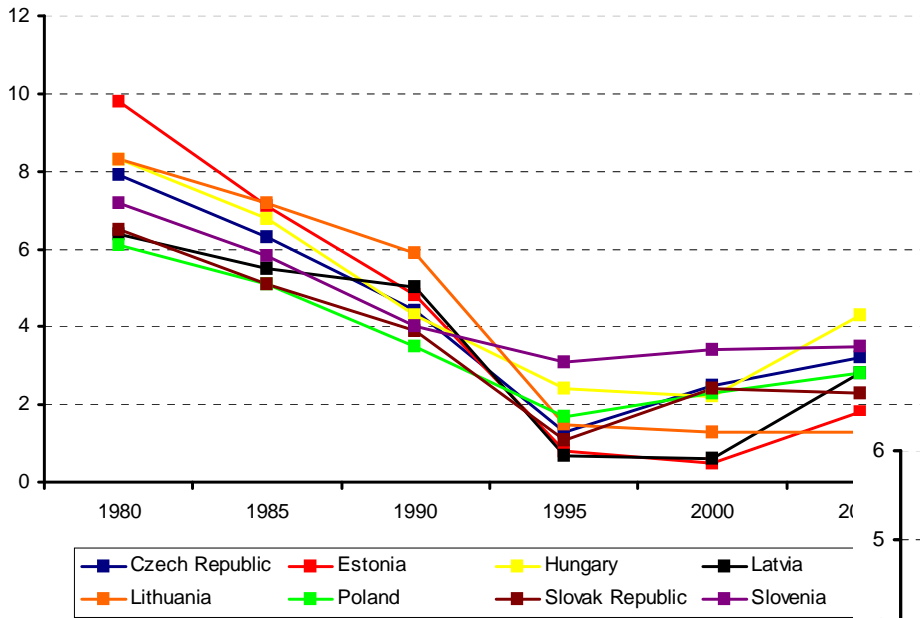
**The new faces of urban poverty and housing deprivation**

## 5. Facilitating Improvements in Housing Quality



**Ensuring Safety and Quality in Privatized Multi-apartment Housing**

# 6 Sustaining Housing Investment and Production



"Dwellings completed per 1000 inhabitants"

Source: Tsenkova, 2010b

# 6 Sustaining Housing Investment and Production

Housing  
Policy  
Reforms

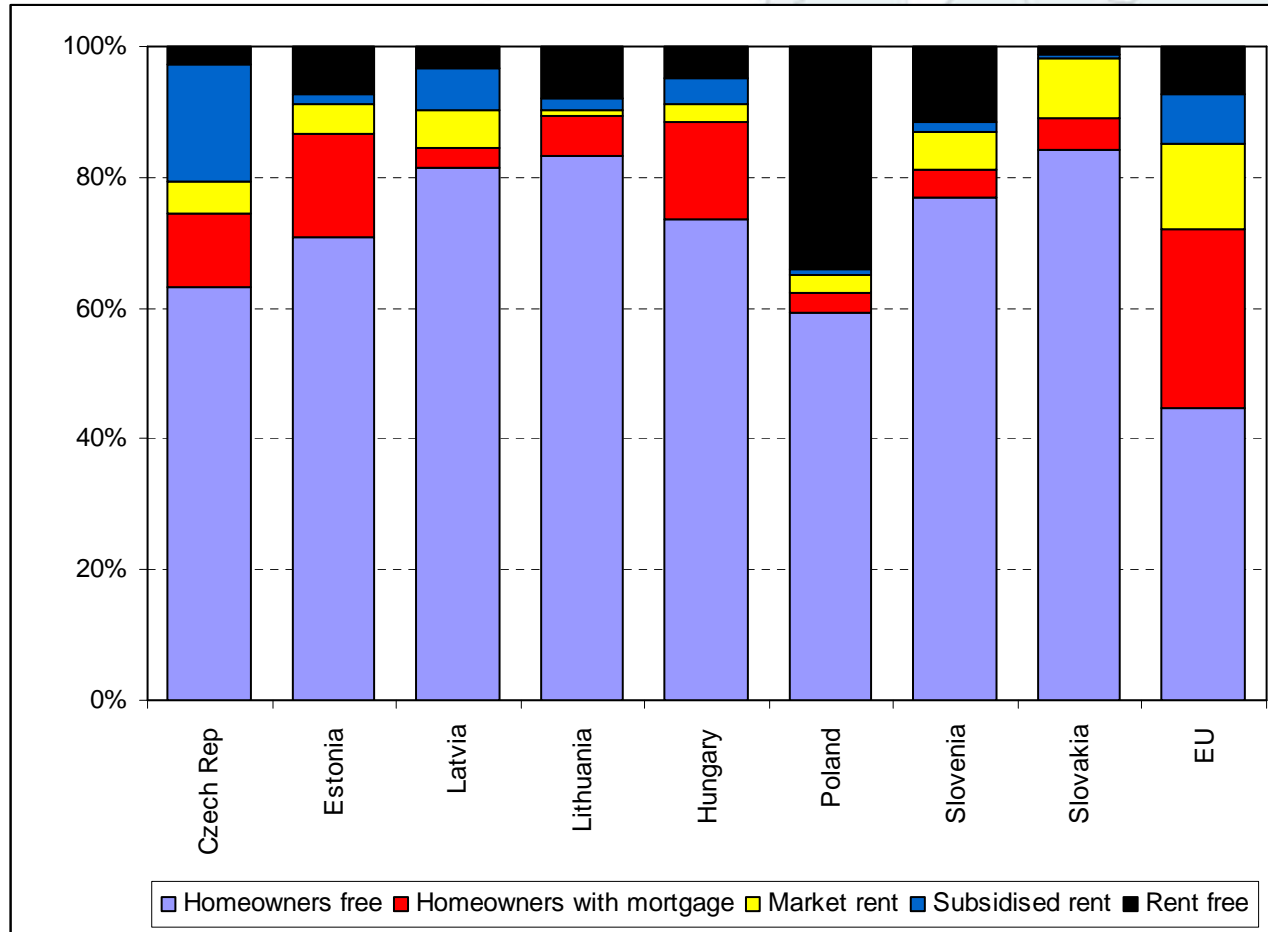
Policy  
Challenges

Recommendations





# 7. Affordability & Choice



Source: EC, 2010

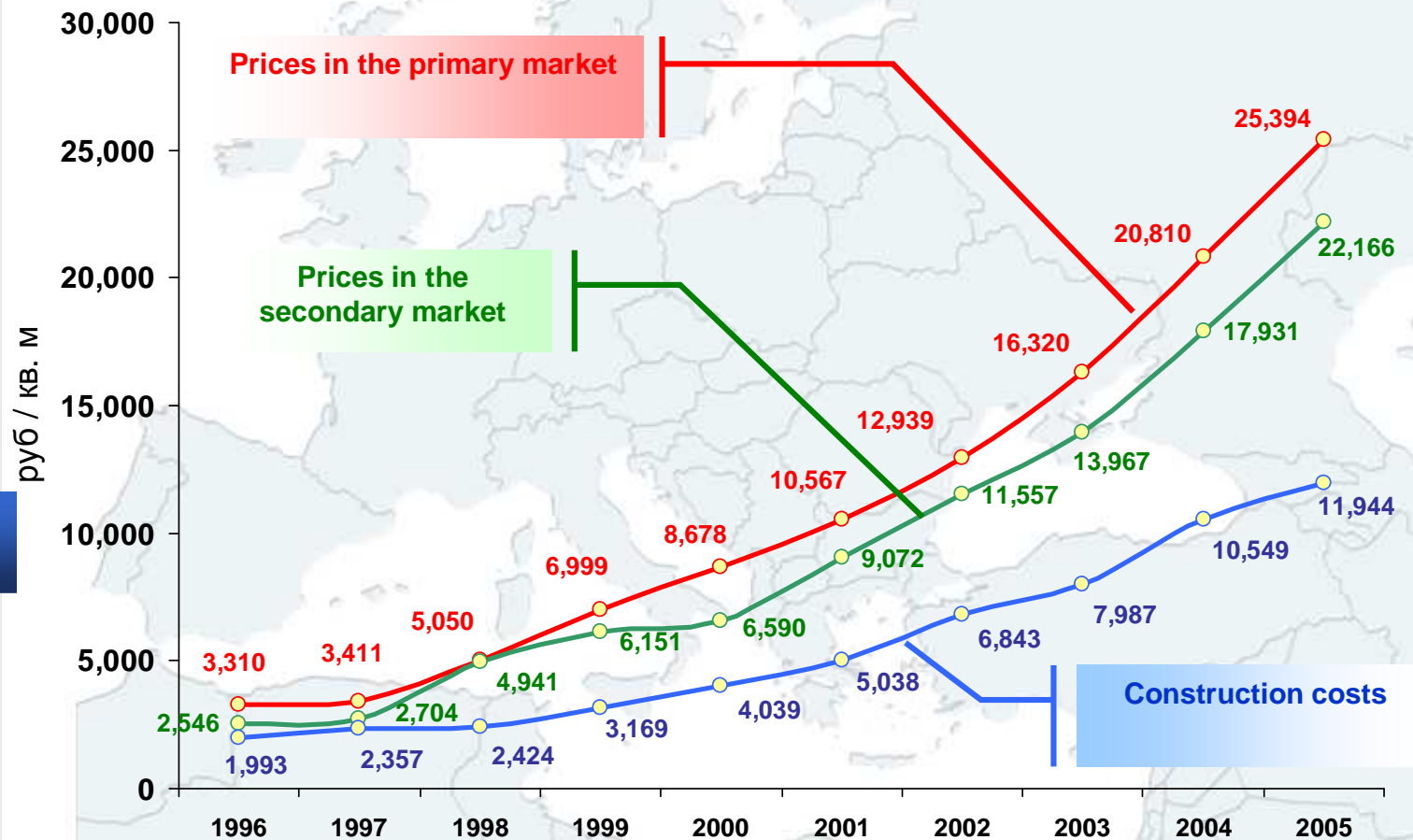
Notes: EU refers to EU25; data based on EU-SILC Survey carried out in 2007.

# 7. Affordability & Choice

Housing  
Policy  
Reforms

Policy  
Challenges

Recommendations





# Housing on the Political Agenda

Housing  
Policy  
Reforms

Housing  
Policy  
Reforms

Recommendations

## Priorities for a resilient housing system in 7 domains

- Mobilizing housing finance
- Building effective institutions
- Targeting fiscal support to assist the socially vulnerable people

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