

**REMA ANN ALEX | Dr. Priyanjali Prabhakaran**

**Public Private Partnership in Affordable Housing in Kerala Context**

Adequate, well-managed cities are an important element of a sound, prosperous national economy and a significant contributor to quality of life. In India, urban population is growing at a higher rate. This is going to increase disparity in supply and demand of housing (housing shortage). While urban areas across the globe are characterized by their own set of complex issues, the financial challenges are notably the same; at all levels of economic development, there is a far greater financing need for housing. The public sector alone cannot provide adequate funds for housing. For any strategy to enhance the provisioning of affordable housing, therefore, government interventions through financial and non-financial support as well as through policy reforms would be critical. Financial subsidies as well as cross-subsidies will have to play a central role in addressing the problem of vast sections of India's population being unable to afford housing at market prices. While the capacity to direct private property to affordable housing at low price is restricted, it is possible to use suitable PPP structures to encourage the private sector in that direction. The study aims to validate the need of public private partnership in affordable housing. The research is thus an attempt to understand the PPP models applicable in affordable housing.

***Key Words:*** *Public Private Partnership, Affordable Housing, Housing Shortage*