



## Sustainable Urban Development

### Definition

Sustainable Urban Development is a holistic approach that integrates economic, social, environmental aspects in a long-lasting process, considering their impacts on each other, with an efficient use of resources that foster livable urban communities with regards to their continuously changing needs and values.




## Incremental Housing

**rising rents + gentrification + segregation + expulsion**

**available spaces + need + creativity + lack of financial resources**


Incremental Housing as a strategy to guarantee access to affordable housing and safeguard low and middle-income residents from the effects of gentrification through community-led initiatives.



## Incremental Multi-Store Building in São Paulo, BR

### Elemental Project

4 blocks of 8 stores, for 150 families  
 Provision of a good structure, ready to move and improve  
 45 sqm -> 64 sqm -> 84 sqm  
 Provision of structural walls, concrete ceilings, kitchen, bathroom, staircases  
 Economic activities in ground floor



**social network + urban inclusion + better living condition**

## Housing Police and Construction in Baku, Azerbaijan


### Qacqin Sheherciyi

State supply land and provide housing in 2 ways:

- ready houses
- ready building skeleton

Financing of housing in 2 steps:

- by state and World Bank
- by residents and state



**affordability + accessibility + quality + continuity + Security**

## Affordable housing in Iran: Mehr Housing Scheme

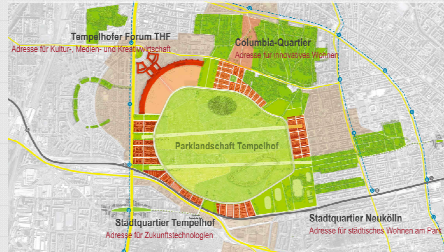
- Providing loans to applicants
- Offering free lands to real state developers or group of people by governments
- 99-year lease contracts
- Offering loans to real state developer by agent banks for construction
- Technical consultancy




**affordability + stability + quality + energy efficiency**

## IBA 2020: Proposal Concept

Affordable Incremental Housing for Low and Middle-Income groups in Tempelhof, Berlin.



## IBA 2020: Proposal

### Land Acquisition

Leasing Agreement (99yrs)  
Use Right  
No disposal rights of Land  
Development restricted to  
lease agreement conditions



## IBA 2020: Proposal

### Financing Construction: Loans + Saving Schemes

#### Program Solidary Credit, Brazil

- Target group: low-income families organized in cooperatives, associations or CBOs
- Loans for land acquisition, construction, extension and restoration
- Installments until 25% of income, up to 240 months



## IBA 2020: Proposal

### Financing Construction: Saving Schemes + Loans

#### Saving Scheme Model, Nairobi

Construction of houses in phases  
Realistic finance schedules of  
individual households



## Conclusion

- Feasible way to fit demand, at low cost and using the capacities of settlers
- Preservation of multi-cultural and mixed-income in Berlin
- Approach to protect low-income groups from gentrification
- Adaptable to the **political** and **governance** structures
- Adaptable to the **economic situation** of the city

## References

### Iran

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### Brazil

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### Azerbaijan

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Thank you!

### Affordable housing in Iran: *Mehr Housing Project*

- Proving **low income** an affordable accommodation
- The construction of 1 million units is targeted in 18 different provinces around Iran.



### *Mehr Housing Project: Objectives*

- **Affordable**
- **Balance between the demand and supply**
- **Control the price of the land**
- **Control growth of big cities**
- **Stability**
- **Quality**
- **Energy efficiency**



### *Mehr Housing Project: Incentives*

- Providing land for group of 5 to 10
- Providing owners banking facilities for the extra story if the building is stable
- If not Stable: destruction & reconstruction, providing loans for each constructed building
- Providing loan for applicants with incomplete constructions if the construction is stable (in rural areas)
- Providing loans and banking facilities for energy efficient and innovative buildings
- Providing loans to the owners of land that construct under "Mehr housing Project"