Social Housing in Partnership with Japanese Private Entities and NGOs

Submitted By: UN-Habitat Iraq



Organization Profile

Organization Name: UN-Habitat Iraq

Organization Type: United Nations entity

Website: https://unhabitat.org/iraq

Practice Details

Country(ies): Iraq

City(ies): Mosul

Start Year: 2024

Ongoing: Yes

End Year: N/A

Main Adequate Housing Components:



Housing Thematic Areas:

- Housing Affordability & Financing
- Social Housing
- Housing in Crisis & Displacement Contexts
- Housing & Climate Adaptation

Relevant SDGs:



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Problem & Context

The project aims to strengthen social stabilization and peace targeting the returnees taking into account the durable solutions, in response to housing crise and deteriorating climate change. All activities have been implemented in partnership with the Government of Iraq and Japanese private entities and NGOs under Public-Private Partnership (PPP).

The project has been implemented in the targeted area of Mosul (Rajm Hadeed, Aluboor), Ninewa Governorate, the most crucial and strategic residential area under the Mosul Mater Plan, particularly towards the returnees. The land was allocated to the Japan Village Project by the Mosul Municipality.

The Ninewa Governorate and Mosul Municipality are committed to provide the basic public services, including water, electricity and sewage to the project site.

Solution Developed

Concrete Measures Taken: UN-Habitat has so far constructed 72 social housing units (out of total 384 units) in Mosul, Iraq, benefiting around 500 individuals under Public-Private Partnership incorporating innovative technology and approaches from private sector entities. These units were integrated with essential services—water, electricity, and sewage—through coordination with local government authorities. 200 young unemployed women and men trained in construction and green economy skills under the project were engaged in the construction work, men and women in construction and green economy skills, enabling their direct involvement. Beneficiary selection was conducted using a strict socio-vulnerability scoring system developed with the Directorate of Migration.

Target Beneficiaries: The project targeted returnees who were affected by housing crise, deteriorating climate change, IDPs camp closures, living in unsafe conditions due to destroyed housing, and lack of access to basic public infrastructure. In total, approximately 10,000 individuals are expected to benefit directly and indirectly, once the project is completed.

Implementation

Actions Implemented:

The project has so far constructed 72 social housing units (out of total 384 units) in Mosul, integrated with water, electricity, and sewage. It trained 200 unemployed individuals in construction and green economy skills, who were then employed in the project. A public outreach campaign raised climate change awareness among 3,000 returnees. Beneficiaries were selected using a socio-vulnerability scoring system.

Actors Involved:

- The Government of Iraq, including Ministry of Migration and Displacement, Ninewa Governorate, and Mosul Municipality, allocated the project land, and provides basic services.
- UN Agencies, including UNAMI and IOM, supported UN-Habitat, such as relocation.
- Japanese private sector entities and NGO, including TOYOTA, Sumitomo Corporation, TOTO, Nippon Paint, Peace Winds Japan, contributed technical and financial resources.
- Timeline:
- Planning: August 2023–February 2024
- Implementation: March 2024–March 2026 (Phase I & II ONLY)
- Monitoring & Evaluation: Until March 2027

Resources & Partnerships:

- Government of Japan: Japan's Supplementary Budget 2023 & 2024 (=USD 5.1M)
- Government of Iraq: Construction of installation of public infrastructure (=USD 3.7M)
- TOYOTA Iraq: Construction of installation of a multi-purpose sports court and solar streetlights (=USD 131,000)

Enablers & Obstacles

Key Drivers and Enablers:

Financial commitment from the Government of Iraq enabled infrastructure funding and ownership. UN-Habitat applied lessons from Bab Sinjar Housing Complex (JSB2018/2019) by assigning full building works to one contractor, avoiding delays. A socio-vulnerability scoring system ensured transparent beneficiary selection. Integration of housing and vocational training created synergy contributed to construction. Female participation promoted empowerment and shifted community perceptions. Climate awareness was raised through outreach campaigns, addressing Iraq's high climate vulnerability.

Obstacles and Solutions:

Past delays from split construction contracts were resolved by unified contracting. Social barriers to female inclusion were addressed through targeted training and awareness. Climate risks were mitigated via education and resilient infrastructure. Coordination challenges were overcome through strong partnerships and early engagement.

Results & Impact

Quantitative and Qualitative Results:

The project has so far constructed 72 social housing units (out of total 384 units) in Mosul, directly benefiting 500 individuals. Vocational training was provided to more than 200 unemployed individuals, including more than 80 women, who then contributed to housing construction. A climate change outreach campaign reached approximately 3,000 returnees. In

total, approximately 3,700 individuals benefited directly. Qualitatively, the project improved living conditions, enhanced self-reliance, and promoted gender inclusion and climate awareness.

Impacts on Low-Income and Marginalized Groups:

The project targeted returnees living in unsafe conditions, prioritizing the most vulnerable such as female-headed households and unemployed youth. Beneficiary selection was guided by a socio-vulnerability scoring system, ensuring transparency and equity. Vocational training empowered women and shifted community perceptions, while employment opportunities addressed economic exclusion.

Broader and Long-Term Impacts:

The initiative strengthened social cohesion and peacebuilding in post-conflict Mosul. It stimulated the local economy through job creation and local procurement. Environmentally, it promoted climate resilience via green infrastructure and awareness, contributing to sustainable urban recovery in one of the world's most climate-vulnerable regions.

Replication & Scale Up

Yes, the housing practice has been successfully replicated through the Japan Village Project based on the success of the Bab Sinjar Housing Complex. These earlier initiatives laid the foundation for the current project. Key factors enabling replication included strong government ownership, financial commitment from the local government authorities, use of a socio-vulnerability scoring system for beneficiary selection, and integration of vocational training with housing construction, which enhanced both infrastructure delivery and community resilience.

This housing model can be scaled by expanding public-private partnerships, engaging more NGOs and companies, and strengthening municipal roles through capacity building. Promote climate-resilient tech by standardizing green solutions. Mobilize funding via new donors and blended finance. Replicate in other conflict-affected areas using participatory planning. Align with national development plans and UN-Habitat strategies for broader impact.

Policy Uptake

This housing practice has informed or been partially integrated into policy discussions, strategies, or pilot-level policy instruments.

The Japan Village project in Mosul has informed policy through its integration into the city's master plan, showcasing public-private partnerships, climate-resilient infrastructure, and inclusive housing for returnees. The integrated approaches, including construction of social housing, library, multi-purpose sports court, public toilet facilities, installation of solar streetlights, vocational training, and public outreach campaign, are being considered for

replication, influencing pilot-level strategies on urban recovery, sustainability, and social inclusion in Ninewa.

Lessons & Takeaways

In hindsight, UN-Habitat would be more focused on to improve early community engagement to better reflect local needs, adopt more flexible housing designs for diverse families, and integrate livelihood opportunities more strongly. Enhancing climate adaptation features and establishing post-occupancy feedback systems would also strengthen long-term impact and sustainability.