

# **A tool for affordable housing development**

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**Key words:** Affordable housing, 3D model, Land policy, Urban planning, Valuation

## **SUMMARY**

In this paper, a technical tool that has been developed according to the international trends to support urban land reforms through readjustment of property rights is presented. The proposed framework that is adopted by the tool aims to achieve the “best use” of land and allow for better urban planning and implementation of affordable housing scenarios without public funds. The concept of affordable housing supports the public justice and ensures the inclusive and increased participation of the private sector, the property owners, the vulnerable groups and the citizens in general in the decision-making procedure, by supporting the development of voluntary procedures and by allowing the development of fair win-win solutions for the state, the private sector, the property owners and the vulnerable groups. The proposed framework can be used by government agencies, by a great variety of professionals of the private sector and by universities to develop knowledge and experience in the current trends of research. An application case study of urban regeneration and affordable housing provision in Greece is also presented, using the proposed methodology; it includes the creation of a 3D cadastral database, the estimation of the market values of the existing property rights, the merging of the parcels selected for the implementation of the urban regeneration and affordable housing, the demolition of the old constructions and planning of a new building with increased building factor by a state decision, the valuation of the new property units and the redistribution of property rights for the new units.

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