



REPORTING FORMAT FOR PARTNERS

Networking – Side – Training events

City Changer Room – Urban Library – Agora – One UN events

Deadline: 30 April 2014

Please send via email: wuf@unhabitat.org

Reporting Format for Partners
(Networking Events, Side Events, Training Events, City Changer Room, One UN Room, Urban Library, and Agora Room)

Name of Reporter:	Lenora Suki
Event title/number:	101005 - New Housing Entrepreneurs: Business Models That Integrate Inclusion, Well-Being and Sustainability
Date:	Wednesday April 9, 2014
Venue:	City Changer Room A
Time:	8:30a - 10:15a
Name of Organizing Institution(s):	Smart Cities Advisors
Country/City where Organizing Institution(s) is/are based:	New York City
Approximate number of participants:	50

Summary of the Event (max: 300 words):

- *Brief background of the event, including overall objectives and purposes*
- *Relevant Focus Areas (Refer to below: UN-Habitat's thematic areas) and cross-cutting issues*

BACKGROUND

In recent years, turmoil in affordable housing markets in major developed and emerging markets has cast a shadow over efforts to fill large urban housing deficits in major developing economies. The collapse of publicly listed homebuilders in Mexico with \$1.5 billion of debt defaults in 2013 was the most notable in the emerging markets. In other countries, affordable housing has been plagued by difficult financing conditions, rising materials costs, and the retreat of recent market entrants, among other issues. Most DFI and philanthropic funders have withdrawn from initiatives aimed at directly increasing and improving housing supply, citing long timelines, few partners, tough financing, bureaucracy, corruption and more. Increasingly, funding has leaned towards the demand side through housing finance, urban service delivery and community initiatives for physical rehabilitation, regeneration, engagement and participation.





OBJECTIVES

- Introduce emerging housing enterprise models and frame the topics of social enterprise, impact investment and responsible investment in affordable housing
- Raise the visibility of innovative approaches throughout the affordable housing value chain on both the supply and demand side of the equation
- Stimulate dialogue, build community and surface opportunities and challenges from the audience to assemble and disseminate community insights
- Synthesize audience and speaker exchanges into the framework to build housing enterprise toolkits and develop the basis for an urban housing enterprise incubator program
- Present the Developing Smart Cities platform to WUF audiences, solicit feedback, source content and identify new cases, profiles and partners

FOCUS AREAS

- HOUSING & SLUM UPGRADING
- *Housing, Slum Upgrading, Shelter Rehabilitation*

Summary of the Discussion (max: total 500 words):

1. Outline of the discussion/debates

The networking session's topics embraced a range of issues related to the entire affordable housing enterprise value chain with a specific focus on the enterprise vision and business model, product development for lower income segments, operational challenges, and the role of partnerships, the challenge of funding and investors and impact reporting.

A range of issues related to enterprise design, development and execution were discussed, among which:

- real estate development and affordable housing product development for lower income workers, in both formal and informal sectors
- the role of financial services, including mortgages and subsidies on mortgage interest rates
- challenges of delivering complementary services (water, energy, waste, security, etc.), especially when dependent on government implementation
- enhancement of community agency, voice and participation by promoting self-governance, education, and cultural and community identity





- support for sustainable livelihoods, e.g. employment, home-based business, skills-building, by delivering training and partnering with universities and companies
- challenges of ensuring connectivity with transportation infrastructure - mass transit, roads, alternative transit - and non-delivery of public transportation and roads by public authorities
- sustainability and design approaches to enhance livability, community, health, security and livelihoods - energy efficiency measures, bike paths, recycling/waste management, green spaces
- partnerships for enhanced delivery or financing - working with government at all levels, interweaving philanthropic and DFI capital, collaboration with NGOs and citizen sector to achieve community goals, mixed use development to cross-subsidize housing, creation of social funds for communities
- working with investors and raising capital, including hybrid approaches that combine layers of concessional and market rate funding

2. Major emerging issues and position documents/declarations towards:

- *Habitat III*
- *POST2015*
- *A New Urban Agenda*

The following are equally applicable across major milestones:

- holistic, full-value chain approach to affordable housing, explicitly linking finance, developers, land, government, employers, materials, equipment, etc.
- need for more collaborative vehicles for private sector, government and community innovation on housing
- explicitly encourage the participation of entrepreneurs and investors of all types, especially social entrepreneurs and impact investors with diverse urban disciplines
- multidisciplinary housing models are key to ensuring the durability of the house to build assets and wealth, to enhance community and to promote household well-being





- absolutely critical to broaden the appeal of UN Habitat's major deliberative and community building platforms among private sector actors beyond major multinational companies
- community participation, responsibility and governance mechanisms must be continually enhanced and modeled
- better peer learning and larger community-building across sectors and geographies is very much needed

3. Recommendations made during the discussion

(e.g. policy direction, good/best practices, resource mobilization, innovative funding mechanism, etc.)

- encourage long-term developer engagement in projects through retention of equity and participation in managing rental housing to create explicit links between developer performance and reputational benefits (or penalties)
- make community participation and meetings and development of residents' associations a long-term commitment with the continued support of developers
- improve transparency of developers in terms of their performance and accountability to government and residents of communities
- resource mobilization across a range of capital providers offering investment at varied levels of risk and return must be underpinned by better information and transparency, as well as risk mitigation by all parties
- new investment funds must continue to be seeded to provide demonstration models

4. Building partnerships, network and synergies with UN-Habitat

(e.g. agreements or Memorandum of Understanding committed/signed, amounts and number of pledged contributions and partnerships/networks, etc.)

Smart Cities Advisors would like to become a World Urban Campaign member and pledge space on the Developing Smart Cities platform to support UN-Habitat in achieving goals that align with both platforms goals of promoting more sustainable and responsible investment in cities for housing.

Detail Information of Speakers/Presenters/Moderators:

Full name (Mr/Ms):	Lenora Suki
Nationality:	USA
Organization/Institution:	Smart Cities Advisors and Bloomberg LP
Time:	





Position:	Founder, SCA and Senior Product Strategist, Bloomberg
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Full name (Mr/Ms):	Roberto Moreno
Nationality:	Colombia
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Full name (Mr/Ms):	Juan Carlos Franco
Nationality:	Colombia
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Time:	
Position:	Director
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Full name (Mr/Ms):	Amanda Bower
Nationality:	USA
Organization/Institution:	DomoGeo
Time:	
Position:	Chief of Staff
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Full name (Mr/Ms):	
Nationality:	
Organization/Institution:	
Time:	
Position:	
Contact address (Email):	

If there were more speakers/presenters/moderators in your events, please feel free to add the above tables.





UN-Habitat Thematic areas

All events are identified by UN-Habitat priority substantive areas as below.

URBAN LAND, LEGISLATION & GOVERNANCE

Land & GLTN, Urban Legislation, Urban and Community Management & Governance, Safety

URBAN PLANNING & DESIGN

Regional & Metropolitan Planning, City Extensions & Enlargements, Market Town & Intermediate City Planning

URBAN ECONOMY

Urban & Municipal Finance, Urban Productivity, Youth and Job Creation

URBAN BASIC SERVICES

Water & Sanitation, Urban Energy, Urban Mobility, Urban Waste Management

HOUSING & SLUM UPGRADING

Housing, Slum Upgrading, Shelter Rehabilitation

RISK REDUCTION & REHABILITATION

Urban Risk Reduction, Infrastructure Rehabilitation, Climate Change Mitigation & Adaptation, Resilience

RESEARCH & CAPACITY DEVELOPMENT

Global Urban Observatory, Flagship Reports, Capacity Development

Cross-cutting issues:

GENDER

YOUTH

HUMAN RIGHTS

