



Roles of PPPs in promoting adequate and affordable housing in liveable cities

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UNECE Committee on Housing and Land Management

Mandate:

To improve housing, urban sustainability and land governance



UNECE
Committee on
Housing and Land
Management

Geneva UN Charter on Sustainable Housing

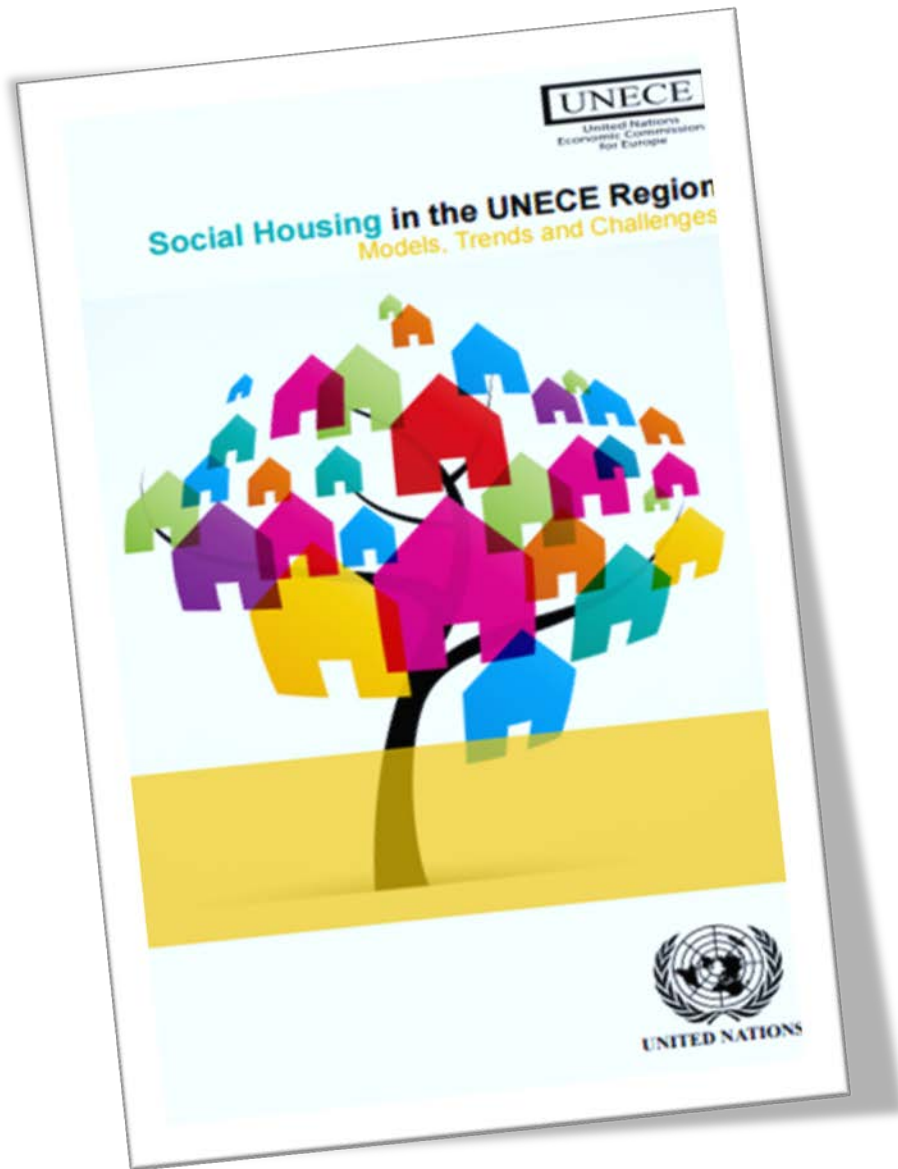
Supports the member States to ensure **access to decent, adequate, affordable and healthy housing for all.**

The **Charter** is an important tool to promote sustainable urban development and supports the **Sustainable Development Goal 11** on cities and human settlements

UNECE endorsed the Charter in April 2015

Sustainable Housing and Real Estate Markets





UNECE STUDY “SOCIAL HOUSING IN THE UNECE REGION: TRENDS AND CHALLENGES”

The study commissioned in response to concerns among the UNECE countries about the lack of housing affordability after the Global Financial Crisis

100 MILLION PEOPLE

in the **UNECE** region
spend more than

40 %

of their disposable income on

HOUSING

CHALLENGES OF ACCESS TO ADEQUATE AFFORDABLE HOUSING

Observed waiting lists for social housing are breaking historical records. Examples (2012-2014):

- England 1.800.000
- France 1.700.000
- United States of America 5.300.000
- Russian Federation waiting period 20 years
- Ukraine waiting period 90 years.

Homelessness in the UNECE Region has increased markedly

There is a sizable **shortfall in net new housing output**

THE NEED IN AFFORDABLE HOUSING IS THE MOST CRITICAL IN LARGE METROPOLITAN AREAS WHERE HOUSING MARKETS ARE HEATED

London

354,000

(Greater London)

Paris

550,000

(Ile-De-France)

New York

347,500

(New York City)



HABITAT III REGIONAL REPORT
on
HOUSING & URBAN DEVELOPMENT
for the
UNECE REGION

Towards a
***City-Focused, People-Centred &
Integrated Approach***
to the
New Urban Agenda



KM 2: Trends & Patterns of Urbanisation & Demography

- Rural population static, very large **proportion of urban dwellers** – 70% and more
- Trend to **urban concentration and agglomeration – super-cities in clusters**
- Countervailing trend with **some cities shrinking**
- **Tendency to sprawl** in both types of city
- **Rapidly ageing population** (West, Central & Eastern Europe and Russia) but Central Asia growing young population
- **Migration is a key** issue – successive waves to large cities with increase in diversity, stagnation in cities elsewhere



KM 4: Living in Cities

- The **global financial crisis** has led to **more inequality**
- Urban concentration has increased demand in growing cities
- **Trend to privatization** & greater involvement of private sector with **social housing decreasing**
- Limitation **national authorities** in housing markets – **process too fast**
- Contradictory trends of closed communities & **shopping malls AND** reaffirmation of the **importance of public space**
- Many **factors that support equity** in the city **also support health and well-being** of citizens (housing, transport, energy, greenspace, reduction of emissions)



KM 6: Governance

- Since Habitat II increased importance of local authorities – **growth of city networks**
- Urban governance is **de-centralised but wide variation in models**
- **National governments formulate policy & regulation** – urban **management** is generally **local**
- Can urban governance **limit urban sprawl** in de-regulated markets
- The **private sector plays a key role** in urban transformation
- The **digital revolution** has brought **opportunities and challenges**



NEEDS IN PPP IN HOUSING AND URBAN DEVELOPMENT IN ORDER TO

- Increase construction and renovation of the existing housing and infrastructure
 - Through higher efficiency of using funds
 - Better access to infrastructure funding
- Make the renovation and new construction more adequate and more affordable
- Address emerging challenges –ageing, migration – through innovation and efficiency
- Improve quality of services

EXAMPLES OF SUCCESSFUL PPPS – REDEVELOPMENT OF DALLAS

“Pedestrian-friendly live, work and play urban environment” (Economist, 8 July 2014). “Dallas is a young city and ... one of the major things that people can take away from here is the...can-do attitude, the philanthropic endeavours that people step up to, the public-private partnerships that we’ve been able to enter in to achieve common goals,” he says.



CHALLENGES TO PPPS IN HOUSING AND URBAN DEVELOPMENT

- Existence of transparent legal and institutional frameworks for PPPs
- Adequate financial mechanisms to make the renovated and new housing affordable
- Addressing diverse interests of stakeholders: authorities, interest groups, communities
- Implementing an integrated approach through involving different sectors/addressing diverse needs
- Capacity of the authorities managing large scale contracts with private sector, especially in countries with transition economy. This is especially an issue of capacity of local authorities in those countries
- Additional costs for tendering and monitoring

NEXT STEPS

- Educating, building capacity
- Making knowledge on PPPs, including best practices, available
- Building on the leadership/political commitments
- Supporting governments efforts to developing needed institutional, legal and financial framework
- Step-by-step tailored to needs PPPs

Thank you for your attention!

Housing and Land Management Unit
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