From Affordable Housing to Inclusive Development in Southern China

Manying Hu
In China, communities with mixed activities and people from different social classes fall under three main categories:

- **Affordable Decent Housing** (ShenZhen)
- **Affordable Rental Housing** (Hongkong)
- **Urban Village** (Guangzhou)
Problems with Affordable Housing

The increase in housing prices caused a spike in affordability problems, especially in big cities.
Spatial Restriction

- Located far away from the center
- Lack of public infrastructure
- Commute costs increase
- Hard to travel and access doctors, schools, security, etc.

The roles and policy actions of affordable housing are not clear enough, hence developers lack interest in investing.
Case Study: Inclusive Development in Guangzhou
Liede Urban Village Redevelopment Project

- Type of Housing: Urban village
- Location: CBD (Zhujiang new town)
- Land Use: Village resettlement and mixed use
Lessons Learned from Redevelopment

2017

-Smart decisions were made by the villager committee

-Support and promotion From the city government

-One part of the land was auctioned

-High value location and convenient access to public transit
Multi-Functional

- Residential for resettlement
- Traditional ancestral halls area
- Real estate residency
- Hotel
- Shopping mall
- Cultural commercial streets
- Offices

mixed use

resettlement
Inclusion Policy: Land auction combined with affordable housing policy since 2012 in Guangzhou

Case Study: Proportion of residential and affordable housing is 27%, about 50,000m²
Positive Case Study: Affordable Housing Policy in Shenzhen

-Affordable housing as a proportion of residential construction area

-Increase in affordable housing ratio for residential development of urban regeneration projects in 1000m catchment of rail station

-Affordable housing ratio for residential development of urban regeneration projects in 500m catchment of rail station should be further increased

Proportion of residential and affordable housing will reach up to 40% in Shenzhen by 2020