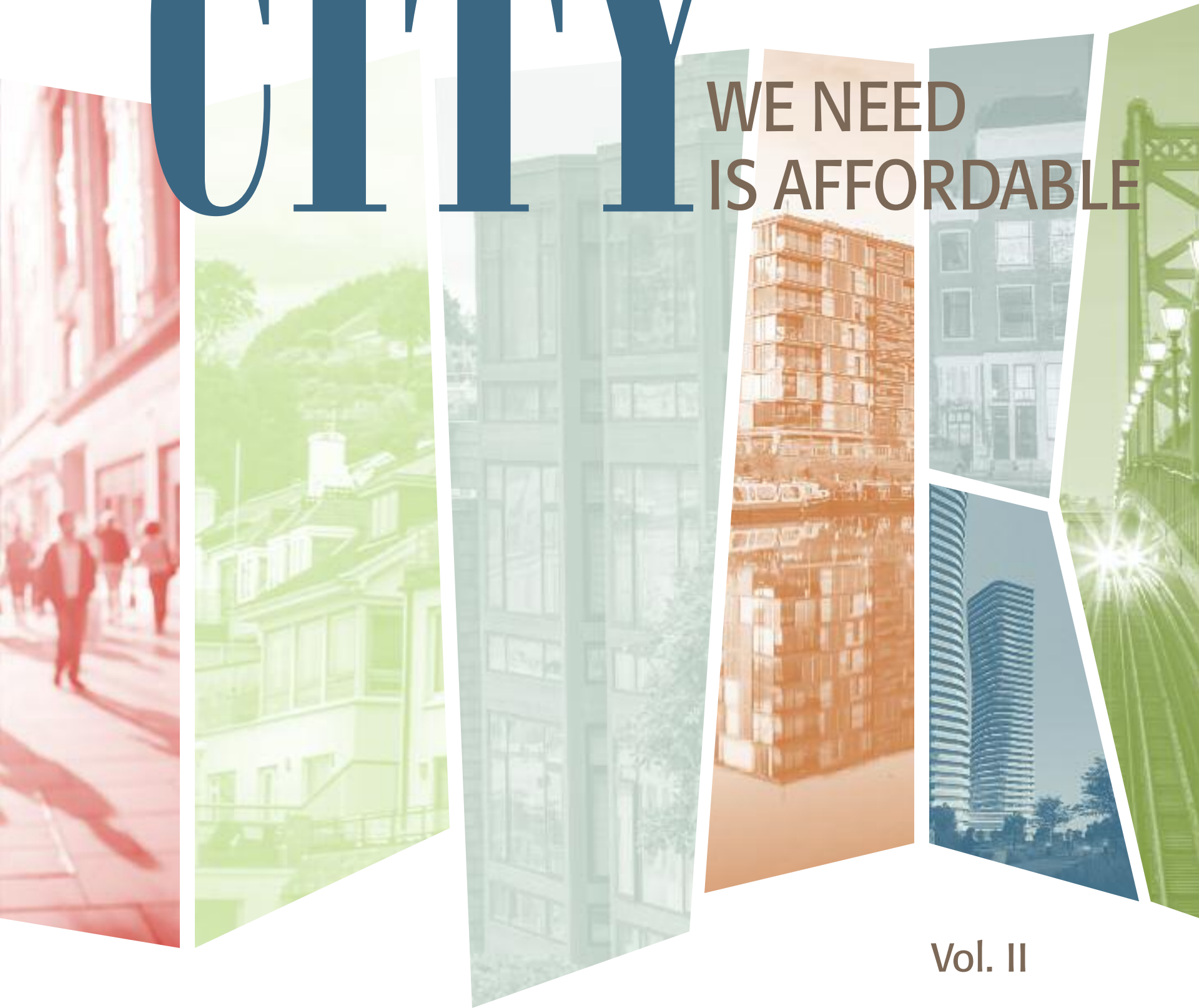


The CITY

WE NEED
IS AFFORDABLE



Vol. II

Continued extraordinary population growth and urbanization demand solutions from the private real estate sector. Sustainable development requires that real estate markets become more transparent and responsive to the needs of the population, particularly in the area of affordable housing.

In this second volume, FIABCI continues our work to contribute to a better world through the optimal use of the world's land and real estate.



Housing markets are fundamental to economic growth.

Yet in every region of the world, housing markets are distorted, urbanization accelerates without sound planning mechanisms and more and more of the population cannot afford to live in newly thriving urban centers.

**Housing markets are
not institutionalized.**

**Housing markets are
not industrialized.**

**Housing developers
often ignore mid-level
income customers.**

FIABCI supports the UN Habitat New Urban Agenda and reaffirms our commitment to equitable, sustainable urban development in an integrated and coordinated manner. We are committed to concrete actions to make the world's cities affordable, inclusive, safe and resilient.

A Message from World President Farook Mahmood

FIABCI, the International Real Estate Federation, is pleased to continue as a partner of the UN-Habitat's World Urban Campaign, helping to promote dialogue, learning and sharing of best practices and innovate ideas - particularly as they pertain to affordable housing solutions.

The response to Volume I of *The City We Need is Affordable* was tremendous. Introduced in October 2016 during Habitat III, FIABCI was proud to share 15 best practice solutions to increase the world's supply of affordable/workforce housing - quickly, efficiently and sustainably. A year later, FIABCI is excited to introduce Volume II, showcasing new solutions from around the globe.

During the past year we have deepened our collaboration with UN-Habitat, specifically in support of city sustainability assessment. In May 2017, FIABCI and UN-Habitat signed a Memorandum of Understanding, laying the groundwork to offer jointly to cities (and neighborhoods) around the world a tool to assist in measuring progress in reaching Sustainable Development Goals (SDGs).

This tool – the City Prosperity Initiative – Perceptions Index (CPI-PI) adds to a quantitative, data-based metric tool a qualitative tool that considers people's perceptions. The qualitative aspect is derived from an existing tool offered by FIABCI, built using Circles of Sustainability methodology and modified to use the same indicators of the quantitative CPI. The expanded CPI-PI is being tested in cities around the world, helping to ensure the voice of city residents and experts is present in the goal towards urban sustainability. We invite your city to participate in this important initiative.

This collaboration with UN-Habitat greatly expands FIABCI's efforts to contribute to the worldwide development of more sustainable, prosperous cities, and positions the real estate industry as an advocate and partner for local governments looking to provide better living condition for its citizens.

Sincerely,



Farook Mahmood
World President 2017-2018

**A Message
from FIABCI
World
Council of
Developers
& Investors
President
Lily Chang Li**

FIABCI is very pleased to bring you this second volume of *The City We Need is Affordable*. Following our very successful launch of the first volume at Habitat III in Quito, Ecuador in October of 2016, FIABCI members from all regions of the world have been focusing on how they can contribute to addressing the severe shortage of affordable/workforce housing in every country.

In the Asia-Pacific Region, the Singapore Housing & Development Board (HDB) is a pioneer in meeting the housing needs of Singaporeans. Established in the 1960s, the HDB adopted a set of housing policies that have led to measurable success. These include clear target groups, simple rules, strict eligibility requirements, integrated service functions and creative financing schemes.

South Korea's similar social structure and demographics also offer best practice models to elevate housing and living quality including small-scale construction to regenerate urban life, coordination and integration with the rental housing market and diverse financial models including Real Estate Investment Trusts.

In this volume you will find outstanding examples from Africa, the Americas, Asia and Europe. These projects demonstrate FIABCI's commitment to implementing the concepts introduced as a part of the New Urban Agenda adopted at Habitat III including the "Live, Work, and Play" concept, environmental sustainability and social inclusion.

Sincerely,



Lily Chang Li
FIABCI World Council of Developers & Investors President
Treasure Dragon Corp., Taichung City, Taiwan

FIABCI represents the private real estate sector and actively promotes the importance of transparent and rational real estate markets for global economic growth and social and financial stability.

FIABCI hosted an Urban Lab focusing on The City We Need is Affordable campaign as a part of its stand at the MIPIM real estate trade show in Cannes, France in March 2017, one of the most important gatherings of international real estate developers and investors each year. Since the publication of the first volume, FIABCI members around the world have been advocates for a renewed industry focus on meeting society's housing needs.

FIABCI provides access and opportunity for real estate professionals interested in gaining knowledge, sharing information and conducting international business with each other.

FIABCI Members represent all real estate disciplines including brokerage, property management, valuation/appraisal, investment, development, consulting, legal, architecture, planning and insurance. Members work in all property sectors - commercial, residential, luxury, retail, rural, resort and industrial. Our areas of focus include global networking, international business development, education and advocacy in the global real estate industry. With members in 65 countries, including 100 Professional Associations, 68 Academic Institutions and 2,400 individual members, FIABCI is the most representative organization of the real estate industry



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 necesitamos es Asequible

**YO MEJORO
MI CIUDAD**

我们要宜居城市

**I'M A CITY
CHANGER**

वहनयोग्य शहरों की आवश्यकता है

**मैं एक शहर
परिवर्तक हूँ**

المدينة التي نحتاج إليها هي بأسعار معقولة

**I'M A CITY
CHANGER**

Нам нужен доступный город

**I'M A CITY
CHANGER**

Solutions to Quickly, Efficiently and Sustainably Increase the World’s Supply of Affordable/Workforce Housing

AFRICA

A Rent-to-Own Policy that requires individuals to pay only 5% of the value of the housing unit as a commitment fee while the balance is spread over a period of 10 years.
Lagos State Government of the Federal Republic of Nigeria7

Low-rise residential complex that offers buyers’ tailor made, flexible payment plans between one to three years.
Lakeside Estate, Accra, Ghana8

Project that includes a variety of social infrastructure underpinned by world-class construction and estate management services.
Appolonia City, Accra, Ghana10

ASIA

“Affordable, Available and Desirable” program to rebrand social housing’s image. The government acquires the land and the developers design, construct and manage the properties.
Hsin-Yeh Construction, Taichung City, Taiwan13

Transferrable Development Rights where developers gain incentives to help subsidize construction costs, but also receive invaluable land for other commercial development which is purchased or transferred at a fraction of the normal costs.
Naiknavare Developers, Pune, India16

EUROPE

A unique design and construction manual describing in detail the attributes of all homes to standardize quality, sustainability and design.
Neinor Homes, Madrid, Spain18

Hundreds of empty shipping container apartments relocated to an old sport field to house Dutch youth as well as refugees with temporary status to better integrate the refugees into society.
Startblok Riekerhaven, Amsterdam, Netherlands20

Emergency housing consisting of specially designed, prefabricated modules with the same quality and longevity of a traditional building.
Aurore Association, Paris, France.....21

THE AMERICAS

Minha Casa Minha Vida (My House My Life) subsidized housing program where 4,157,000 housing units have been delivered using Government subsidies and employee’s Length of Service Guarantee Fund.
Various Developers, FIABCI Brazil, São Paulo, Brazil.....23

Social Purpose Real Estate Investment Trust (REIT) that combines limited state and local support, grants and lower cost financing and capital to preserve workforce housing.
Housing Partnership Equity Trust,
Washington, DC, United States24

A new master-planned, mixed-use development with Federal, Provincial and City investment to increase the availability of affordable rental housing.
Medallion Corporation, Toronto, Canada26

FIABCI & THE UN

FIABCI’s History of Engagement with the United Nations.....27

The City Prosperity Initiative – Perceptions Index35

International Housing Resources & Information36

An aerial photograph of a residential neighborhood. In the foreground, there are green trees and a paved area. The middle ground shows several multi-story apartment buildings with light-colored facades and blue roofs. Some buildings have satellite dishes on their roofs. In the background, more apartment buildings are visible under a blue sky with white clouds. A large, semi-transparent blue rectangle is overlaid on the center of the image, and the word "Africa" is written in white serif font across it.

Africa

Lagos State Government of the Federal Republic of Nigeria

Lagos State Secretariat Ministry of Housing

2nd Floor, Block 3, Room 205
Ikeja, Lagos, Nigeria
+234 803 368 1024
info@lagosstate.gov.ng
<http://housing.lagosstate.gov.ng/>



FIABCI-NIGERIA
INTERNATIONAL REAL ESTATE FEDERATION

FIABCI-Nigeria

Joe Akhigbe & Associates
5th floor, 19 Tinubu Street
Lagos Island, Nigeria
+234 802 360 4579
fiabcinigeria@gmail.com
<http://fiabcinigeria.com>

Lagos State occupies an important position as the economic nerve center of Nigeria and is the fifth largest economy in Africa. This large population has resulted in a high demand for housing and a housing deficit estimated at about 3 million units. However, for the past two decades, the government has executed several housing schemes in a bid to provide affordable housing for the teeming population.

One scheme is the LAGOS HOMS (LAGOS Home Ownership Mortgage Scheme). Through this scheme, the State Government provides mortgage finance to support home ownership by first-time buyers. Buyers are required to deposit 30% of the total sale price as equity towards the purchase while payment of the balance is done in monthly installments over a period of ten years.

However, it was not easy for young adults and low-income earners to come up with this deposit so the government introduced the LAPH (LAGOS Affordable Public Housing program) which is a **Rent-To-Own-Policy that requires individuals to pay only 5% of the value of the housing unit as a commitment fee while the balance is spread over a period of 10 years.** Through this initiative, the government in partnership with private developers has committed to construct 20,000 housing units within the next five years. The first phase of this project consists of 12 housing estates with a total of 5,008 housing units located in the three Senatorial Districts of the State.

Igando Gardens, one of the most subscribed and successful of these developments comprises 492 units of one-, two-, and three-bedroom flats. Facilities provided in the estate include a sewage treatment plant, electricity, water supply, a medical clinic and a police post. The facilities are managed by a facility management company formed by the Residents Association.



Lakeside Estate

7th Floor,
Silver Star Tower Airport City
DTD 170, Cantonment,
Accra, Ghana
+233 302 77 50 43
sales@lakesideestate.com
www.lakesideestate.com



Together we build a Nation

Ghana Real Estate Professionals Association

#36 Stephen Quashie Crescent
East Legon, Accra, Ghana
+233 26 444 7253 Accra Office
+1 630 923 3223 Intl. Office
info@repagh.org
<http://www.repagh.org>

One of the most modern and market oriented projects in the Ghanaian real estate market for the mid-level income households, Lakeside Estate is located in the Northeast. More of a city within Accra, it spans over 2,900 acres of land and its design and plan has the resident's welfare at heart.

Lakeside Estate can boast of a state of the art recreational park known as the Lakeside Marina Park and the project also includes social infrastructure like schools, a police station, tennis court and business center.

In addition to the affordability of the units, the low-rise residential complex offer buyers' tailor-made flexible payment plans between one to three years to suit the varying needs of its customers. A buyer is allowed to make a deposit of any amount and the remaining payments are spread over the agreed period of time.



APPOLONIA CITY

Appolonia City

3rd Floor Grand Oyeeman
Airport Commercial Centre
South Liberation Link. CT 8045
Cantonments Accra, Ghana
+233 275 577 577
sales@appolonia.com.gh
<http://www.appolonia.com.gh>

APPOLONIA CITY is a 2,325-acre mixed-use and mixed-income urban development just 20km from the center of Accra. **The project includes a variety of social infrastructure underpinned by world-class construction and estate management services.** Residential sales with a range of financing options are available by purchasing a plot to build your own house in Nova Ridge or an existing home at the Oxford development. Appolonia Business Park offers 70 acres (30 hectares) of modern commercial areas. The park is designed to accommodate a range of uses including manufacturing, processing, storage, logistics and service companies.





Asia



Sunshine Air Water...
Affordable Housing & Happiness Home



TREASURE DRAGON CORP. | SINCE 1989

8F-1, NO.19, KUAN CHIEN RD., TAICHUNG, TAIWAN | 886-4-23224921 | WWW.LPD.COM.TW

Hsin-Yeh Construction

11th Floor, 168 Anhe Rd.,
Xitun Dist.
Taichung City, 407 Taiwan, R.O.C.
+886 4 2462 3326
service@hsinyeh.com
www.hsinyeh.com



FIABCI-TAIWAN
INTERNATIONAL REAL ESTATE FEDERATION

FIABCI-Taiwan

11F-1, 107 Nanking East Road
Section 4
Taipei 105 Taiwan R.O.C.
+886 2 27135697
trearoc@ms13.hinet.net
www.fiabci.org.tw

In October 2016 Taiwan President Tsai Ing-wan noted, “Young people worry that housing costs too much which becomes a financial over-burden, so we [will] get to work expanding social housing, namely, 80,000 units in the next four years, and a projected 200,000 units within the next eight years. Like in many advanced countries, access to social housing will become universal in Taiwan.”

Taiwan introduced the “Affordable, Available and Desirable” program to rebrand social housing’s image. New social housing projects include medical care, employment and entrepreneur services as well as daycare for children and services for senior citizens. Rental rates are set at 70% of market rate for a 3-year lease renewable for an additional 3 years.

Xing-Long Public Housing 01, Taipei, Taiwan – this three-phase, ten-neighborhood development will include 3,000 units targeting newlyweds and includes a sports complex, Public Park, mass transit and bus station, and is close to public schools.

For Workforce Housing the government has partnered with Hsin-Yeh Construction to develop housing for workers at the Science & Technology Industrial Park in Taichung. The government acquired the land and the developer designed, constructed and manages the property. The units are sold for 80% of the market price and cannot be sold for 10 years. The key to success for this project is streamlining and integrating the entire process and quality and costs controls so that affordability becomes a social service to first-time, young professional buyers and a growth engine for the surrounding community.



Xing-Long Public Housing 01, Taipei, Taiwan



Additional Public Housing Projects

Yu-Xian Public Housing 01, Taichung, Taiwan



An-Kang Public Housing 01, Taichung, Taiwan

講究與堅持的建築團隊－新業建設

A FASTIDIOUS AND INSISTENT CONSTRUCTION TEAM - HSINYEH CONSTRUCTION

Fastidiousness is a kind of attitude, which practices the ultimate space through continuous discussion and design. Because of insistent, Hsinyeh transforms the construction into the pursuit of delicate and unparalleled life quality. The construction Team of Hsinyeh comprises a group of professional managers, and in terms of fastidiousness, our Company has been pondering in works for more than 30 years.

Hsinyeh Construction insists to create its own real construction team, of which the Hsinyeh Construction, DA-CHI Construction (level A), and JU-YIAN-SUO Architects & Associates are the few of having scaled the heights in the industry as well as adhered the essences of extreme taste, joint refinement, and architectural sophistication to be the fundamentality of good houses.

Naiknavare Developers

1204/4, Ghole Road, Shivajinagar
Pune - 411 004 India

+91 020 41471111

sales@naiknavare.com

<http://www.naiknavare.com>



FIABCI-INDIA

INTERNATIONAL REAL ESTATE FEDERATION

FIABCI-India

#10A, "Copper Arch"

83, Infantry Road

Bangalore-56000 India

+080 2532 0839

contact@fiabciindia.com

<http://fiabciindia.com>

"Slum, semi-slum, and superslum...to this has come the evolution of cities"

Sir Patrick Geddes, Scottish sociologist and pioneering town planner working in India in the early 20th Century.

The issue of slum settlements surpasses the scale of conventional urban interventions and demands an interdisciplinary effort. In India approximately 68 million of a total population of 1.21 billion people live in slum settlements. Commercial housing markets are caught in a systemic vicious cycle where progress is profit motivated and urban poor are entirely excluded.

The Slum Rehabilitation Authority is a public private partnership set up to curb the growth of slums by introducing incentive programs for private developers to redevelop slums and receive **Transferable Developmental Rights (TDR)**. **The developers gain incentives to help subsidize their costs of construction, but also receive invaluable land for other commercial developments which is purchased or transferred at a fraction of the normal cost.** The TDR also allows the developer to develop additional Floor Area Ratios (FAR) in the new projects that can be sold on the open market. A certain quotient of the total FAR for these projects replace slum housing with formal housing units and the rest at market rate which can maximize project revenues and create a demand for developers to enter the market.

Naiknavare Developers Pvt Ltd is undertaking an ambitious slum rehabilitation project under this scheme in Pune, India which aims to provide housing for 1,200-1,400 slum households by the year 2018. The company which is a forerunner in Slum Rehabilitation also undertakes affordable housing projects, middle-income, high-end and ultra-high end housing projects providing an end to end housing solution for all strata of society.



An aerial photograph of a European city, likely Prague, showing a mix of historic architecture and modern infrastructure. A blue tram is visible on a track in the lower right, and a large, ornate building with a green roof is on the left. The word "Europe" is overlaid in a large, white, serif font, centered horizontally and partially obscured by a semi-transparent green rectangular area.

Europe

Neinor Homes

Paseo de la Castellana
20, 5ª, 28049
Madrid, Spain
+34 900 11 00 22
info@neinorhomes.com
http://neinorhomes.com



FIABCI-ESPAÑA
INTERNATIONAL REAL ESTATE FEDERATION

FIABCI-España

Gran Vía de les Corts Catalanes
622 – principal
Barcelona, E-08006 Spain
+34 93 412 34 45
info@fiabcispain.com

At the 68th FIABCI World Congress in May 2017 in Andorra, Juan Velayos, Neinor Homes CEO gave an excellent overview of how his company virtually restarted the Spanish housing market after the 2008 collapse. Mr. Velayos provided keen insight into the structural problems of housing markets worldwide. **Housing markets are not institutionalized, housing markets are not industrialized and housing developers focus on profit and ignore their customers.**

Neinor Homes believes that new technologies, sustainability and the highest quality standards are the fundamental pillars for the residential developer of the 21st century. From the beginning unlike most developers, the growth of Neinor Homes was adapted to the structure of a publically listed company, based on operational rigor, transparency and a discipline of work and communication. As a result the company had one of the highest valuations ever when it made its debut on the Spanish stock market in March 2017 with the ticker symbol HOME.

Aiguadolç Homes. Sitges. Barcelona



NEINOR HOMES began by acquiring one of the largest banks of quality land in Spain worth \$1.250M. There are plans for more than 170 developments on this land with more than 10,000 new homes and the goal of delivering 3,500 to 4,000 homes per year by 2020.

With the goal of standardizing quality, sustainability and design parameters, the company has been the first residential developer in Spain to develop a unique design and construction manual, describing in detail the attributes of Neinor Homes' houses. The company is a pioneer in Spain in including the BREEAM certificate of sustainable construction, with 19 certificated developments in its design phase.



*Port Forum Homes,
Barcelona*

Landako Homes, Basque Country



Startblok Riekerhaven

Mirthe van den Hee
Overschiestraat 192
1062, Amsterdam, Netherlands
+ 020 617 5551
info@startblok.amsterdam
www.startblok.amsterdam



FIABCI-NEDERLAND
INTERNATIONAL REAL ESTATE FEDERATION

FIABCI-Nederland

P.O Box 40, Zwolle
NL-8000 AA
+31 85 888 2838
info@fiabcinederland.nl
www.fiabci.nl

STARTBLOK RIEKERHAVEN – THE NETHERLANDS

Startblok Riekerhaven is an initiative of the municipality of Amsterdam and housing corporations De Key and Socius Wonen in the Nieuw-West borough. **The project consists of hundreds of empty container apartments relocated to an old sports field.** There are 560 tenants between the age of 18 and 28 living in Riekerhaven. Half of them are Dutch and the other half are status holders – refugees with a temporarily status for The Netherlands.

The project's goals are a quicker integration into Dutch society for the status holders and a good focus and start on the future for all the young tenants. Dutch tenants vary in age and gender and background. Most of the status holders are from Syria and Eritrea with a handful from Jamaica, Afghanistan, Iraq and Myanmar.

Dutch youth and young status holders living and working together makes Startblok Riekerhaven unique but Riekerhaven is also self-managed and the tenants have the chance to work and develop themselves in a professional way. Around 75 of the tenants are working for Riekerhaven either paid or voluntarily.



Aurore Association

Eric Pliez, CEO
34, boulevard Sébastopol
75004 Paris, France
+ 33 1 73 00 02 30
info@aurore.asso.fr
<http://aurore.asso.fr/>



FIABCI-FRANCE
INTERNATIONAL REAL ESTATE FEDERATION

27 bis avenue de Villiers
Paris F-75017, France
+ 33 1 47 64 31 58
fiabci.france@gmail.com

BASTION DE BERCY - BOIS DE BOULOGNE, PARIS, FRANCE

This homeless reception center is built on the edge of the Bois de Boulogne, a large public park in Paris. The emergency housing center **consists of 224 specially designed, prefabricated modules with the same quality and longevity of a traditional building that can house 308 people.** The project overlooks the giant interchange of the ring road and the A4 motorway.

SERIE FLEX, a company formed by French developers Groupe HOCHÉ and PITCH Promotion is using the same concept to develop a similar project of 300 homes on Boulevard Poniatowski in Paris.

This project has provided a solution for the long time problem of the homeless. The site was designed to respect the nature of the park and a sports ground will be built on the roof of some of the modular homes. The emergency shelter has an initial lease for seven years. On the ground floor of the two and three-story buildings, work sites are set up to help the beneficiaries return to work.





The Americas



FIABCI-Brazil

Rua Dr. Bacelar, 1043
Mezanino - Vila Mariana
São Paulo, Brazil 04026-002
+55 11 5078 7778
luispaulo@germanos.com.br
www.fiabci.com.br

BRAZILIAN HOUSING PROGRAM – MINHA CASA MINHA VIDA (MY HOUSE MY LIFE)

The Brazilian Federal Government created the housing program Minha Casa Minha Vida (MCMV) in 2009 to reduce the growing demand for housing – especially for low-income families by offering special subsidies and discounts to three income segments to make housing more affordable. The program was a response to the 2008 economic crisis and provided substantial incentives to the construction industry which is responsible for a considerable amount of the country's GDP and is one of the industries that offers the highest number of jobs.

The program has reached Phase 3. Phase 1 delivered more than 1 million housing units. Phase 2 which started in 2011 delivered nearly 2 million housing units within a 4 year period. **By the end of 2015, the very successful program had delivered 4.157 million housing units valued at 287.8 billion reals of which 115.8 billion reals came from subsidies (69% from the Federal Budget and 31% from the FGTS – Length of Service Guarantee Fund from Brazilian employers).**

The MCMV program has become an indispensable economic tool for the country, especially in periods of crisis to help maintain a more sustainable economy. Since its inception the direct economic effects from construction and the indirect effects associated with the program have generated revenue equivalent to 4.4% of Brazil's GDP, employed 5 million workers and provide housing for an average of 778,000 families each year.



Housing Partnership Equity Trust

820 First Street NE, Suite 760
Washington, DC 20002
United States
+ 1 202 796 9270
info@hpequitytrust.com
<http://hpequitytrust.com>



FIABCI-USA

INTERNATIONAL REAL ESTATE FEDERATION

Susan Greenfield, President
530 Park Ave, 4F
New York, NY 10065
+ 1 917 414 0533
info@fiabci-usa.com
www.fiabci-usa.com

SOCIAL PURPOSE REIT – UNITED STATES

The Housing Partnership Equity Trust REIT (HPET) is a social purpose real estate investment trust whose mission is to preserve affordable and workforce rental housing throughout the United States. HPET and its nonprofit partners work collaboratively to have a positive impact on the lives of residents and communities. Moreover, HPET proves that investors who want to achieve a solid, risk-adjusted return and make a difference can achieve both goals.

HPET and its nonprofit partners acquire well-located apartments in areas with a high demand for affordable housing that are in need of capital and management focus. The properties are currently affordable for residents with incomes between 50% and 80% of area median income but are at risk of being repositioned to serve higher-income tenants. **By combining limited state and local support, including tax abatements, grants and lower cost financing, with lower cost investment capital, HPET is able to keep the properties affordable for the long-term, deliver returns to investors and improve the quality of life for tenants.**



Woodmere Trace, Norfolk, VA

THE BIRCHES, a 228 unit, garden apartment complex in suburban Washington, DC is a typical investment. When the property was built it was distant from urban amenities and job opportunities, but since the area has boomed and the federal government has expanded a major facility adjacent to the properties, increasing good jobs in the area. The property was at significant risk of being driven upmarket, displacing existing tenants. The partnership has invested in improving the energy envelope of the buildings and in providing tenant-focused property management. For example, when one resident recently lost his job instead of pushing towards eviction, the property management team worked with the local government to include the tenant in its rent supplement program and moved him into an affordable one-bedroom unit. With stability and support, he was able to find a new job and stay in the community he called home.



The Birches Apartments, Silver Spring, MD

The Bradford Apartments, Hagerstown, MD



Medallion Corporation

970 Lawrence Avenue West
Suite 304
Toronto, ON M6A 3B6 Canada
+1 416 256 3900
info@medallioncorp.com
www.medallioncorp.com



FIABCI-CANADA
INTERNATIONAL REAL ESTATE FEDERATION

37 Chisholm Street
Oakville L6K 3H6
Ontario Canada
+1 905 337 2546
fiabcicanada@gmail.com
<http://fiabci.ca>

CASA EMERY VILLAGE – CANADA

Casa Emery Village is an affordable rental building consisting of 348 affordable apartments, including those designated for seniors and recent immigrants. **Federal, Provincial and City investment made the development possible. This building is part of a new master-planned, mixed-use development.** Upon completion, this stunning nine building development, representing 1,400 residential units and over 48,000 square feet of prime retail space, will be the cornerstone of Toronto's growing Emery Village.

Incorporating superior levels of urban and architectural design, Casa creates an atmosphere of increased visual attractiveness through the use of high-quality architectural elements, enhancing both the sustainability and vitality of this vibrant urban neighbourhood. Casa also offers convenient access to the rest of the city through existing TTC routes and the coming construction of the Etobicoke-Finch West line of the Transit City LRT.





FIABCI History

History of FIABCI's Cooperation
with the United Nations

A Message from Past World Presidents

Article 17.

(1) Everyone has the right to own property alone as well as in association with others.

(2) No one shall be arbitrarily deprived of his property.

United Nations' Universal Declaration of Human Rights

FIABCI has supported the United Nations for many decades. Representing the private real estate sector, FIABCI has been a strong and consistent voice for property rights and transparent and efficient property markets. We are proud to carry on a tradition instituted by our predecessors including FIABCI Honorary Member Narelle Townsend, FIABCI Honorary World President Renè Frank and FIABCI Past World President Sheldon Good. We would like to thank them as well as the numerous FIABCI members over the years who have volunteered their time as official FIABCI Representatives to the UN.

As we increase our cooperation with UN Habitat through the City Prosperity Initiative – Perceptions Index (CPI-PI), we felt it would be valuable to review FIABCI's long history of concrete contributions to the UN mission through dialogue, leadership and initiatives to support equitable and sustainable housing. In the pages that follow, you will find an overview of the UN support activities of our dynamic, global organization of top real estate professionals from every region and every real estate discipline.

The UN New Urban Agenda calls for a renewed focus on cities as the drivers of sustainable urban development. Implementing the New Urban Agenda, we stand ready to help mayors and other local officials evaluate how their city compares with other cities around the world in creating economically, socially and environmentally sustainable societies.

After you review this history information, please see the information on the CPI-PI on page 35 and contact your local FIABCI-Chapter to join the private real estate sector in creating a better world.

Sincerely,



Enrico Campagnoli
World President 2010-2011
President International
Organizations Committee



Flavio Nunes
World President 2013-2014
President
Nominations Committee



Danielle Grossenbacher
World President 2015-2016
Chair, The City We Need
is Affordable Campaign



1951 - FIABCI is founded in Paris



1976 FIABCI Honorary Member **Narelle Townsend** attends the United Nations Conference on Human Settlements – **Habitat I in Vancouver, Canada** in June. The Vancouver Declaration stated that “adequate shelter and services are a basic human right.”

1978

The **UN Center for Human Settlements** is created and FIABCI leaders including **Narelle Townsend and René Frank, Honorary World President 1996-2006** participate in the Non-Governmental Organizations (NGO) Committee on Human Settlements.



*Sheldon Good,
World President 1996-1997 at
the UN Luncheon in 2015*

1996

FIABCI advanced to **Special Consultative Status with ECOSOC** through the work of **René Frank**.

FIABCI-USA hosts the first UN Luncheon through the work of **Sheldon Good, World President 1996-1997** giving members the opportunity to tour the UN Headquarters and the opportunity to dine in the UN Private Delegates Dining Room.

FIABCI History

2001

FIABCI hosts an event at the UN Center for Human Settlements (which eventually became UN Habitat) on June 7 featuring **Peruvian Economist Hernando de Soto and his theories on the importance of fungible property rights and the conversion of dead capital for the world's poor.**



UN Luncheon 2015

2004

Basel II is introduced by the Basel Committee on Banking Supervision to amend international standards that control how much capital banks need to hold to guard against the financial and operational risks. FIABCI notes that **real estate market risks should be included in evaluating bank risks** since real estate assets back many financial products.



2005

The UN High Level Commission for Legal Empowerment of the Poor is created and chaired by Hernando de Soto and former U.S. Secretary of State Madeline Albright.

2006

In August René Frank passes away.

In September, the UN Economic Commission for Europe established a high level **Real Estate Market Advisory Group (UNECE REM)**



2007

The new UNECE REM is introduced at the FIABCI December Business Meetings in Geneva, Switzerland.

FIABCI History



Enrico Campagnoli
World President 2008-2009

2008

On June 12 in Milan during the Italian Real Estate Exhibition, FIABCI Past World President and UNECE REM member Enrico Campagnoli presented information on the activities of UNECE REM and FIABCI.



2008

FIABCI presents a **seminar on the financial crisis caused by real estate** at the UN Headquarters in New York on December 16. **Luis Fernando Correa-Bahamon, World President 2008-2009** participates in the seminar. Rose Migiro, UN Deputy Secretary General, proposed that the UNECE REM prepare Guidelines for Sustainable Development of RE Markets in light of the crisis.

2010

In March at the World Urban Forum 5 in Rio, FIABCI organized a Parallel Event to introduce the work underway on the Guidelines during an event on the Brazilian Social Housing Program.

In April 2010, FIABCI made significant contributions and support to publication of the **UNECE REM Policy Framework for Sustainable Real Estate Markets**. The book is subsequently translated and published in Chinese, Italian, Portuguese, Russian and Spanish.

On June 18 in Ukraine, the first Roundtable is held based on the Policy Framework. The Roundtable lead to significant changes in Ukrainian Law.



Robyn Waters, World President 2014-2015
and Judy Shenefield, World President 2012-2013
at UN General Assembly in 2015

FIABCI History



2011

FIABCI met with his Excellency Amro Moussa, General Secretary of Arab Countries League as well as Professor Mohammed Twaijri, Assistant General Secretary responsible for Social and Economic affairs regarding the implementation of the **Policy Framework in Arab Countries**.

A Roundtable is held on the Policy Framework on January 27 in Portugal.

In February the Policy Framework was presented to Mr. Liu Zhifeng, President of **FIABCI Principal Member the China Real Estate Association** and to the Secretary of the General Department of the Ministry of Housing and Urban-Rural Development of the People's Republic of China and the Deputy Director of the Committee of Chinese People's Political Consultative Conference.

The Policy Framework is presented for the first time at MIPIM in Cannes.

In May FIABCI participated in a Roundtable on the Policy Framework in Rome.

2012

The Russian Ministry of Economy and the World Bank host a Roundtable in January on the Policy Framework with the participation of FIABCI. An outcome of the discussion was the recommendation to establish a working group to **develop a law on social housing**.



Flavio Gonzaga Nunes,
World President 2013-2014

2012

On June 21 FIABCI organized a UNECE REM Side Event at Rio + 20 titled **"Greening the Real Estate Market: The Development of a Sustainable Real Estate Sector."** Stakeholders started to discuss how the Policy Framework could be revised and expanded to become a Global Framework to be adopted by the entire UN beyond the UNECE.



2013

A Roundtable organized by **FIABCI and Principal Member the Appraisal Institute** is held on January 13 at the U.S. Capitol.

From the Impact Statement issued after the Roundtable: "The evaluation of real estate market risk is an integral part of the safety and soundness of the entire global financial system. We believe that the UNECE REM Policy

Framework offers valuable insights in this regard."

In August FIABCI becomes and Associate Partner of the **UN Habitat World Urban Campaign** to achieve sustainable cities and urban communities worldwide.

FIABCI History



2014

Together with the **Dubai Real Estate Institute**, FIABCI hosted an event on the Policy Framework in January to discuss how the framework might be implemented in the Middle East. During this event FIABCI signed a MOU with **Prof. Paul James**, Director of the City Program of UN Global Compact to begin work on an internet cloud platform for the assessment of the sustainability of cities based on the Circles of Sustainability Project that would allow the participation of the public in monitoring the sustainability of cities.



2014

In May at the FIABCI World Congress in Luxembourg, FIABCI signs an Innovative Partnership Agreement with the **UN Global Compact** to continue work on the development of the Assessment of Sustainability Platform.

2015

The first **UN Habitat Urban Thinkers Campus** is organized by FIABCI in Caserta, Italy. During the **UN Conference on Climate Change** in Paris, FIABCI-France organized a Side Event to discuss how the real estate sector could help address climate change and meet the targets of the Paris Agreement.



2016

FIABCI and the **Dubai Real Estate Institute (DREI)** organization an Urban Thinkers Campus in January in Dubai to kick-off **FIABCI's The City We Need is Affordable Campaign** toward Habitat III in Quito, Ecuador in October.

2016

Following the Urban Thinkers Campus, World President **Danielle Grossenbacher** and **Mahmoud El Burai**, CEO, DREI met with **Mr. Mahmoud Mohieldin**, Senior Vice-President of the World Bank and his associates to introduce FIABCI and *The City We Need is Affordable* campaign.

In March FIABCI, DREI and the International Society of City and Regional Planners (ISOCARP) organized a Side Event during the European Habitat meeting in Prague, to further discuss the importance of affordable housing to the sustainable of cities.



FIABCI History



2016

At the FIABCI World Congress in May in Panama, the FIABCI Board of Directors as a representative of the private real estate sector endorsed three programs to support the UN Sustainable Development Goals: to work toward a Global Framework for Sustainable Real Estate Development, to publish *The City We Need is Affordable* book to promote concrete solutions for affordable housing around the world, and to implement an cloud platform assessment tool to measure the sustainability of cities.

On July 26 FIABCI participated in **PrepCom 3 for Habitat III** in Surabaya, Indonesia. FIABCI presented a Side Event titled "Involving Public and Private Real Estate Sectors in the Implementation of the Affordable City."



2016

FIABCI's "**The City We Need is Affordable**" campaign culminated in an Exhibition Stand and Parallel Event at UN Habitat III in Quito on October 18. The first volume of this book was launched featuring the winning entries in a contest for affordable housing solutions. FIABCI's *The City We Need is Affordable* book was sponsored by the **Dubai Real Estate Institute, Dubai Land Department, U.A.E. and Lennar**, a leading builder of quality new homes in U.S.

2017

In March at MIPIM, FIABCI made sustainable development the theme of its large stand and hosted the "**Global Launch of the City Prosperity Initiative: How to Assess Sustainable Urban Development of Cities Worldwide.**" The program complements the UN-Habitat City Prosperity Initiative (CPI) based on data, and uses the same indicators to create a Perception Index cloud platform to offer a concrete, simple, reliable, and easy to understand way to involve citizens in monitoring a city's progress in reaching the UN Sustainable Development Goals.



2017

FIABCI signs an MOU with UN Habitat regarding further cooperation to facilitate the participation of the public and experts with UN-Habitat on the CPI as a part of participation in the UN Habitat Governing Council meetings in Nairobi, Kenya in May. In addition FIABCI once again presented a Side Event on sustainable development.

Kirkor Adjerhanyan, World President 2016-2017
and UN Habitat Executive Director Joan Clos.

The City Prosperity Initiative – Perception Index



The City Prosperity Initiative – Perception Index (CPI-PI) is an online tool developed by FIABCI that cities can use to measure their citizens' view of the progress made in implementing UN Habitat's New Urban Agenda toward the Sustainable Development Goals, especially the 11th dedicated to ensure inclusive, secure, resilient and sustainable cities. Sustainable development and prosperity have both tangible and intangible concepts and vary by time, context and location so it is important to measure people's perceptions.

The CPI-PI uses six dimensions of prosperity and sustainability: productivity, infrastructure development, quality of life, equity and social inclusion, environmental sustainability and urban governance. It offers recent and reliable opinions from the public and experts on their vision, thoughts and feelings on the sustainability, well-being, integrated development and prosperity of their city. The index can also serve as a monitoring and diagnostic tool to identify which urban areas are working well and those that are performing poorly.

International Housing Resources & Information

Global Housing Foundation
PO Box 1026
Oklahoma City, OK 73101 USA
+1-405-205-5205
www.globalhousingfoundation.org



Global Housing Foundation (GHF), in partnership with UN-Habitat, brings together the necessary resources and information to establish effective alliances to create housing for the working poor. GHF facilitates partnerships with all sectors of the housing industry.

IHC Global
1424 K St NW, Suite 600
Washington, DC 20005 USA
+1-202-239-4401
info@ihcglobal.org
<https://ihcglobal.org>



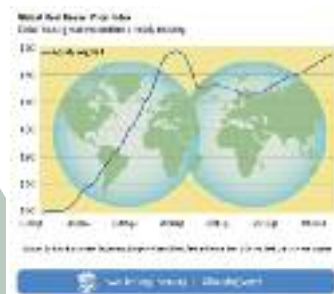
IHC Global is an independent, non-profit global membership coalition of organizations, businesses and individuals engaged in urban development worldwide. IHC Global serves its members through advocacy and awareness; policy and practice-focused research; and sharing of good practice. With more than 3 billion people living in cities, IHC believes that what happens in cities globally will profoundly shape the world's future. The growing inequity in cities is a critical global concern with many ramifications, but strategic investments in areas such as affordable and adequate housing, functioning property markets, and clean water and sanitation can reduce inequities and make cities places of growth and opportunity.

HOFINET
Housing Finance
Information Network, Inc.
1462 Steinberg Hall-Dietrich Hall
3620 Locust Walk
Philadelphia, PA 19104-6302 USA
+1-215-898-3313
hofinetmail@wharton.upenn.edu
<http://hofinet.org>



HOFINET is a quality-assured web portal that consolidates regularly updated international housing finance knowledge in one central, easily accessible place. The HOFINET portal has two interconnected information channels: The Topic Channel provides information on housing finance and the economy, alternative housing finance systems, retail and funding aspects of housing finance and housing finance policy; The Country Channel provides consolidated and standardized housing and housing finance sector data for 130 countries, research reports, laws and regulations, links to other country data sets and institutions.

IMF Global Housing Watch
globalhousingwatch@imf.org
www.imf.org/external/research/housing/index.htm

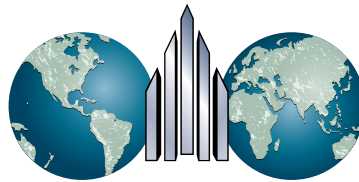


The Global Housing Watch tracks developments in housing markets across the world on a quarterly basis. It provides current data on house prices as well as metrics used to assess valuation in housing markets, such as house price-to-rent and house price-to-income ratios.



Project Director
Bill Endsley
Principal
World Citizen Consulting
bill.e@sbcglobal.net
www.worldcitizenconsulting.net
312 561 0527

Design and Production
David Ryner
Principal
Echo Communications, Ltd.
www.echoechocom.com



FIABCI

INTERNATIONAL REAL ESTATE FEDERATION

Tour CIT Montparnasse

3, rue de l'Arrivée

Paris 75015

+33 1 4538 2635

info@fiabci.org

www.fiabci.org

FIABCI is a partner in the UN Habitat World Urban Campaign

