

Setting the stage on affordable housing

information on the #Housing2030 study objectives and planned activities

Julie Lawson – Lead Writer of the Housing2030 report

David Orr – Co-Chair

Elena Szolgayova – Co-Chair

 UN HABITAT
FOR A BETTER URBAN FUTURE



UNECE

Background to #Housing2030 initiative

- Improving housing affordability is currently one of the most important policy challenges in the UNECE and UfM region
- Need to better understand access to affordable housing options and how to formulate and proportional policy responses
- ‘Affordability’ can be defined in multiple ways
 - poses a challenge for policy-makers

Therefore, we need

1. An active exchange of practical experiences to develop solutions
2. Coordinated action and the development of comprehensive and coherent policy responses at all levels
3. This effort is supported by UNECE, Housing Europe and UN Habitat



#Housing2030

Background to #Housing2030 initiative

- The project is built upon four key principles of sustainable housing
 1. *Environmental protection*
 2. *Economic effectiveness*
 3. *Social inclusion and participation*
 4. *Cultural adequacy*



#Housing2030

What is the focus?

1. Policies, tools and good illustrations
2. Real practices – not blue prints
 - *Housing governance and regulation*
 - *Access to finance and funding*
 - *Access and availability of land for housing construction*
 - *Climate-neutral housing construction and renovation*



#Housing2030

How and When?

- **Survey** to collect information on housing affordability challenges and policy responses and to identify capacity building needs of governments - Results collected online through Housing2030 website and UNECE survey to November 2020
- **Online workshop** on the use of land and its relationship to housing affordability – May 2020 recording on #Housing2030 website
- **Online Workshop** “Climate-neutral housing construction and renovation” - Glasgow November 2020
- **Online Workshop** “Housing governance and regulation towards housing affordability” focusing on housing affordability challenges workshop in the South-Eastern Europe sub-regional in Slovenia in February 2021
- **Online Workshop** in Dublin on “Improving housing affordability through access to finance and funding” April 2021
- **Presentation of the final draft** at the International Social Housing Festival in Helsinki, June 2021
- **Launch of the publication** at the UNECE Ministerial meeting in October 2021



#Housing2030

Land policy

What kind of tools will be outlined and illustrated?

- *Public land banking*
- *Public land leasing*
- *Land re-adjustment*
- *Land value recapture*
- *Regulatory planning*
- *Neighbourhood planning*



#Housing2030

Good governance

What kind of tools will be outlined and illustrated?

- Shaping a balanced housing (sub) market, fairly and purposefully with rights and policy guidance frameworks
- Well informed governing involving monitoring, projecting needs, evaluation of progress and adaptation investigative research
- Governing with adequate financial resources using long term agreements and transferring funds, strategic implementation, task focused budgets and their reporting
- Governing together multi-level governance, co-creation and partnerships
- Governing with the right skills, building strategic capacity, technical standards, training, norm setting
- Governing through intentional commissioning processes such as procurement standards, benchmarks, transparency
- Regulating for effective processes outcomes steering performance via conditionality, accountability, enforcement
- Governing specific stakeholders on core areas: decent housing standards, rent setting, eligibility and allocation, reserves for maintenance, profit/risk taking and access to rent assistance and support
- Governing with tenants, different models and also successful illustrations of co-housing management



#Housing2030

Environmental sustainability

What kind of tools will be outlined and illustrated?

- Co-ordinated national strategy or program of initiatives
- Tax rebates/breaks/credits
- Soft loans and Grants for investment in deep renovation
- Cost-recovery regulation
- Removal of energy-price subsidies
- Public credit default guarantees
- Energy Performance Certificate (EPC) related Bonus-Malus payments
- State run innovative financing schemes (PAYS)
- Financial support for R&D projects
- Public Procurement of Innovative (PPI) solutions
- Technology or best practice solution competitions
- Ban/Phase out of fossil-fuel heating systems
- Awareness-raising campaigns



#Housing2030

Environmental sustainability

What kind of tools will be outlined and illustrated?

- Building individual deep renovation passports/roadmaps
- Training of building professionals
- Energy Performance Certificates (EPCs)
- Local actor networks on energy efficiency renovation
- Building portfolio owners to employ an energy manager
- Information on good practice examples
- Building stock energy targets
- Competent authorities with sufficient resources
- Building regulations
- Cost recovery regulation
- Mandatory regular inspection of heating and cooling systems
- Standardisation of energy efficiency projects/renovation process
- Promotion of energy performance contracting
- Financial support
- Tenant information and support measures



#Housing2030

Funding and finance

What kind of tools will be outlined and illustrated?

- Rent setting, revenue management
- Housing allowances
- Operating gap payments
- Land contributions and leases
- Direct public investment
- Revolving funds
- Shared equity, rent to buy
- Capital gains sharing arrangements
- Limited profit, use of surpluses and profits
- Limited profit, use of surpluses and profits
- Regulating business models and legislation
- Special purpose intermediaries
- Soft loans, staggered loans
- Interest rate subsidies
- Efficient financing
- Guarantees and insurance
- Tax concessions
- Auditing and monitoring

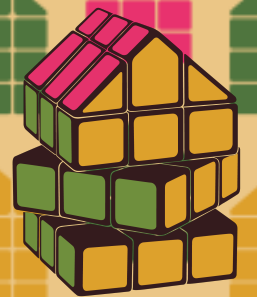


#Housing2030

Where to now?

- Housing policy is part of the solution to addressing the affordability, climate crises and will now be used for the pandemic recovery
- Important to build expertise and capacity in housing policy - adapting and refining useful tools, sharing and learning from good and bad practice
- Having a clear direction and targets for housing policy with regards to its role in affordable and sustainable housing
- Also promoting transparency and good progress requires monitoring with the community and civic engagement.
- Housing2030 builds capacity for more effective housing policy making and implementation in a practical and illustrative way
- Opportunities for input and involvement!

www.housing2030.org



#Housing2030