

ersa
2023
62nd Congress



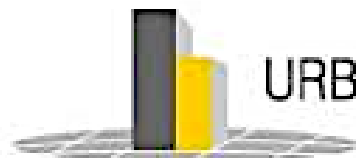
Universitat d'Alacant
Universidad de Alicante



UNECE Real Estate
Market Advisory Group



UNITED NATIONS
ECONOMIC COMMISSION
FOR EUROPE



URBAN ECONOMICS LAB

URBHE

PANEL DISCUSSION

Moderator: Albert Saiz, MIT

Panelists:

1. Doris Andoni – Chair of Committee on Urban Development, Housing and Land Management, UNECE Housing and Land Management Secretariat.
2. Vahid Khatami – Secretary to the Working Party on Land Administration, UNECE
3. Paloma Taltavull – Chair of Real Estates Market Advisory Group (REM)
4. Kat Grimsley – REM Vice-Chair
5. Helena Beunza – URBHE
6. Raúl Garcia-Rodriguez – REM member

COMMITTEE OVERVIEW

- The UNECE Committee on Urban Developments, Housing and Land Management is one of the oldest UNECE sectorial Committees, established in 1947
- It is the **only intergovernmental body** addressing the housing and urban development challenges of the the UNECE region
- For the past 76 years, the Committee has focused on a comprehensive review of housing-related trends and policies
- The CUDHLM works to promote
 - **Affordable, adequate, climate-neutral housing**, including for those with special needs and vulnerable population groups
 - **Compact**, inclusive, circular, **resilient**, smart and sustainable cities
 - Transparent and **efficient land use**, and property registration



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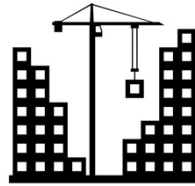
B. WHAT CAUSES AFFORDABILITY CHALLENGES

At least 100 million low and middle-income people in the United Nations Economic Commission for Europe (UNECE) region are housing cost overburdened; they spend more than 40 per cent of their disposable income on housing. Housing affordability is an important element of the right to adequate housing but is often a [has become the biggest] challenge for groups of the population facing vulnerabilities (**#Housing2030**)



Demand factors

Incomes are just too low compared to the cost of housing. The problem is getting worse, as incomes for low- and moderate-income households have largely stagnated while housing costs have risen; vulnerable groups include young people, migrants, senior citizens, etc..



Supply factors

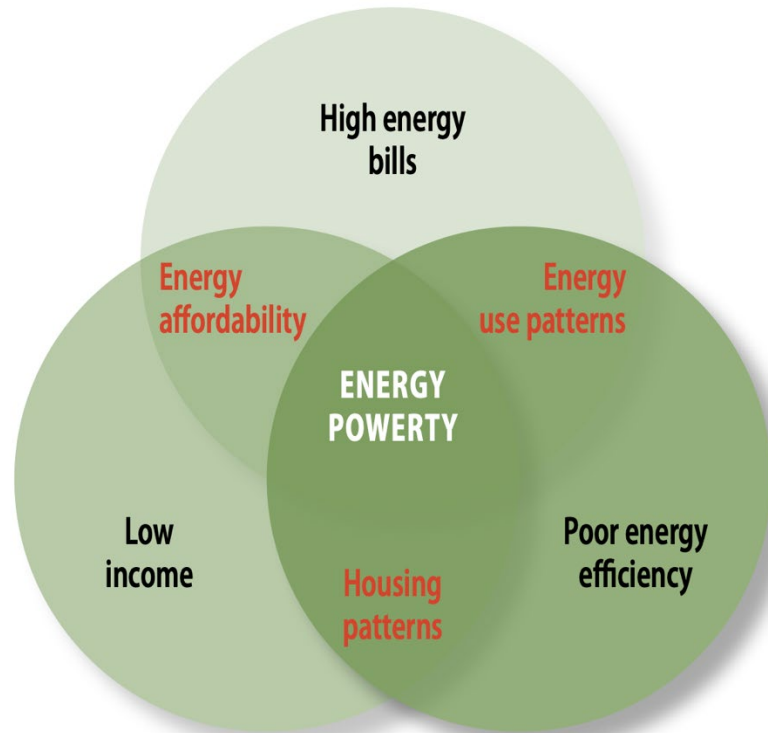
For-profit developers don't respond to the demand for housing among lower and middle-income households. Prices have skyrocketed, especially after COVID-19 and war in Ukraine; housing as a commodity vs housing as a human rights; money laundry; A growing housing supply shortage is a key contributor to the housing affordability crisis



Government policy

Certain regulation raise production costs and reduce the overall supply i.e.: limits on density, complicated and lengthy approvals processes, corruption,
Lack of government funding

B7. CONNECTIONS BETWEEN ENERGY EFFICIENCY AND AFFORDABILITY



- Large-scale housing renovation programmes are essential to meeting the goals of the Paris Agreement and related SDGs
- Large-scale housing renovation contribute to the creation of new jobs and increase the comfort and health levels in living and working spaces
- Renovation ambitions should take into account the socio-economic situation, especially of the most vulnerable households
- In some countries, such as France, Sweden, Denmark and the Netherlands, social and affordable housing landlords are leading the planned EU Renovation Wave

Source: Adapted from ASSIST Consortium, "Vulnerable Consumers and Fuel Poverty Report" (2019). Available at https://www.assist2gether.eu/documenti/risultati/vulnerable_consumers_and_fuel_poverty_report.pdf.

#Housing2030

C. POLICY RECOMENDATIONS AND INTERVENTIONS

Country profile on Housing, Urban Development and Land Management for Albania:

- General overview
- Housing sector and housing policy
- Land Administration and Governance
- Urban and regional development and planning
- Financing affordable housing





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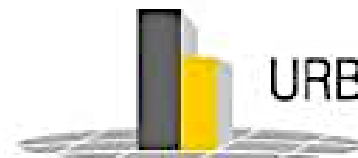
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REM TOPICS FOR CONTRIBUTION AREAS

- Real Estate markets: analysis, dynamics, including housing prices and real estate
- Housing affordability and affordable housing
- Design and construction of affordable housing
- Sustainable cities and smart cities.
- Finance and investment: finance innovation, PPP, and analysis
- Property management and land management. Registers and property rights
- Energy efficiency in buildings and decarbonization; energy poverty
- Social Housing and Housing Policy
- Property valuation, standards
- Heritage properties

IMPACT OF SMALL STUDIES

Studies and Guidelines publications:

- *Policy Framework for Sustainable Real Estate, 2010, 2019, Giampiero Banbaglioni*
- *Guidelines on the Management and Ownership of Condominium Housing, 2019, Kat Grimsley*
- *Guidelines on tools and mechanisms to finance Smart Sustainable Cities projects. A U4SSC deliverable, August 2021, June 2022, Raul Garcia*
- *Compendium of Practices on Innovative Financing, Raul García*
- *#Housing 2030 – Improving Housing Affordability in the UNECE Region, October 2021, Kat Grimsley*
- *Sharing Economy and its effects on housing markets, Paloma Taltavull*

Next:

- **Urban Planning and Master plans**
- **Housing affordability**



OTHER CONTRIBUTIONS TO PUBLISHED REPORTS

Consultancy :

- #Housing 2030,
 - Case Studies contribution
 - Section preparation and writing
- Energy Efficiency Workshop (ECE/ENERGY/GE.6/2021/1)
- Smart and Sustainable Cities – U4SSC
 - Thematic Group on Innovative Financing Instruments for Smart Sustainable Cities
 - Compendium of Practices on Innovative Financing
- Joint Task Force on Energy Efficiency Standards in Buildings
 - Co-Chair: Irena Perfanova
- **Short documents**
 - Ukrainian War refugees analysis, March-April 2022
 - Green Finance, July 2022
 - Housing affordability, Sept 2022





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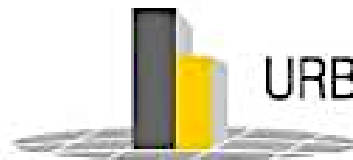
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#HOUSING2030

A Policy Toolkit for Affordable Housing



An initiative of



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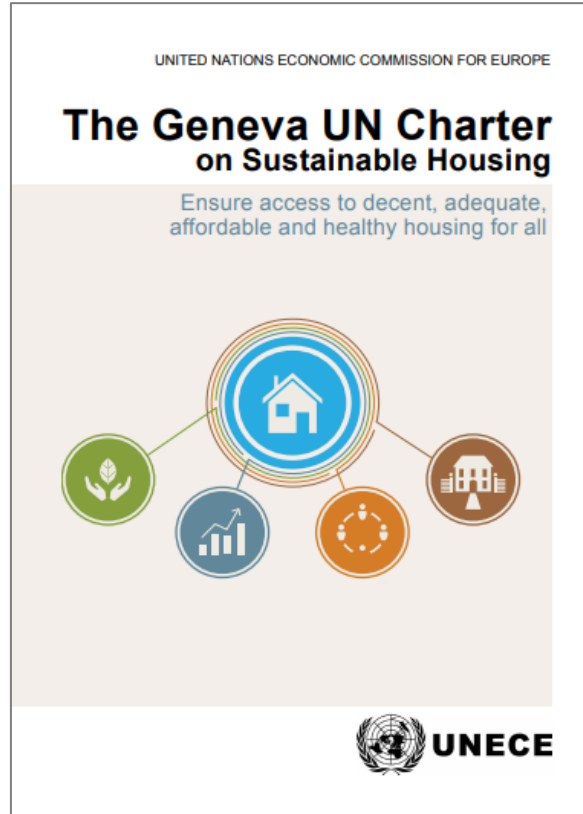


An Ghníomhaireacht
Tithíochta
The Housing Agency



#HOUSING2030

Builds on the principles of the Geneva UN Charter on Sustainable Housing:



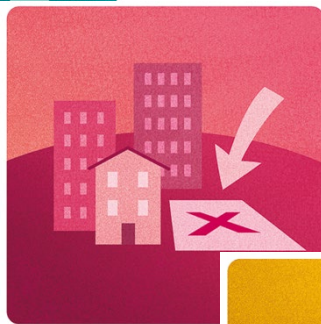
1. Social inclusion and participation
2. Economic effectiveness
3. Environmental protection
4. Cultural adequacy

#HOUSING2030

Policy tools and good illustrations – *not universal blueprints*



(1) Governance of housing policies and institutions



(2) Access/availability of land for affordable housing



(3) Finance/ funding to invest in affordable housing



(4) Climate-neutral housing that is affordable and inclusive



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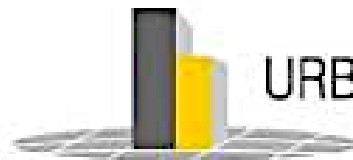
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AFFORDABILITY CHALLENGES IN SPAIN

National Housing Act

Affordable Housing Action Plan

- Sareb (public bank)
- National Housing Agency
- Budget
- Tax Review?

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AFFORDABLE HOUSING CHALLENGES IN SPAIN

SOME EXAMPLES

MADRID: PLAN VIVE. LAND CONCESSION

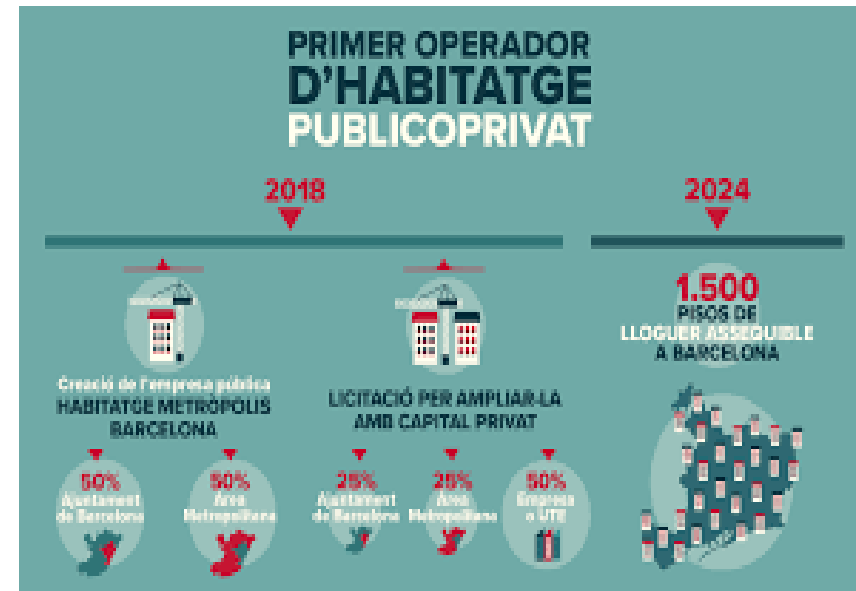


PLAN VIVE

- 1. Arranca el Plan Vive con la licitación de las primeras 40 parcelas del Plan Vive
- 2. Permitirá construir las primeras 6.646 viviendas en 14 municipios
- 3. Se crearán unos 57.000 empleos anuales durante la construcción y explotación de las viviendas
- 4. Movilizará hasta 700 millones de inversión
- 5. Tendrá un impacto en el PIB de 4.428 millones de euros
- 6. 17.000 inquilinos ahorrarán hasta 19 millones de euros sobre los precios de mercado

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BARCELONA PUBLIC & PRIVATE CAPITAL COMPANY



PRIMER OPERADOR D'HABITATGE PUBLICOPRIVAT

2018

Creació de l'empresa pública **HABITATGE METROPOLIS BARCELONA**

50% Ajuntament de Barcelona

50% Àrea Metropolitana

LICITACIÓ PER AMPLIAR-LA AMB CAPITAL PRIVAT

25% Ajuntament de Barcelona

25% Àrea Metropolitana

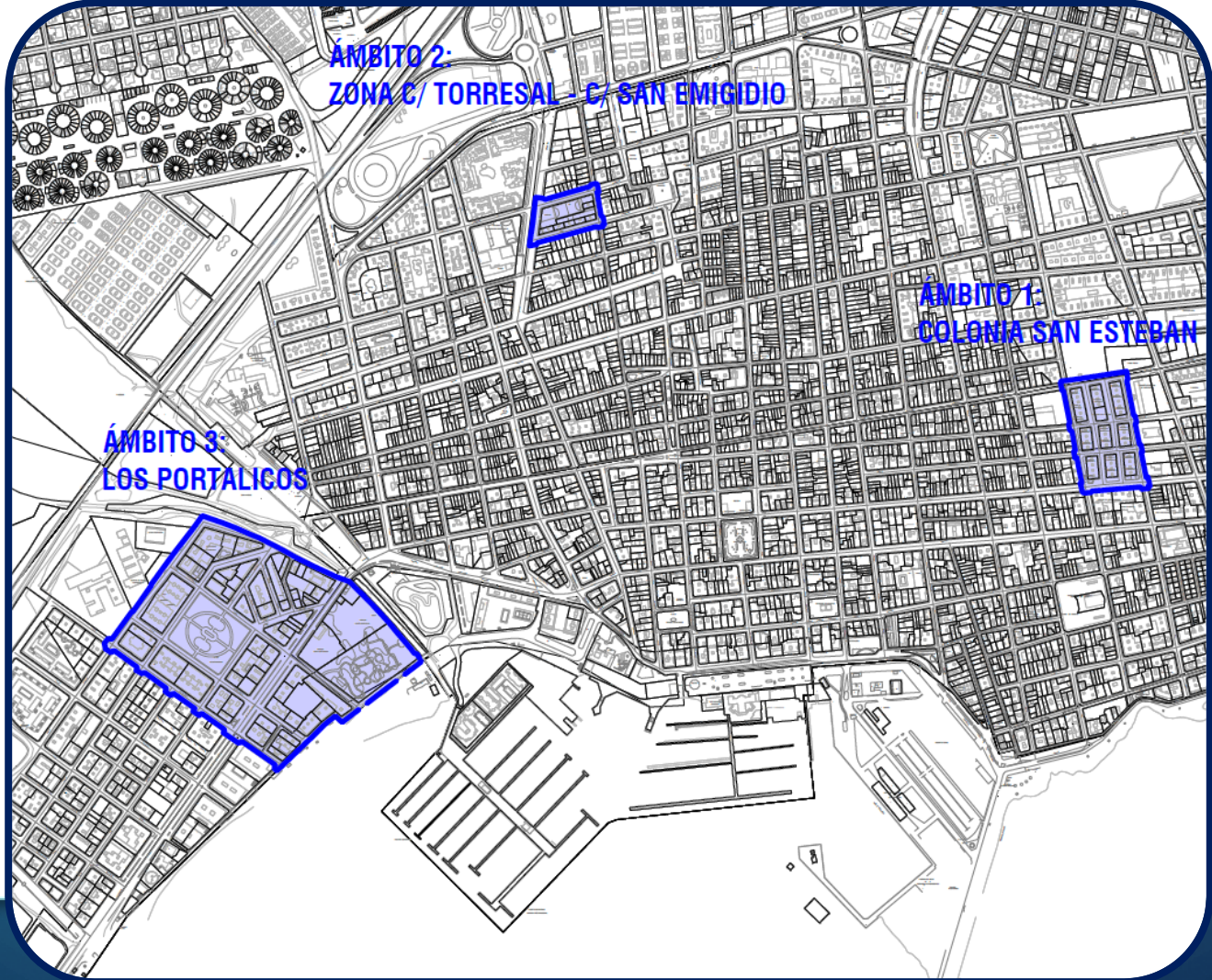
50% Empresa o UTE

2024

1.500 PISOS DE LLOGUER ASSEQUIBLE A BARCELONA

ENERGY EFFICIENCY CHALLENGES IN SPAIN

VULNERABLE NEIGHBORHOODS. MUNICIPALITY OF TORREVIEJA



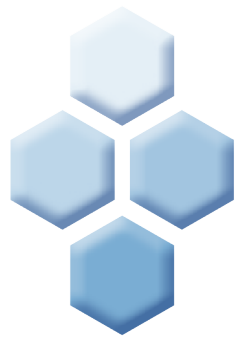
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ENERGY EFFICIENCY CHALLENGES IN SPAIN

VULNERABLE NEIGHBORHOODS. MUNICIPALITY OF TORREVIEJA





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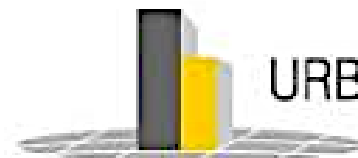
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