

***HOUSING BEYOND ITS WALLS:
PLANNING FOR AN AFFORDABLE AND SUSTAINABLE HABITAT***

**52nd IFHP World Congress
International Federation for Housing and Planning
12 – 15 October 2008**

Tuesday, 14 October 2008

**20 Years of Enabling Shelter Strategy:
the role of housing in sustainable urbanisation**

Claudio Acioly Jr.



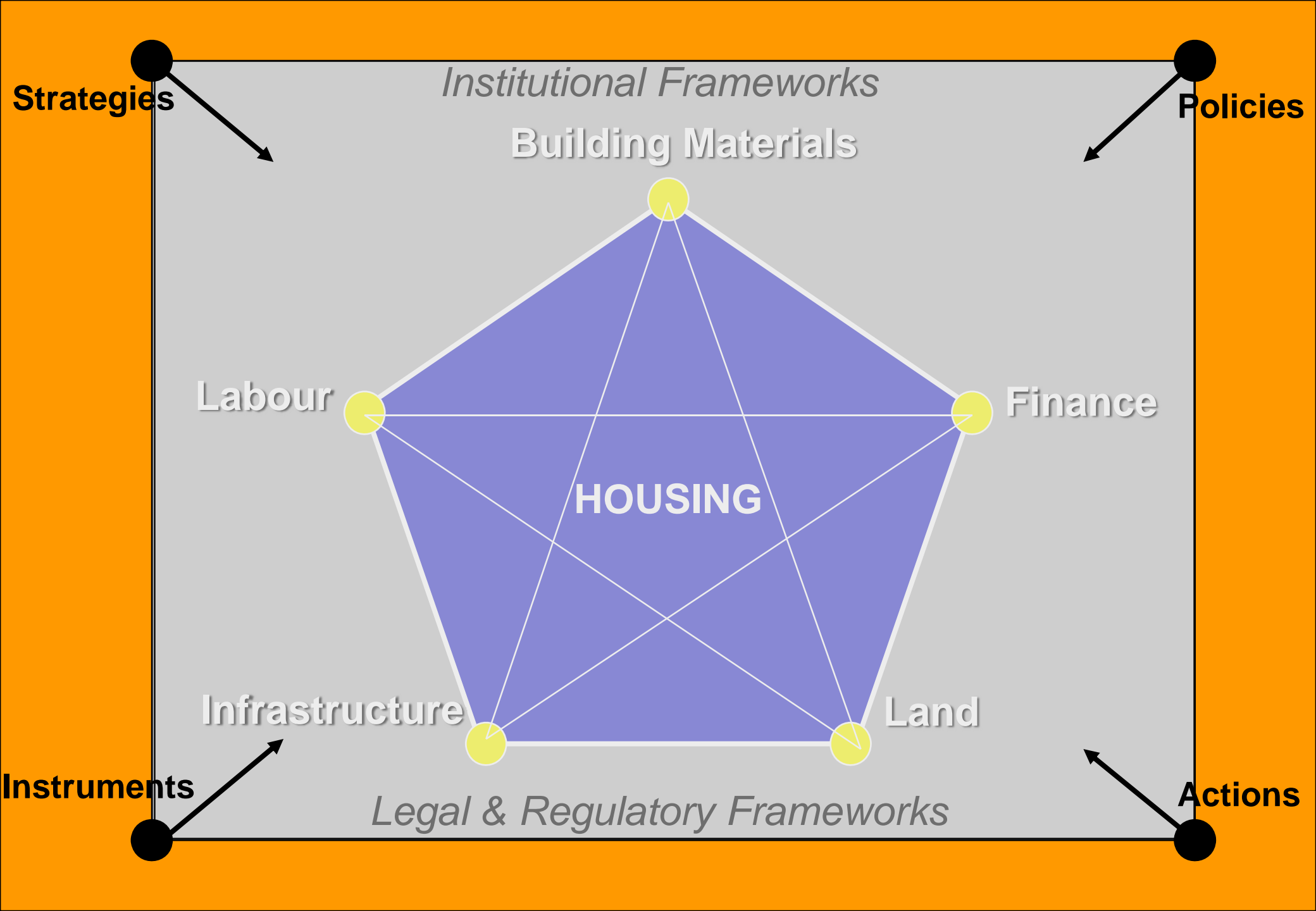
United Nations Human Settlements Programme

Programme des Nations Unies pour les établissements humains - Programa de las Naciones Unidas para los Asentamientos Humanos

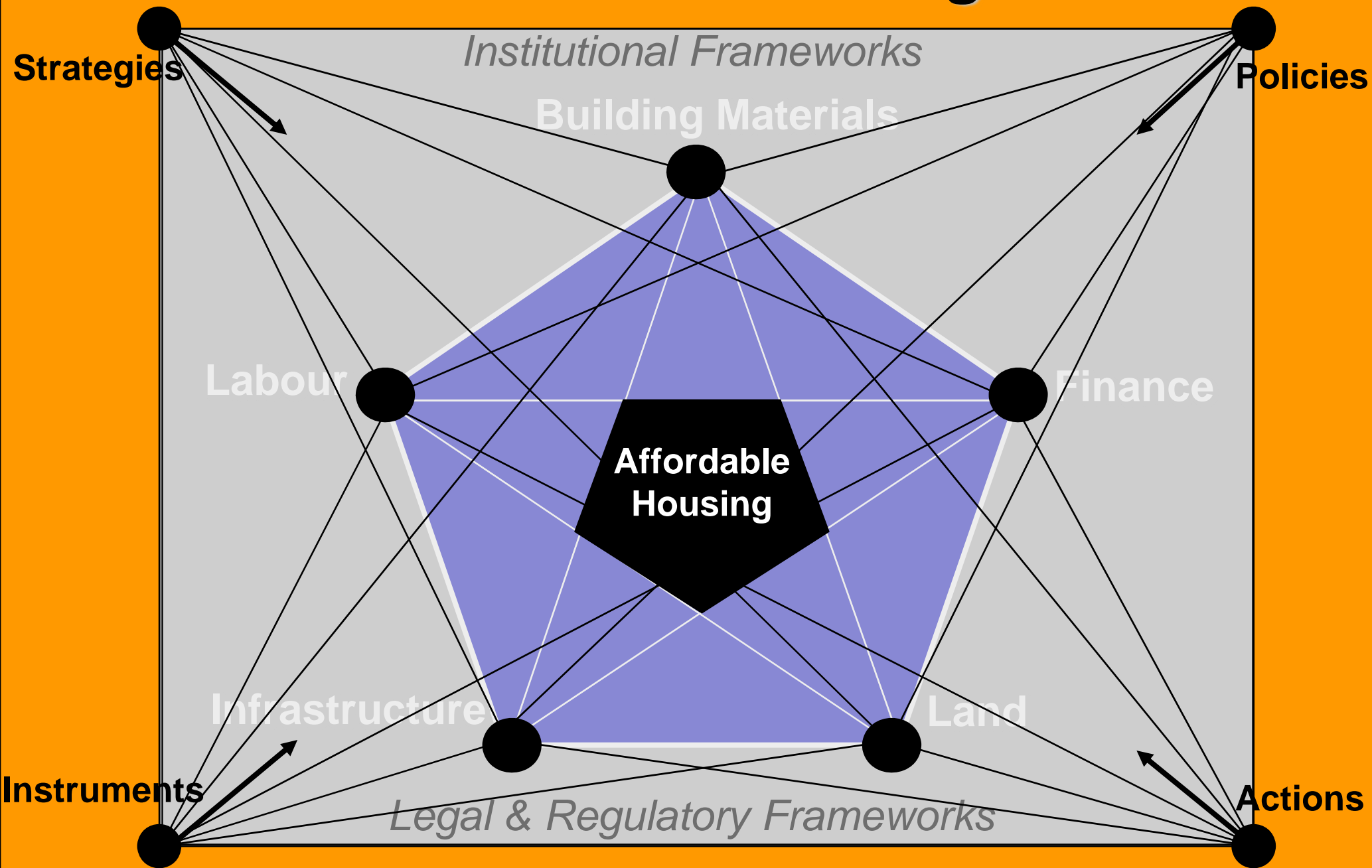
1.

A Normative View of the Housing Sector.

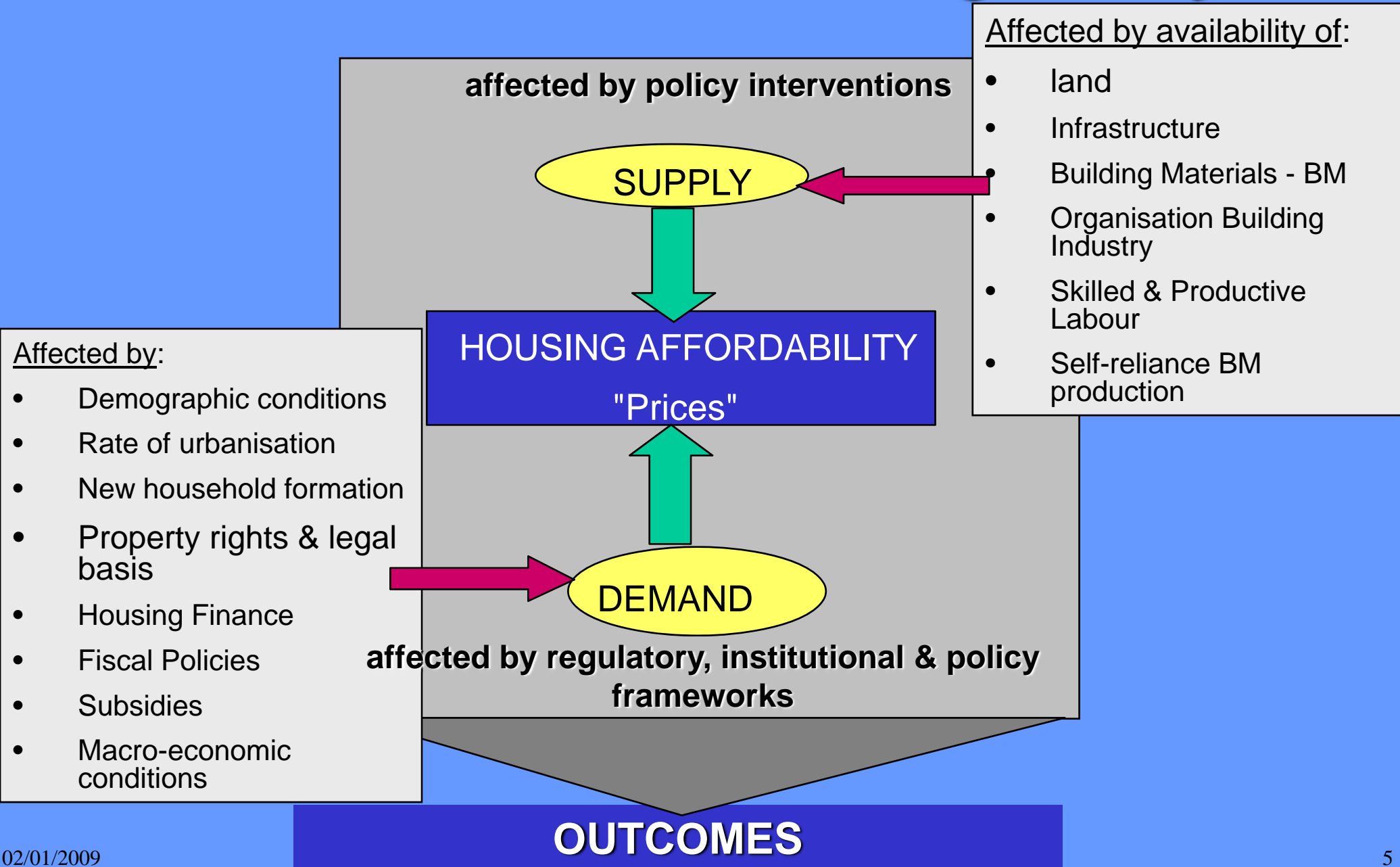
a common ground to understand how the Housing Sector Works.



What is the ultimate goal?



The Context of Housing Policy



2.

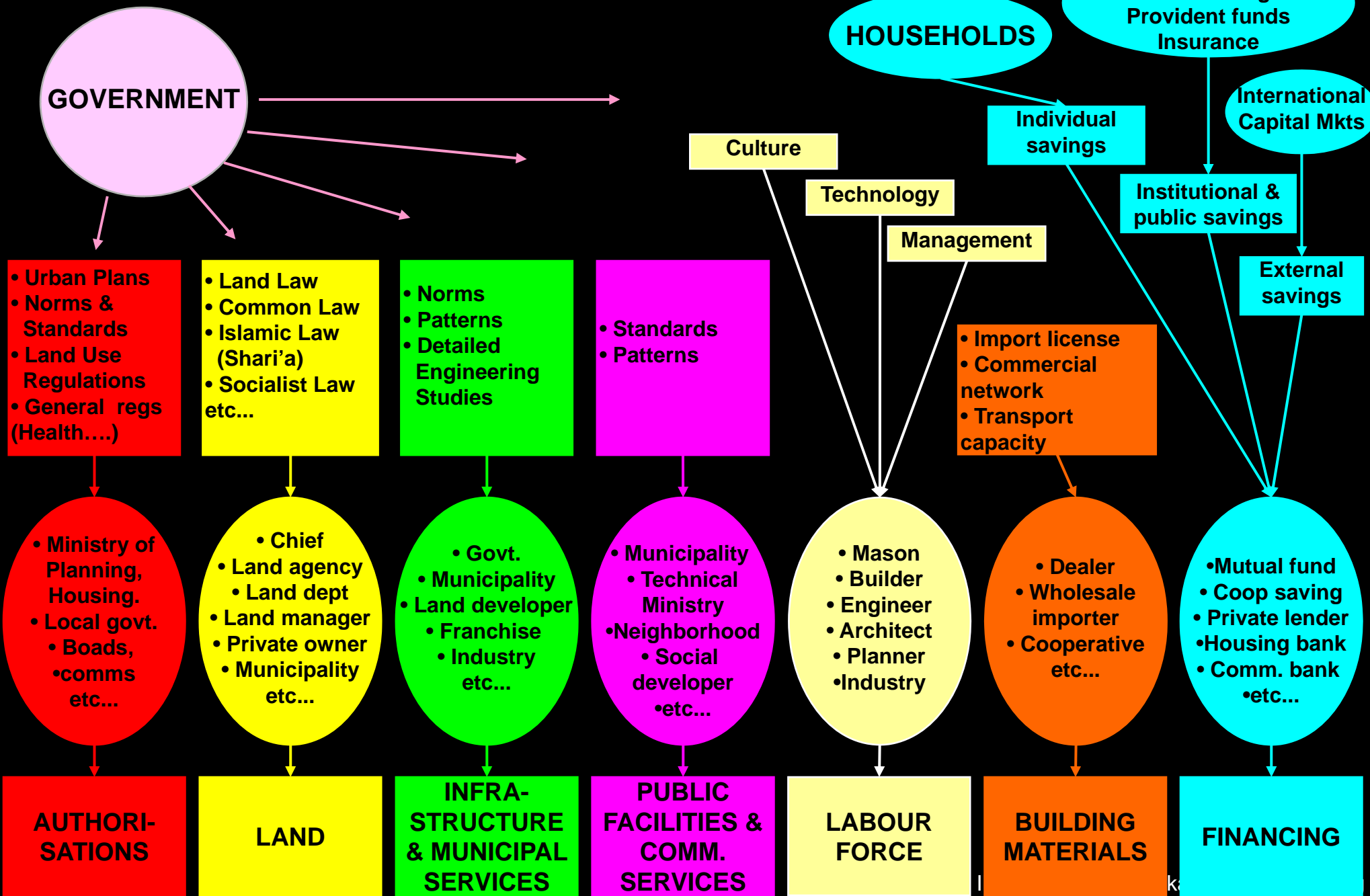
Enabling the Housing Sector

**understanding and enhancing the
performance of housing delivery
systems**

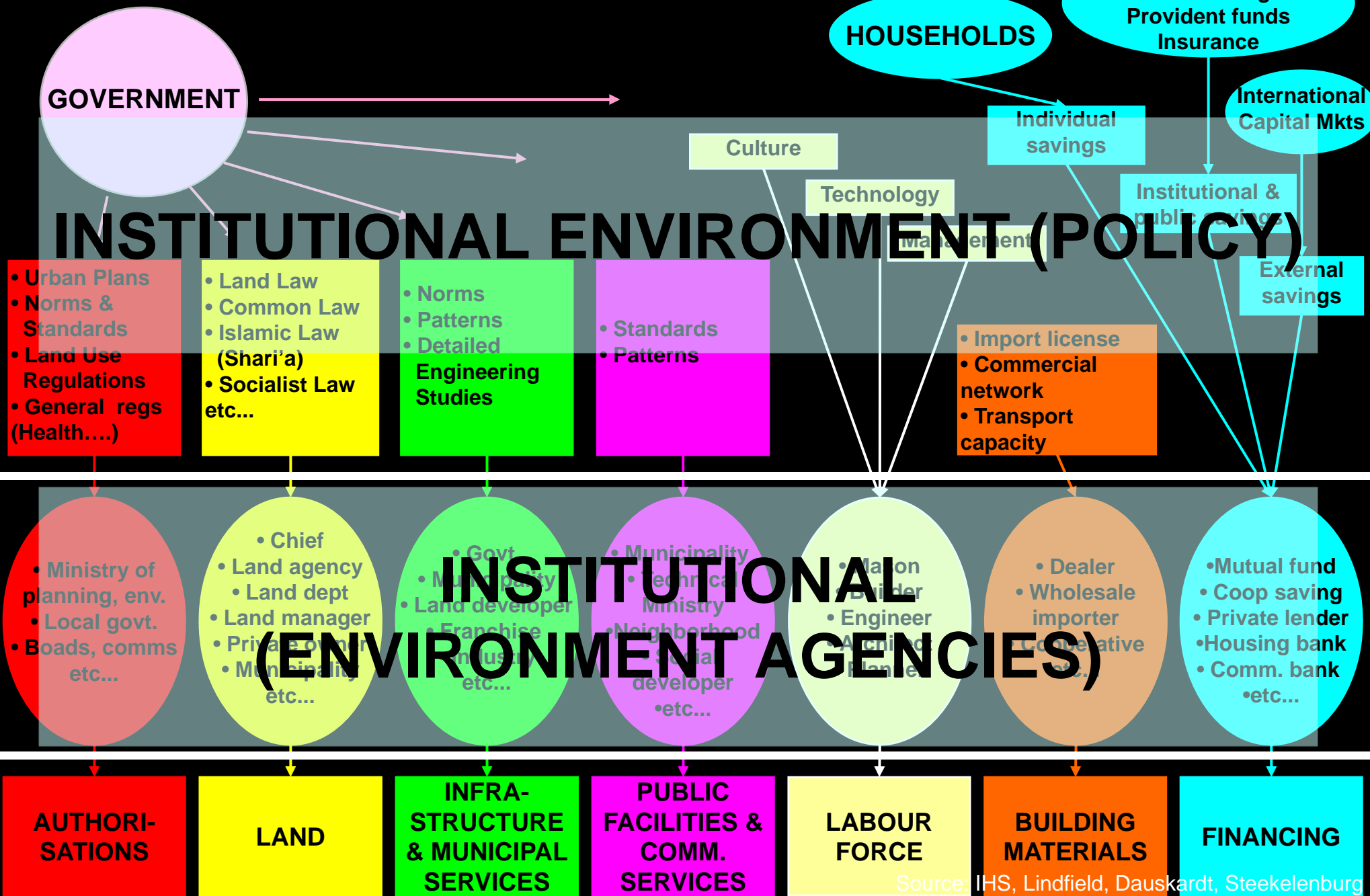
THE SEVEN COMPONENTS OF A HOUSING DELIVERY SYSTEM

AUTHORISATIONS	LAND	INFRA-STRUCTURE MUNICIPAL SERVICES	PUBLIC FACILITIES COMMUNITY SERVICES	LABOUR FORCE	BUILDING MATERIALS	FINANCING
<ul style="list-style-type: none"> • Land sub-division permit • Residency/ Occupancy permit • Building permit • Planning / Zoning permission • Concession • etc... 	<ul style="list-style-type: none"> • PUBLIC • PRIVATE • Freehold • Leasehold • Waqf • Cooperative • Customary • etc... 	<ul style="list-style-type: none"> • Roads • Water supply • Sewerage • Electricity • Drainage • Gas • Garbage collection • etc... 	<ul style="list-style-type: none"> • Schools • Clinics • Mosque / church • Police • Post office • Playgrounds • Open spaces • Civic center • Cultural center • etc... 	<p>Skilled labour (builders, architects engineers)</p> <p>Labour intensive (builders)</p>	<ul style="list-style-type: none"> • Wood • Concrete • Cement • Sand • Steel • Corrugated iron • Adobe • PreFab • etc... 	<ul style="list-style-type: none"> • DEBT • EQUITY • Land acquisition loan • Construction loan • Enterprise loan • Mortgage loan • Public subsidy • etc...

INSTITUTIONAL FRAMEWORK

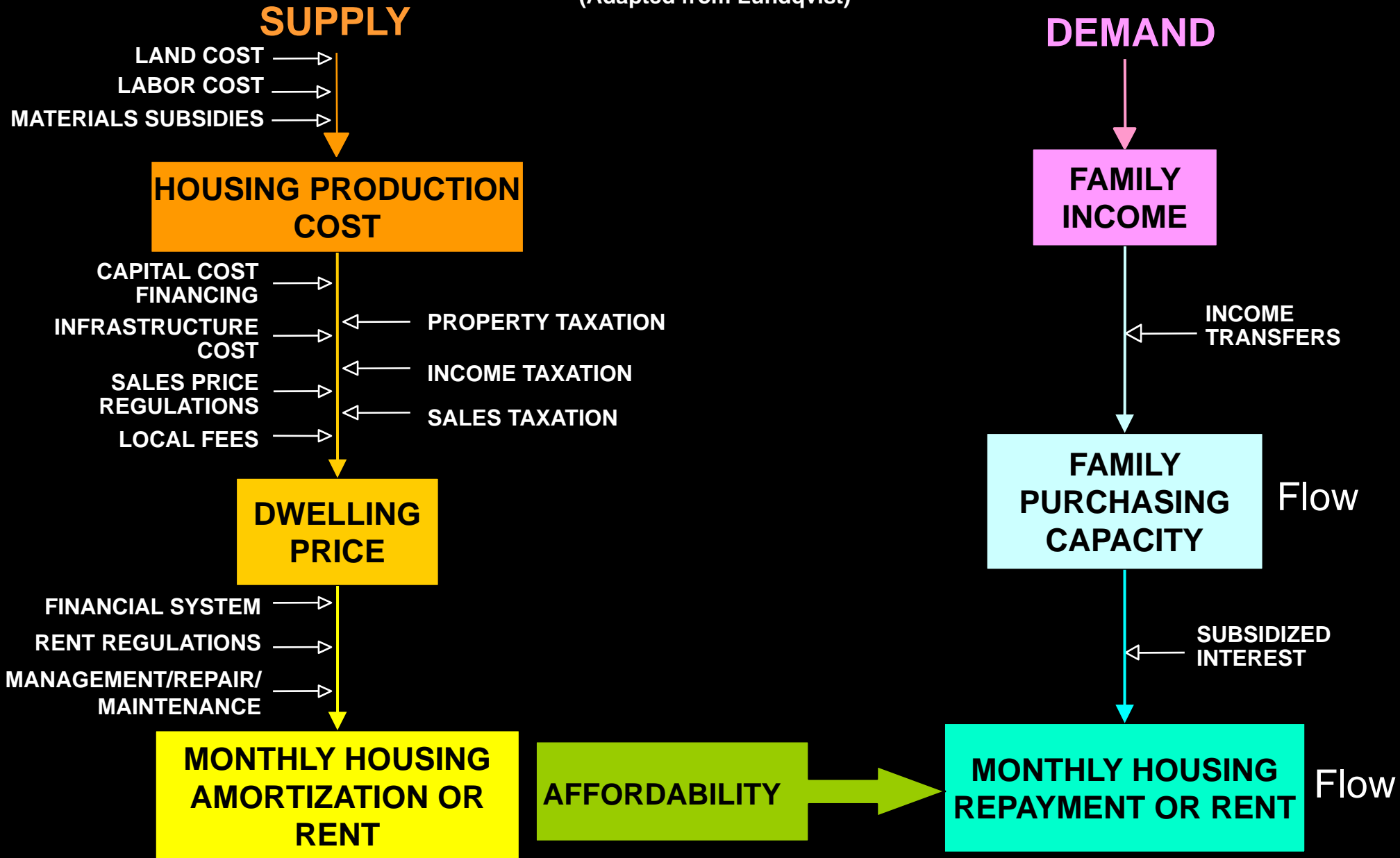


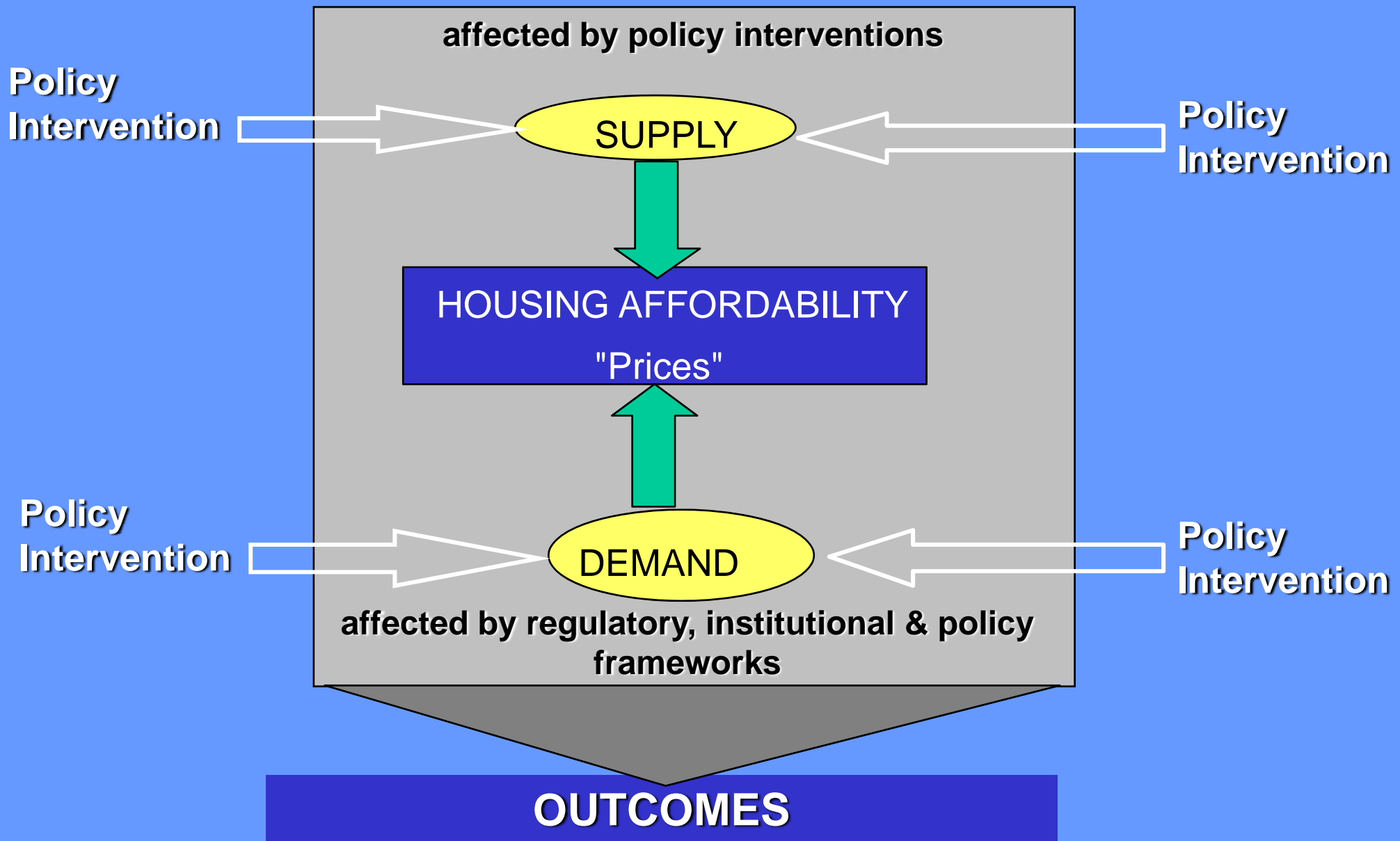
INSTITUTIONAL FRAMEWORK



POSSIBLE GOVERNMENT INTERVENTIONS

(Adapted from Lundqvist)





3.

UN-HABITAT Normative Mandate

**Making Knowledge & Evidences
Available**

[Housing rights](#)[Why housing rights?](#)[Background](#)[Programme focus](#)[Partnerships](#)[Initiatives](#)[Activities](#)[Resolutions](#)[Knowledge Bank](#)[Publications](#)[News](#)[Press releases](#)[Contact us](#)

HOUSING RIGHTS

"We [the Heads of State or Government] reaffirm our commitment to the full and progressive realization of the right to adequate housing, as provided for in international instruments." Istanbul Declaration (paragraph 8) and the Habitat Agenda (paragraph 39).

The United Nations Housing Rights Programme (UNHRP) was launched in April 2002, as a joint initiative by UN-HABITAT and the Office of the United Nations High Commissioner for Human Rights (OHCHR).

[Read more...](#)

HOUSING RIGHTS NEWS



UN Special Envoy on Zimbabwean evictions briefs Security Council

New York - 27/07/2005

The United Nations Special Envoy on housing evictions in Zimbabwe, Mrs. Anna Tibaijuka, today briefed the Security Council on her two-week visit to the southern African country where the demolition of housing and markets have left some 700,000 people without homes or businesses.

LINKS

- [Office of the High Commissioner for Human rights](#)

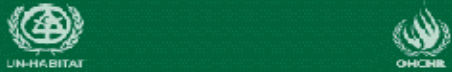
PUBLICATIONS

- [International Instruments on Housing Rights](#)
- [Indigenous Peoples' Right to Adequate Housing: A Global Overview](#)




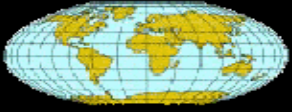
CONTACT US

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UNHRP Report Series




Housing Rights Legislation



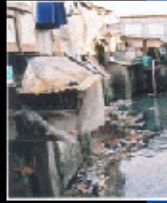
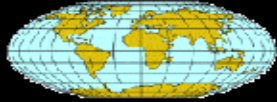





United Nations Housing Rights Programme, Report No. 1

United Nations Human Settlements Programme (UN-HABITAT)
Office of the High Commissioner for Human Rights (OHCHR)




International Instruments on Housing Rights




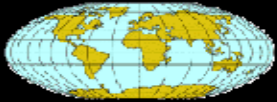





United Nations Housing Rights Programme, Report No. 2

United Nations Human Settlements Programme (UN-HABITAT)
Office of the High Commissioner for Human Rights (OHCHR)




National Housing Rights Legislation




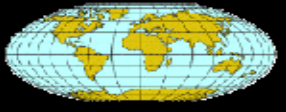





United Nations Housing Rights Programme, Report No. 3

United Nations Human Settlements Programme (UN-HABITAT)
Office of the High Commissioner for Human Rights (OHCHR)




Compilation of Selected Adjudication on Housing Rights




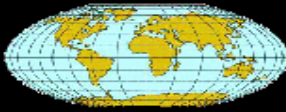
United Nations Housing Rights Programme, Report No. 4

United Nations Human Settlements Programme (UN-HABITAT)
Office of the High Commissioner for Human Rights (OHCHR)



Indigenous peoples' right to adequate housing

A global overview







United Nations Housing Rights Programme, Report No. 7

United Nations Human Settlements Programme (UN-HABITAT)
Office of the High Commissioner for Human Rights (OHCHR)

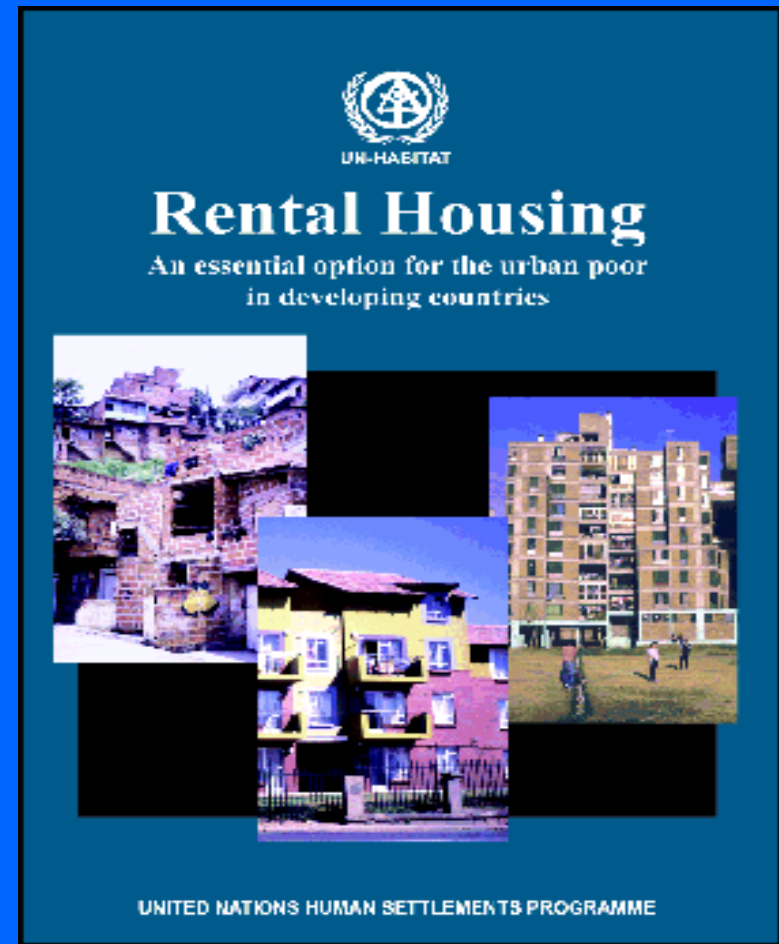
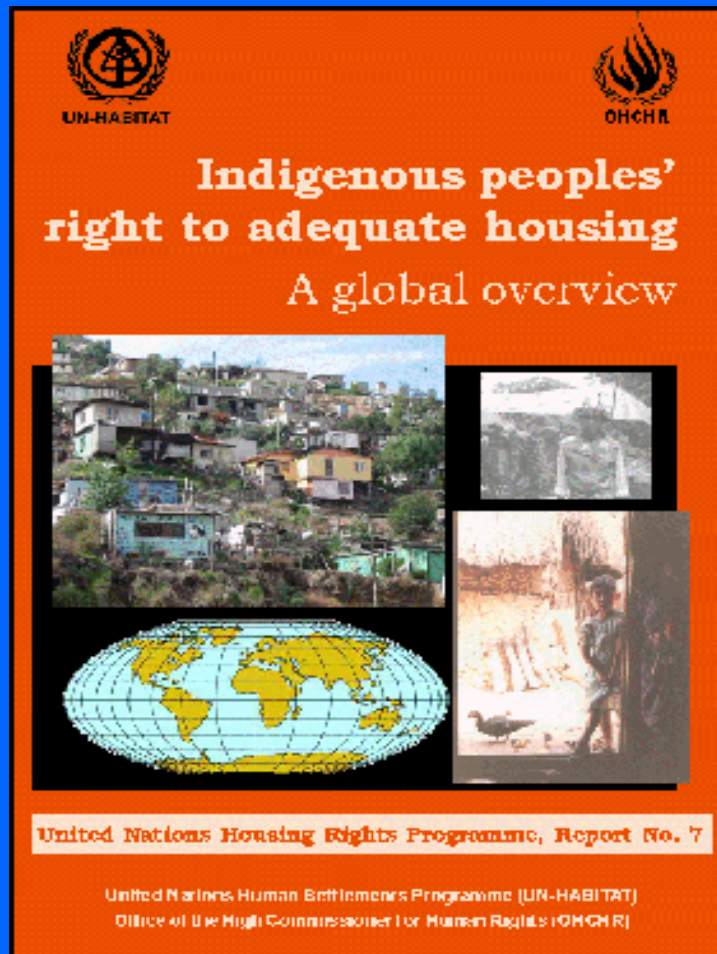
Monitoring housing rights

Developing a set of indicators to monitor the full and progressive realisation of the human right to adequate housing



United Nations Human Settlements Programme (UN-HABITAT)
Office of the High Commissioner for Human Rights (OHCHR)

Sectoral Expertise: Housing



Sectoral Expertise: Housing

Slum Upgrading

"By 2002, to have achieved a significant improvement in the lives of at least 100 million slum dwellers" (Millennium Development Target No. 11)

Do	Don't
Promote good urban governance systems	Assume that slums will disappear automatically with economic growth
Establish enabling institutional frameworks involving all partners	Underestimate the role of local authorities, landowners, community leaders and residents
Implement and monitor pro-poor city development strategies	Separate upgrading from investment planning and urban management
Encourage initiatives of slum dwellers and recognize the role of women	Ignore the specific needs and contributions of women and vulnerable groups
Ensure secure tenure, consolidate occupancy rights and regularize informal settlements	Carry out unlawful forced evictions
Involve tenants and owners in finding solutions prioritizing collective interests	Discriminate against rental housing or promote a single tenure option
Adopt an incremental approach to upgrading	Impose unrealistic standards and regulations
Associate municipal finance, cross subsidies and beneficiary contributions to ensure financial viability	Rely on governmental subsidies or on full-cost recovery from slum dwellers
Design and negotiate relocation plans only when absolutely necessary	Invest public resources in massive social housing schemes
Combine slum upgrading with employment generation and local economic development	Consider slum upgrading solely as a social issue
Develop new urban areas by making land and trunk infrastructure available	Provide unaffordable infrastructure and services



Enabling shelter strategies Review of experience from two decades of implementation



UN-HABITAT

United Nations Human Settlements Programme (UN-HABITAT)

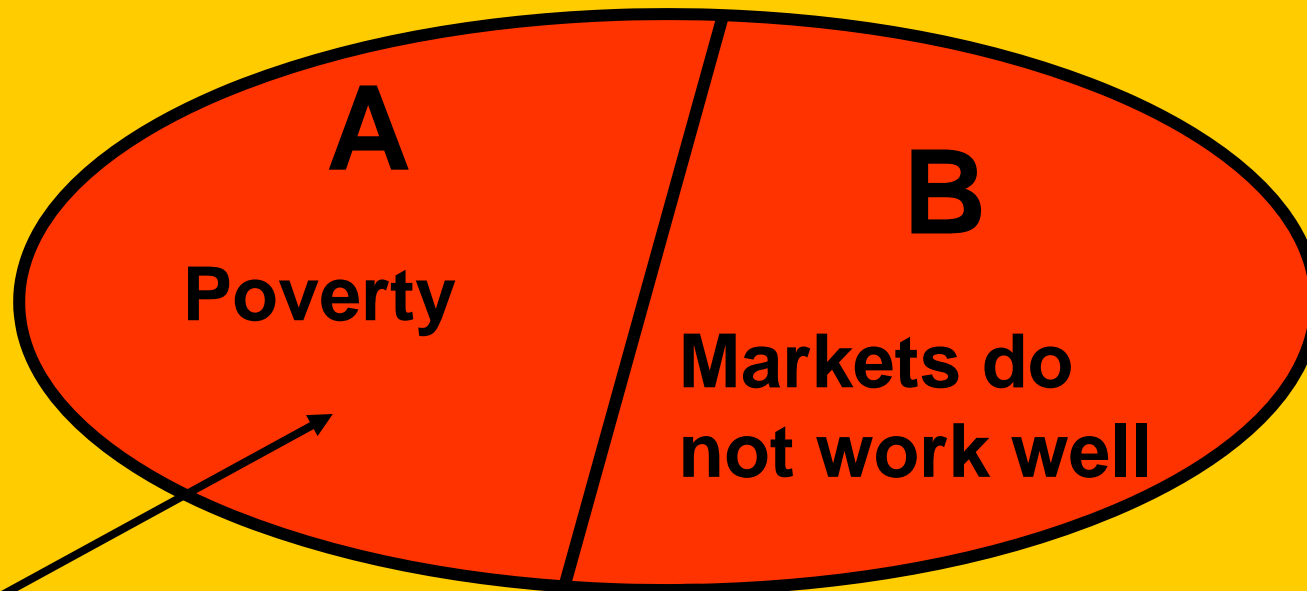
4.

Review of Policy Responses

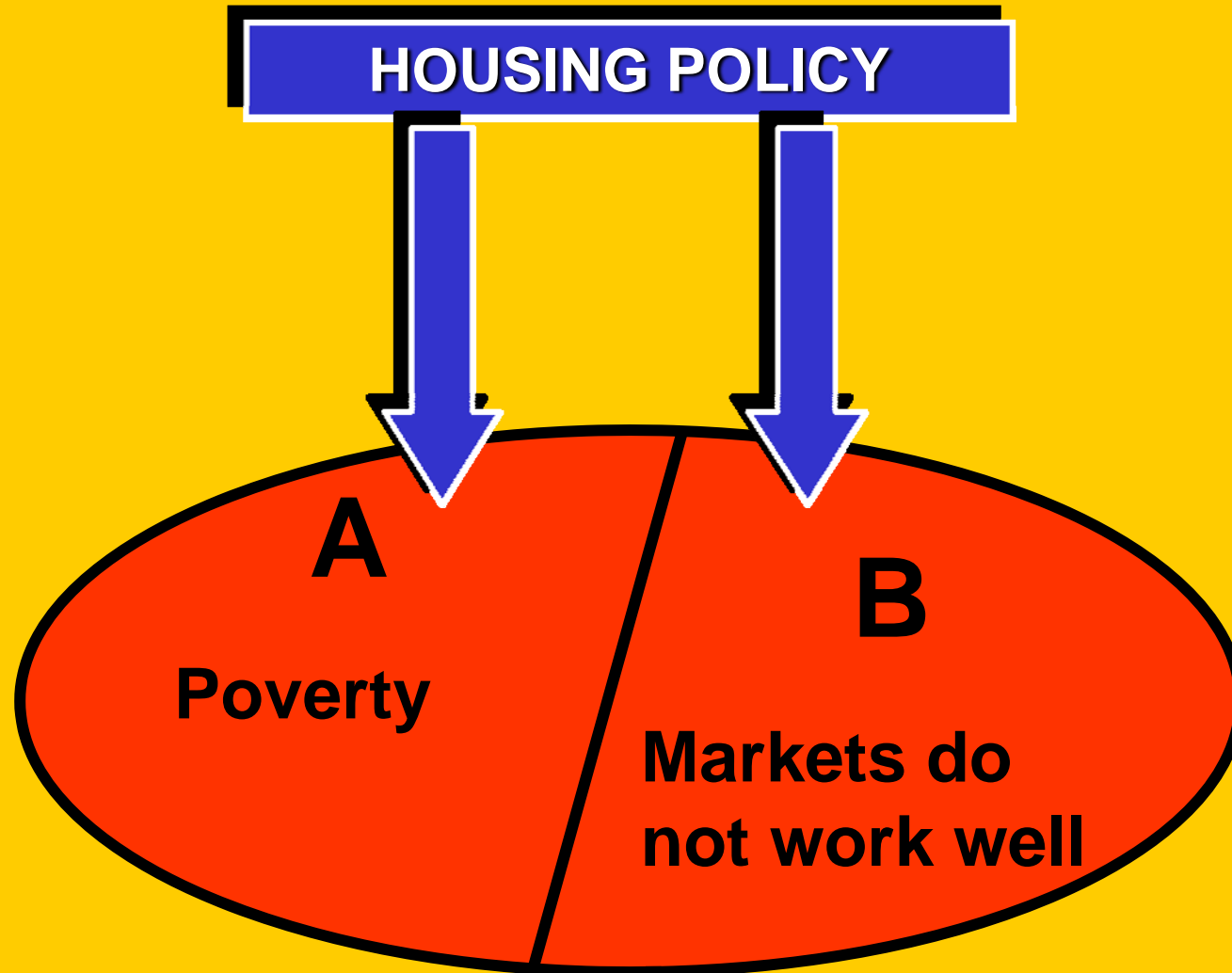
**Enabling the Housing Sector to
Work or Enabling the Markets to
Work?**

Enabling Housing Markets to Work: How to translate that into a strategy?

Those who advocate this,
divide de **Housing Problem**
in 2 Parts.



Can only be solved with
government assistance / subsidies



Enabling Housing Markets to Work ?

5.

Key Shifts in Housing Policies:

**the experience of Developing
Countries.**

SUMMARY of Shifts in Housing Policy

From Housing with
HOUSES

To Housing without
HOUSES

1.
State
sponsored
housing
production
and
delivery

2.
Lowering
standards
to reach
lower
income
families

3.
Involving
future
beneficiaries
in housing
production

4.
Intervention
in housing
inputs to
facilitate
housing
production

5.
Enabling
policies:
less
government
involvement

From Government
Supply

To Market
Supply

1950's				2000	
POLICY	1. State sponsored housing production and delivery	2. Lowering standards to reach lower income families	3. Involving future beneficiaries in housing production	4. Intervention in housing inputs to facilitate housing production	5. Enabling policies: less government involvement
TYPE OF Progrms	Ready-made subsidized housing unit, with long-term loan,	Sites & Services, Core Houses; articulation with slum upgrading	Self-help & mutual aid housing; Building Materials Credit	Incremental Land Development; Promotion of Housing Finance	Private sector participation; citizen participation; facilitating access to loans
TYPE OF Instrum	Public land development & building via contractors, subsidies	Land Banking, Public acquisition of cheap land	Community Participation & Technical Assistance with Land acquisition	<u>Various:</u> security of Tenure; cheap land acquisition, incremental infrastructure	Deregulation, decentralised forms of production, NGO's, Private Sector Partic...

Reviewing the Experience of Developing Countries from a World Bank Perspective

HOUSING POLICY	1970's	1980's	1990's
OBJECTIVES	<ul style="list-style-type: none"> • Affordable land & housing • Cost Recovery • Replicability 	<ul style="list-style-type: none"> • Self-supporting financial • Intermediaries • Reduce or Restructure Housing Subsidies 	<ul style="list-style-type: none"> • Well Functioning Housing Sector • Economic Growth
ROLE OF GOVERNMENT	<ul style="list-style-type: none"> • Provide land , housing and finance • Gradual development 	<ul style="list-style-type: none"> • Provide housing finance • Rationalise subsidies • Targeting subsidies 	<ul style="list-style-type: none"> • Enabling Strategies Instruments • Co-ordination of sector and macro-economic policy
POLICY LENDING INSTRUMENTS	<ul style="list-style-type: none"> • Sites & Services • Affordable standards • Cross-subsidies • Tenure Security 	<ul style="list-style-type: none"> • Institutional reform • Subsidy (re)design • Interest rate reform 	<ul style="list-style-type: none"> • Stimulate demand • Facilitate supply • Private sector participation • Manage the sector as a whole

SHIFT IN THE PRACTICE AND UNDERSTANDING OF HOUSING

1930

1970

1980

1990

2000



GOVERNMENT
AS
PROVIDER

GOVERNMENT
AS
INITIATOR

GOVERNMENT
AS
ENABLER

Government
as
Regulator?

HOUSING AS
INPUT TO
NATIONAL
DEVELOPMENT

HOUSING
AS
BASIC NEED

HOUSING AS
INPUT TO MACRO-
ECONOMIC
DEVELOPMENT

HOUSING
as tool to
SD?

HOUSING
AS A
PRODUCT

HOUSING
AS
A PROCESS

HOUSING
WITHOUT
HOUSES

HOUSING
as Human
Right?

Shifts in Policy Doctrines

The 70's

Demolition
+
Eviction

The 80's

Recognition
+
Improvements
+
Upgrading

The 90's

Integration
+
Social Inclusion
+
Upgrading

Different
Policies and
Approaches.

Policy Doctrines

Responses to Informal Settlements

The 70's

**From
Projects
to
Programmes**

- RR+ EE
- Repression
- Resettlement
- Eradication
- Eviction

- Land Acquisition
- Land banking
- Conventional housing projects

Integration to the housing policies

No large scale programs

- Land tenure regularization
- Sites and services
- Finance
- Integrated projects

The 90's

- City wide Policies
- Local Governments - urban management and governance – at the forefront
- urban productivity measures

- Combined Approaches
- Infrastructure improvement and services + physical & layout restructuring + legalization of land tenure.
- Integration into programs

6.

The Enabling Approach:

implications and opportunities.

Shift 5 in Housing Policies

A shift from policies of liberalization

Effective partnership
is the key to the enabling approach

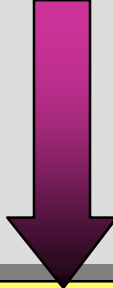
ENABLING STRATEGIES

1. Potential to alleviate the housing problem through public/private partnerships - PPP
2. PPP provides mechanisms to resolve the needs/demand gap in housing provision between what people can afford and what the market can provide.
3. Sharing risks.
4. Having access to each other's skills & resources
5. Maximising resources, returns, investments..
6. Complementarily and mutually supportive.

Shift 5 in Housing Policies

<p>Principle that human settlements are the location where most economic activities are concentrated & where most of the pressure on the environment is generated</p>	<p>GSS</p> <p>GLOBAL STRATEGY FOR SHELTER TO THE YEAR 2000</p> <p>General Assembly of the UN in 1988.</p>	<p>Document that deals with Human Settlements Development</p>
	<p>GOVERNMENTS SHOULD MOVE AWAY FROM ACTUAL CONSTRUCTION/PRODUCTION OF HOUSES AND INSTEAD SHOULD CONCENTRATE ON :</p>	



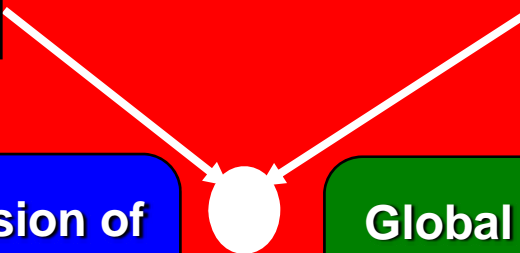


1. Facilitating Access to Land, Finance, Infrastructure and Services;
2. Remove restrictive regulations and procedures affecting the performance of the Housing Sector
3. Introduce realistic/efficient regulations concerning building activities and land use
4. Strengthening institutional frameworks that favour/encourages people's participation



ENABLING STRATEGIES

AGENDA 21, Chapter 7.



Withdrawal from the direct provision of Housing to facilitate the efforts of others via a more appropriate regulatory and Financial environment.

Global Plan of Action, guiding national & international initiatives through 2010 & 2020 geared to sustainable development. Think Global Act Local!

The Enabling Approach

A strategy in which governments move from providing, financing and maintaining housing to promoting housing market efficiency, particularly on the supply side

Role of government in housing

- Objective of the enabling approach:

Create a well-functioning housing sector that serves the needs of consumers, producers, financiers and local and central governments; and that enhances economic development, alleviates poverty, and supports a sustainable environment

To intervene in the sector to avoid market distortions and externalities (e.g. land use rights and obligations, cross-subsidy, land reform, etc)

UN HABITAT II Conference 1996

HABITAT AGENDA

- Prohibit discrimination
- Legal security of tenure
- Housing for ALL: habitable, affordable and accessible housing
- Effective monitoring and evaluation of the housing conditions
- **Integrated Housing policies with economic and social development and environmental sustainability**
- **Enable markets to function effectively**
- **Strengthen Housing delivery systems**
- Focus on poverty, women and disadvantaged people

Enabling the Housing Sector to Work is vital.

Production of Building Materials based on Cleaner Technology

Promotion of Compact Cities – Dwelling Environments & Differentiated Housing Typologies

Different Incentives to Producers, Financiers and Consumers (e.g. fiscal)

Supply of Affordable Housing Opportunities at Scale (e.g. land)

Right to Adequate Housing

Slum Prevention & Upgrading

Shelter Initiative for Climate Change Mitigation

Ecological Footprint of cities

Civil Society Participation

Planning for Sustainable Urban Development is vital.

THE END

Thank You for your attention