

# Housing Supply Chain System: The Phenomenon of Unfinished Buildings in Sub-Saharan Africa

*Jarjisu Sa-Aadu*

*Chester A. Phillips Professor of Finance and Real Estate*

*University of Iowa, Iowa City*

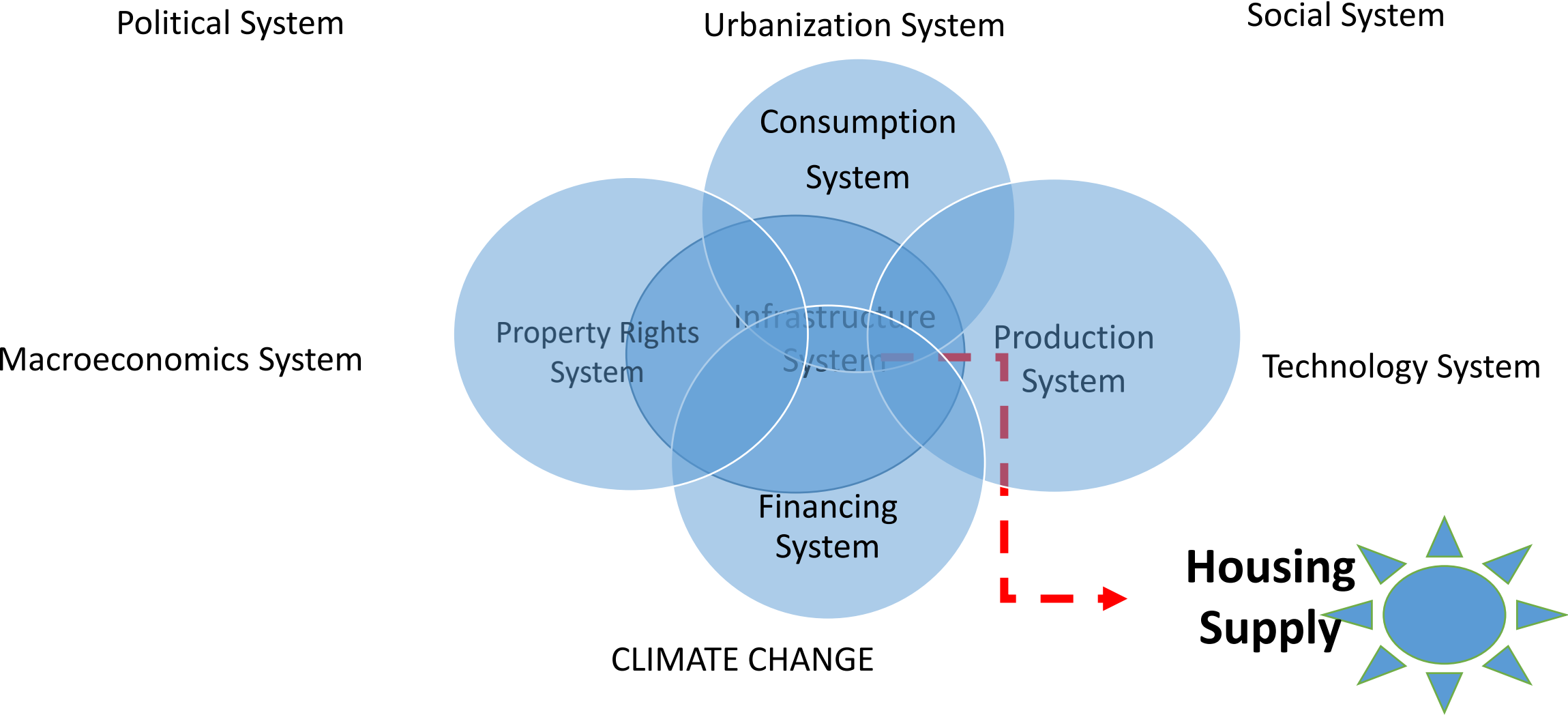
*USC Lusk Center for Real Estate – The Way Forward Housing Coalition Conference*

*September 7-8, 2022, Hyatt Regency, Bethesda, Maryland 20814, USA*

# The Context of Housing Market in Africa.

- A few background facts
  - Burgeoning demographic shifts and rapid urbanization trends are driving Africa's economic growth
  - The continent is urbanizing faster than any part of the world
  - Africa's population of 1.2 billion expected to double by 2050
  - Urban infrastructure and urban planning woefully inadequate
  - There is acute housing shortage, especially affordable housing
  - Pervasive phenomenon of **Unfinished Buildings** across the continent -- CAPITAL IS FALLOW

# Exhibit 1: Model of Housing Supply Chain: Complex and Dynamic System



# The Phenomenon of Unfinished Buildings in Sub-Saharan Africa: Building Incrementally .

- What is the phenomenon of unfinished buildings?
- Where are they located?
- How do they come about?
- What causes building projects to stall?
- Impact on the economy/ GDP
- What can be done mitigate the problem?

# The Phenomenon of Unfinished Buildings across Sub-Saharan Africa

- **Is There a Way out?**
  - Political Leadership
  - Property Right System: Clearer Property Rights
  - Financing System: Funding Liquidity
  - Inclusive Mortgage Markets
  - Urban Planning & Infrastructure
  - Industrializing the housing production sector
  - Shelter versus homeownership
  - Shelter affordability