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PUBLIC-PRIVATE PARTNERSHIPS IN AFFORDABLE HOUSING PROVISION: A SYSTEMATIC LITERATURE REVIEW

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ABSTRACT

Public-private partnerships (PPPs) have emerged as a critical mechanism in providing affordable housing addressing the global challenges associated with housing inadequacies. This systematic literature review delves into the intricate dynamics and challenges inherent in implementing PPPs, drawing insights from a meticulous analysis of 14 selected articles from the Scopus database. The review highlights the multifaceted nature of the housing crisis, emphasising the significance of effective governance, regulatory frameworks, and stakeholder collaboration in shaping sustainable and inclusive housing policies. It underscores the essential role of political commitment and pragmatic intelligence in driving successful housing initiatives, underlining the need for robust PPPs to ensure the availability of affordable housing. Addressing funding constraints, regulatory incentives, and socio-cultural dynamics are critical factors in fostering resilient and equitable housing solutions. Additionally, the review emphasises the significance of energy-efficient models, sustainable financial mechanisms, and community-centred approaches in promoting environmentally conscious and inclusive housing projects. The synthesis of critical findings underscores the evolving landscape in the affordable housing domain, emphasising the imperative for integrated and collaborative approaches that harness the expertise of the public and private sectors. This review provides valuable insights for policymakers, practitioners, and researchers engaged in developing and implementing effective housing strategies globally.

KEYWORDS: Public-private partnerships, Affordable housing, Housing provision, Housing policy, Governance, Stakeholder collaboration.

1.0 INTRODUCTION

The persistent challenges surrounding affordable housing have become a critical concern globally, with a widening gap between the supply of adequate housing and the growing demand, particularly among low- and moderate-income households. As identified in the literature, this issue has underscored the need for innovative and collaborative strategies, leading to an increased reliance on public-private partnerships (PPPs) as a potential solution (Bashir *et al.*, 2023; Alteneiji *et al.*, 2020a,b; Qin *et al.*, 2017). As collaborative frameworks between the public and private sectors, PPPs have gained prominence for their potential to address the intricate and multifaceted nature of affordable housing provision.

Housing provision has traditionally fallen under the purview of the public sector, with governments primarily responsible for ensuring access to adequate housing for their citizens. The limitations of traditional public sector approaches have become increasingly apparent, with challenges arising from funding constraints, bureaucratic inefficiencies, and a lack of specialised expertise in real estate development and management (Qin *et al.*, 2017). In response, PPPs have emerged as an alternative approach, aiming to harness the strengths and resources

of both the public and private sectors to facilitate the development, financing, and management of affordable housing initiatives.

The significance of PPPs in addressing affordable housing challenges extends beyond their potential to mobilise additional financial resources. PPPs can foster innovation in housing design, construction, and management, introducing new technologies, sustainable practices, and community-centred approaches that align with diverse populations' evolving needs and preferences (Batra, 2023). By promoting the integration of social and environmental sustainability goals into housing projects, PPPs can create long-term value and positive social impacts within communities.

However, implementing PPPs in the affordable housing sector is not without challenges. (Fell & Mattsson, 2017) highlight some critical issues, including the complexities of aligning divergent objectives and priorities between public and private stakeholders, as well as the risks associated with ensuring the long-term affordability and accessibility of housing units. Additionally, regulatory frameworks, institutional capacities, and the political dynamics within different contexts can significantly influence the effectiveness and sustainability of PPPs in housing provision (Mohammed *et al.*, 2017).

Against this backdrop, this paper aims to comprehensively review the existing literature on the role and impact of PPPs in affordable housing provision. By critically analysing the current body of knowledge, this study seeks to elucidate the underlying mechanisms, challenges, and opportunities associated with using PPPs in addressing affordable housing needs. Furthermore, the paper will offer insights into the best practices, lessons learned, and potential policy implications that can enhance the efficacy and sustainability of PPPs in the context of affordable housing provision. The subsequent sections of this paper will provide a detailed examination of the key findings from the literature review, followed by a critical discussion of the implications for policy and practice in affordable housing provision through PPPs.

2.0 PUBLIC-PRIVATE PARTNERSHIPS IN HOUSING PROVISION

2.1 Definition and Types of Public-Private Partnerships

Public-private partnerships (PPPs) represent collaborative arrangements between government entities and private sector actors to address complex societal challenges, including the provision of affordable housing. Tan and Zhao (2019) identified significant PPP models, including BOT (Build-Operate-Transfer), BOO (Build-Own-Operate), TOT (Transfer-Operate-Transfer), ROT (Rehabilitate-Operate-Transfer), and O&M (Operation and Management Contract). By pooling resources, knowledge, and expertise, these diverse models enable the equitable sharing of risks and rewards between public and private stakeholders. This collaborative approach fosters the development of affordable housing units with improved efficiency, financial sustainability, and broader social impact, ultimately promoting inclusive and sustainable communities.

2.2 Historical Context and Evolution of PPPs in Housing Provision

The historical evolution of PPPs in housing provision reflects the dynamic interplay between public policy and governance approaches over time. A public-private partnership was viewed as an innovative approach to public service and policy (Batjargal and Zhang, 2022). Initially developed in Anglo-Saxon nations (Chen & Man, 2020), it has proliferated across Europe, Asia, Africa, and beyond. According to Dechev (2015), the roots of public-private partnerships trace back to 19th-century Europe, credited to Alfred Eiffel. He financed and constructed the Eiffel Tower, gaining the right to issue visitor tickets over the following two decades. Eiffel's pioneering concept found increased traction in economies experiencing development. This shift was driven by recognising the limitations of traditional public sector interventions and the growing emphasis on the importance of private sector participation in achieving sustainable and

inclusive housing development. The subsequent expansion of PPP initiatives in the early 21st century further underscored the evolving role of PPPs as an essential mechanism for fostering collaboration, innovation, and long-term sustainability in the housing sector.

2.3 The Role of Government in Affordable Housing Provision

Effective government involvement remains instrumental in shaping the landscape of affordable housing provision through PPPs. Kalu *et al.* (2021) emphasise the critical role of government interventions in establishing a conducive regulatory environment, providing financial incentives, and implementing supportive land-use policies. However, the nature and extent of government involvement vary across different contexts. Many factors, including political ideologies, institutional capacities, and the socio-economic conditions specific to each region, influence them. The strategic alignment of government policies and actions with the objectives of PPPs is crucial for fostering a collaborative and enabling environment that facilitates sustainable and equitable housing development.

2.4 Challenges and Benefits of PPPs in Affordable Housing Provision

Despite their potential benefits, implementing PPPs in affordable housing provision is not without challenges. Batra (2021) highlights several key challenges, including the complexities of reconciling divergent public and private interests, ensuring the long-term affordability and accessibility of housing units, and managing the risks associated with financial investments and project delivery. These challenges often stem from the inherent complexities of navigating the diverse priorities, expectations, and operational dynamics of public and private sector stakeholders within affordable housing provision. On the other hand, the benefits of PPPs encompass increased access to private sector expertise, enhanced financial viability, and the promotion of innovation in housing design and construction practices. By leveraging the unique strengths of both sectors, PPPs have the potential to drive transformative change, foster sustainable urban development, and contribute to the creation of resilient and inclusive communities.

2.5 Success Stories and Best Practices of PPPs in Affordable Housing Provision

Several successful cases of PPPs in affordable housing provision have demonstrated the positive impact of collaborative efforts between the public and private sectors. Alteneiji *et al.* (2020b) emphasise the significance of solid partnerships, transparent governance mechanisms, and favourable and efficient legal frameworks in ensuring the successful delivery of integrated housing solutions prioritising social inclusivity, environmental sustainability, and community engagement. These success stories underscore the importance of fostering strategic collaborations that leverage the complementary strengths and resources of both sectors, ultimately leading to the development of sustainable, affordable, and inclusive housing projects that cater to the diverse needs of communities.

3.0 METHODOLOGY

The systematic literature review was conducted to identify and analyse relevant scholarly articles on PPPs in affordable housing provision. The search process was initiated by formulating a comprehensive search string to ensure the retrieval of pertinent and recent literature. The search string used was as follows: "TITLE-ABS-KEY (public private AND partnerships AND in AND affordable AND housing AND provision) AND PUBYEAR > 2012 AND PUBYEAR < 2024 AND (EXCLUDE (LANGUAGE, "Spanish")) AND (LIMIT-TO (DOCTYPE, "ar"))". The search was primarily conducted using the Scopus database (see Figure 1), renowned for its extensive coverage of peer-reviewed literature across various disciplines. The inclusion criteria encompassed articles published between 2013 and 2023,

ensuring the retrieval of recent and up-to-date literature. Moreover, the exclusion criterion was applied to exclude articles published in Spanish, focusing solely on articles published in English to maintain consistency and facilitate comprehension during the review process. The search strategy was designed to retrieve articles explicitly addressing the various dimensions of public-private partnerships in affordable housing provision. The selected articles were expected to offer insights into the definitions, types, challenges, benefits, and best practices associated with implementing PPPs in affordable housing. Furthermore, the search aimed to identify articles that presented empirical evidence, theoretical frameworks, case studies, or policy analyses, thereby contributing to a comprehensive and nuanced understanding of the topic. Upon executing the search string in the Scopus database, the initial search results were systematically screened based on the relevance of titles and abstracts to the predefined scope of the literature review. The screening process was followed by a detailed examination of the full texts of the identified articles to assess their suitability for inclusion in the review. Articles that met the inclusion criteria were carefully analysed and synthesised to extract pertinent information, key findings, and critical insights that contributed to the overall objectives of the paper.

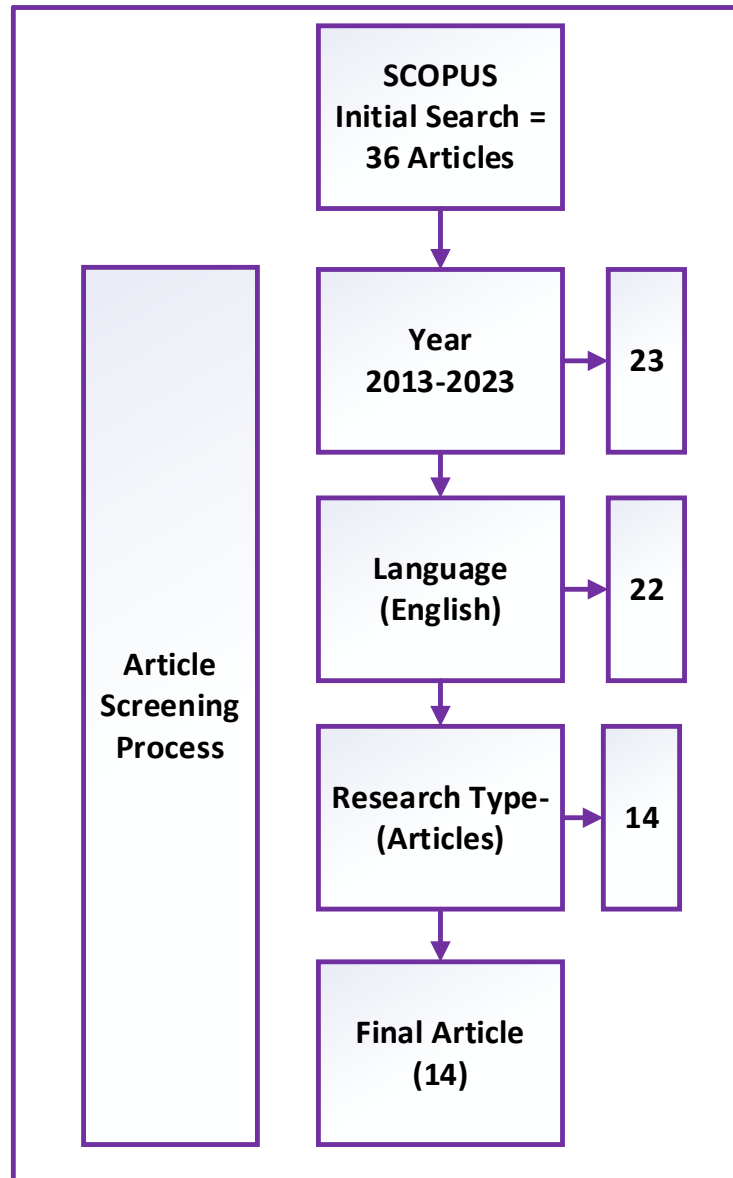


Figure 1: Article Selection Process

4.0 FINDINGS

4.1 Overview of the selected articles

The amalgamation of research from the 14 selected articles yields a comprehensive understanding of the multifaceted landscape surrounding the implementation of public-private partnerships (PPPs) in affordable housing provision. These studies offer critical insights into the challenges and potential strategies for addressing housing inadequacies across various socio-economic and geographical contexts. Notably, a thematic analysis conducted by Mohammed *et al.* (2017) underscores the imperative role of political commitment and practical intelligence in the effective execution of housing policies, highlighting the significance of robust PPPs to ensure the availability of affordable housing. Concurrently, Li and Shamsuddin (2022) comparative study sheds light on the varying policy priorities and program management approaches within the public housing sector, emphasising the dynamic interplay between the public and private domains. Similarly, Batra's examination (2021) of the barriers and challenges

in PPP implementation emphasises the structural, contextual, and financial complexities that necessitate policy-level interventions.

Additionally, Ahmed and Sipan (2019) exploration delves into critical factors influencing the successful implementation of PPPs for affordable housing in Nigeria, emphasising the importance of addressing funding constraints, legal frameworks, and the accessibility of local building materials. Moreover, the articles collectively underscore the significance of incorporating energy-efficient models (Antonini *et al.*, 2016; Bashir *et al.*, 2023) and sustainable financial frameworks (Savinova *et al.*, 2016; Ogunnaike *et al.*, 2013) in the development and execution of affordable housing projects. The studies further highlight the crucial role of regulatory incentives and community-focused initiatives (Rehman and Naeem, 2017; Marantz, 2015) in fostering inclusive housing solutions. Additionally, the research emphasises the importance of addressing socio-cultural contexts and mistargeted beneficiaries to mitigate housing vacancies in subsidised housing projects (Adianto and Gabe, 2021). The overarching trends elucidated across the reviewed articles underscore the evolving nature of PPPs in the affordable housing domain, emphasising the need for collaborative and holistic approaches that integrate the expertise of the public and private sectors to address complex challenges and ensure sustainable and inclusive housing provision.

4.2 Thematic analysis of the literature on PPPs in affordable housing provision

Thematic analysis of the literature on PPPs in affordable housing provision emphasises several critical themes and trends. Firstly, a recurrent theme is the significance of effective governance and regulatory frameworks in facilitating successful PPPs. Studies consistently highlight the importance of transparent and efficient governance structures that enable collaboration between the public and private sectors, ensuring accountability and equitable distribution of resources for affordable housing initiatives. Secondly, the literature underscores the vital role of financial mechanisms and funding accessibility in enabling sustainable housing provision. Researchers emphasise the need for innovative financing models, including the involvement of multiple stakeholders, such as financial institutions, philanthropic organisations, and governmental bodies, to address funding constraints and promote long-term affordability in housing projects.

Moreover, the analysis highlights the social and cultural dynamics influencing the implementation of PPPs in affordable housing. Studies underscore the significance of understanding local community needs and preferences and the socio-cultural context to ensure the inclusivity and sustainability of housing interventions. Effective community engagement and participation are critical factors in fostering community-centric housing solutions catering to the diverse needs of different population segments. Furthermore, the thematic analysis emphasises the growing emphasis on sustainability and energy efficiency in affordable housing projects. Researchers highlight the importance of integrating green building practices, energy-efficient technologies, and environmentally friendly designs to reduce carbon footprints and promote sustainable development in the housing sector. The literature underscores the potential of energy-efficient housing initiatives to enhance environmental sustainability and reduce long-term operational costs for residents. Lastly, the analysis points to the emerging trend of collaborative approaches and partnership models in addressing the complexities of affordable housing provision. Studies advocate for holistic strategies that involve active collaboration between diverse stakeholders, including local governments, private developers, non-profit organisations, and community representatives, to create comprehensive and integrated solutions for affordable housing challenges. This collaborative approach aims to leverage the expertise and resources of various entities to overcome the multifaceted barriers and promote sustainable and inclusive housing provision on a global scale.

4.3 Synthesis of key findings and trends in the literature

The synthesis of key findings and trends in the literature on PPPs in affordable housing provision underscores several crucial aspects. Firstly, effective governance emerges as a central pillar in the successful implementation of affordable housing projects through PPPs. Robust regulatory frameworks, transparent decision-making processes, and accountability mechanisms are essential in fostering the efficient and equitable distribution of resources and responsibilities between public and private entities. Secondly, the literature emphasises the need for comprehensive policy frameworks that address funding constraints, regulatory incentives, and socio-cultural dynamics. Studies underscore the importance of proactive measures to facilitate funding accessibility, encourage private sector participation, and ensure marginalised communities are included in affordable housing initiatives. Moreover, the synthesis highlights the significance of targeted interventions that address the unique socio-cultural context of diverse communities, thereby promoting more inclusive and sustainable housing solutions.

Furthermore, the synthesis underscores the growing importance of energy efficiency and green housing initiatives in affordable housing provision. Researchers advocate for integrating sustainable building practices, energy-efficient technologies, and environmentally friendly designs to reduce environmental impact and operational costs while enhancing residents' overall quality of living. This trend reflects a broader shift toward sustainable and environmentally conscious housing solutions aligned with global sustainability goals and climate change mitigation efforts. Lastly, the synthesis highlights the increasing focus on collaborative and holistic approaches to address the multifaceted challenges of affordable housing provision. Studies underscore the need for strategic partnerships between stakeholders, including governmental bodies, private developers, non-profit organisations, and local communities, to foster comprehensive and integrated solutions for sustainable and inclusive housing provision. This trend emphasises the importance of leveraging diverse expertise, resources, and perspectives to create innovative and adaptive strategies that effectively respond to the complex and evolving needs of affordable housing on both a local and global scale.

5.0 RECOMMENDATIONS AND IMPLICATIONS

5.1 Recommendations

In order to enhance the efficacy and sustainability of PPPs in the domain of affordable housing provision, several vital recommendations emerge from the identified gaps and areas for further exploration. It is crucial to seamlessly integrate political commitment and pragmatic intelligence into the operational framework of PPPs, thereby ensuring the effective implementation of affordable housing initiatives. Comprehensive regulatory incentives and policy frameworks should be developed to bridge the gap between affordable housing provision and sustainable development goals, fostering resilient and inclusive housing strategies. In-depth research focusing on socio-cultural dynamics influencing housing access and utilisation is essential, emphasising developing targeted programs to address the specific needs of marginalised communities and vulnerable populations. The practical implementation and long-term impact assessment of energy-efficient models and sustainable finance mechanisms should be prioritised to promote housing affordability and environmental sustainability. Furthermore, community engagement and empowerment should be facilitated by implementing community-focused initiatives, allowing communities to participate in housing projects actively and promoting inclusivity and social equity. Lastly, exploring innovative technological solutions and their role in enhancing the efficiency and resilience of affordable housing initiatives is paramount, allowing for the integration of technological advancements in the pursuit of sustainable housing development.

5.2 Implications

The implications of this research extend to various facets of housing policy and practice. Firstly, the findings enrich housing policies, particularly in PPPs for affordable housing provision. This study provides a roadmap for policymakers to develop more effective and sustainable housing strategies by highlighting critical gaps and offering targeted recommendations. Secondly, the emphasis on community engagement and empowerment underscores the importance of inclusive approaches in housing initiatives. The study underscores the significance of community-focused programs, advocating for the active participation of communities in housing projects to foster a sense of ownership and inclusivity.

Moreover, integrating sustainable development goals within affordable housing provision emphasises the potential for housing initiatives to contribute to broader sustainability agendas, encompassing environmental and social sustainability. The study also sheds light on the transformative role of technological innovations in the housing sector, advocating for the integration of cutting-edge solutions to enhance housing efficiency and resilience. Finally, the research underscores the importance of addressing socio-cultural dynamics to ensure equitable housing access for marginalised communities and vulnerable populations. This holistic approach emphasises the need for tailored strategies that cater to the diverse needs of various socio-economic groups, promoting a more equitable and inclusive housing landscape.

6.0 CONCLUSION

This systematic literature review provides a comprehensive overview of the dynamics and challenges surrounding the implementation of PPPs in affordable housing provision. The combination of findings from the 14 selected articles highlights the multifaceted nature of the housing crisis, necessitating a nuanced and collaborative approach that incorporates the expertise of both the public and private sectors. The studies underscore the critical role of effective governance, political commitment, and pragmatic intelligence in successfully executing housing policies, emphasising the need for robust PPPs to ensure the availability of affordable housing. Additionally, the research emphasises the importance of addressing funding constraints, legal frameworks, and the accessibility of local building materials as pivotal factors influencing the efficacy of PPPs in housing provision. Furthermore, the thematic analysis underscores the significance of incorporating energy-efficient models and sustainable financial frameworks in the development and execution of affordable housing projects. The studies further emphasise the need for regulatory incentives, community-focused initiatives, and targeted interventions to address socio-cultural contexts and ensure the equitable distribution of housing resources. Overall, the synthesis of critical findings underscores the evolving nature of PPPs in the affordable housing domain, emphasising the need for collaborative and holistic approaches to effectively address the complex challenges and ensure sustainable and inclusive housing provision for diverse communities worldwide.

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