

**UN  HABITAT**  
**FOR A BETTER URBAN FUTURE**

# Providing Affordable and Adequate Housing Options for the Poor

## Housing Policy Matters!

Claudio Acioly Jr.



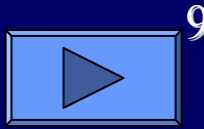
**United Nations Human Settlements Programme**

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

# PART 1

# Why

*Link to Proflem Trees on Uganda,  
Kenya, etc.*



## do we have Slums and Informal Settlements?

1. High Housing Prices: people cannot afford it.
2. Bureaucracy: cumbersome procedures for land delivery and development
3. Standards & Regulations: costly & cannot be met by poor households
4. Scarcity of Serviced Land: infrastructure lagging behind land development.
5. Lack of affordable housing options: no diversity in price, size, quality, etc.
6. No Housing Policy: less & less government intervention
7. Government tolerance: laissez-faire in land occupation
8. Lack of capacity hindering planning & law enforcement:
9. Demand exceeds Supply of Housing, Land and Basic Urban Services
10. Poverty: people are poor
11. Private sector has no incentive & no interest to enter in the low income market segment



## Housing Shortage

Real  
Impacts  
on  
environment

Market distortions

Informal housing processes

Overcrowding

Increasing renting and sub-renting practices

- Housing and land speculation

Deteriorating living conditions

Environmental degradation at neighbourhood  
and city levels

Deteriorating health conditions

Real  
Impacts  
On  
livelihood

Real  
Impacts  
on  
health  
conditions

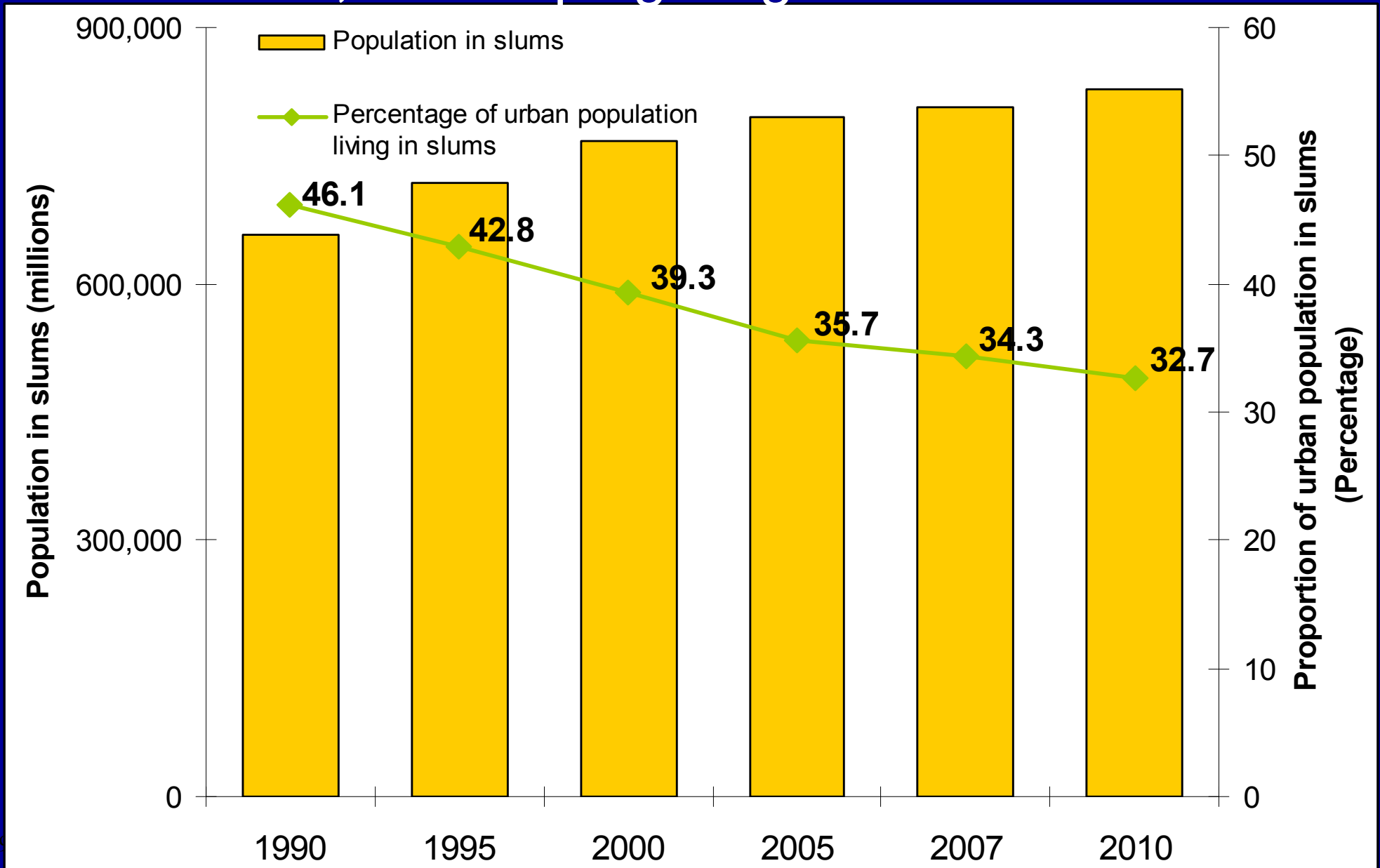
Real  
Impacts  
On  
informal  
markets

# 0.

## **Informal Urbanisation**

**It is not only a problem of one city but it is a global and African phenomenon**

# Population Living in Slums & Proportion Living in Slums, Developing Regions 1990-2010





*Rio de Janeiro, Brazil*



*Sao Paulo, Brazil*



*Cairo, Egypt*



*Cairo, Egypt*





# Slums: Past, Present & Future

- **Urban growth rates and slum growth rates are almost identical in some regions:**

	Urban Growth	Slum formation
Sub-Saharan Africa	4.6	4.5
Southern Asia	2.9	2.2
Western Asia	2.9	2.7

*Luanda, Angola*



*Luanda, Angola*



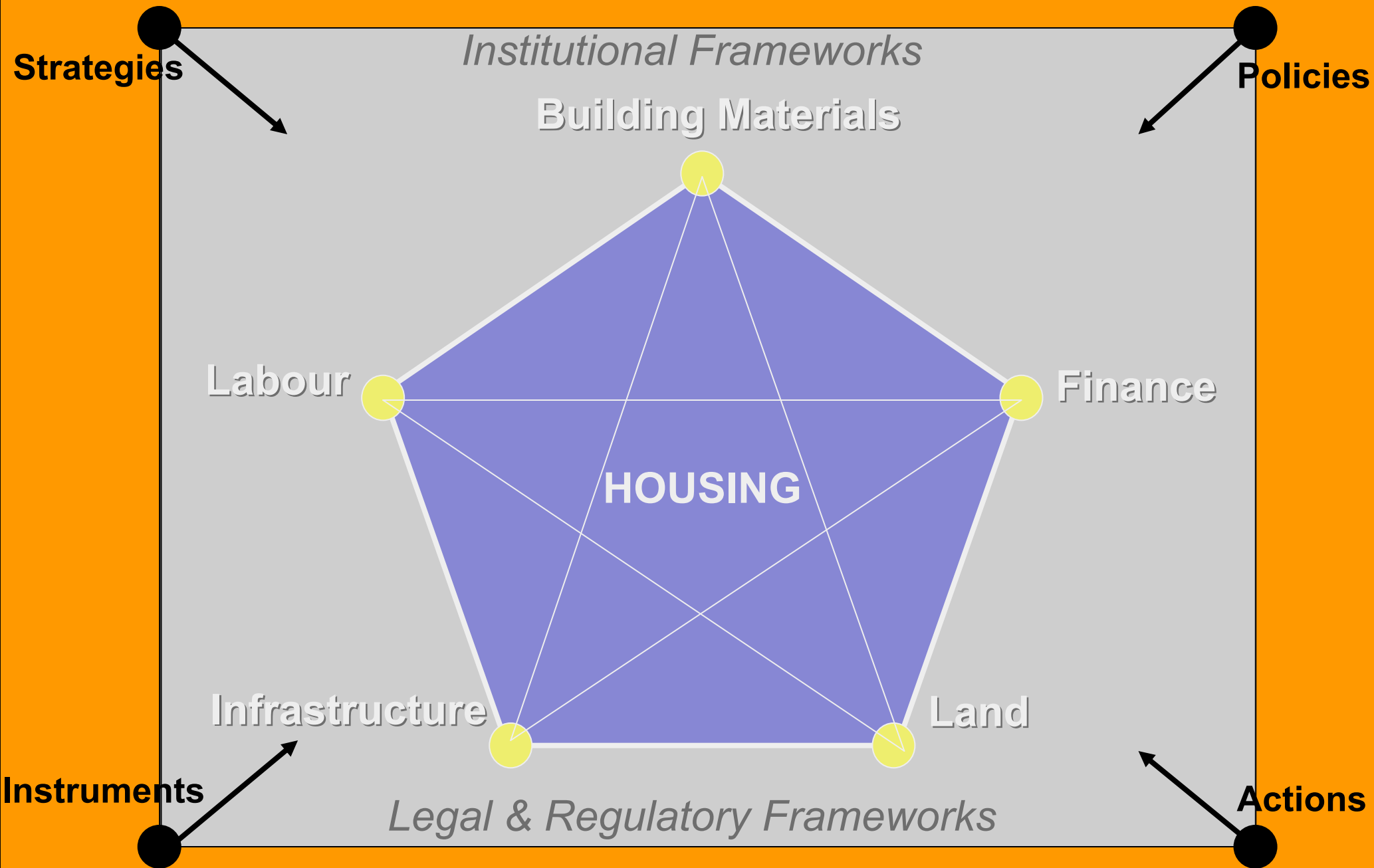


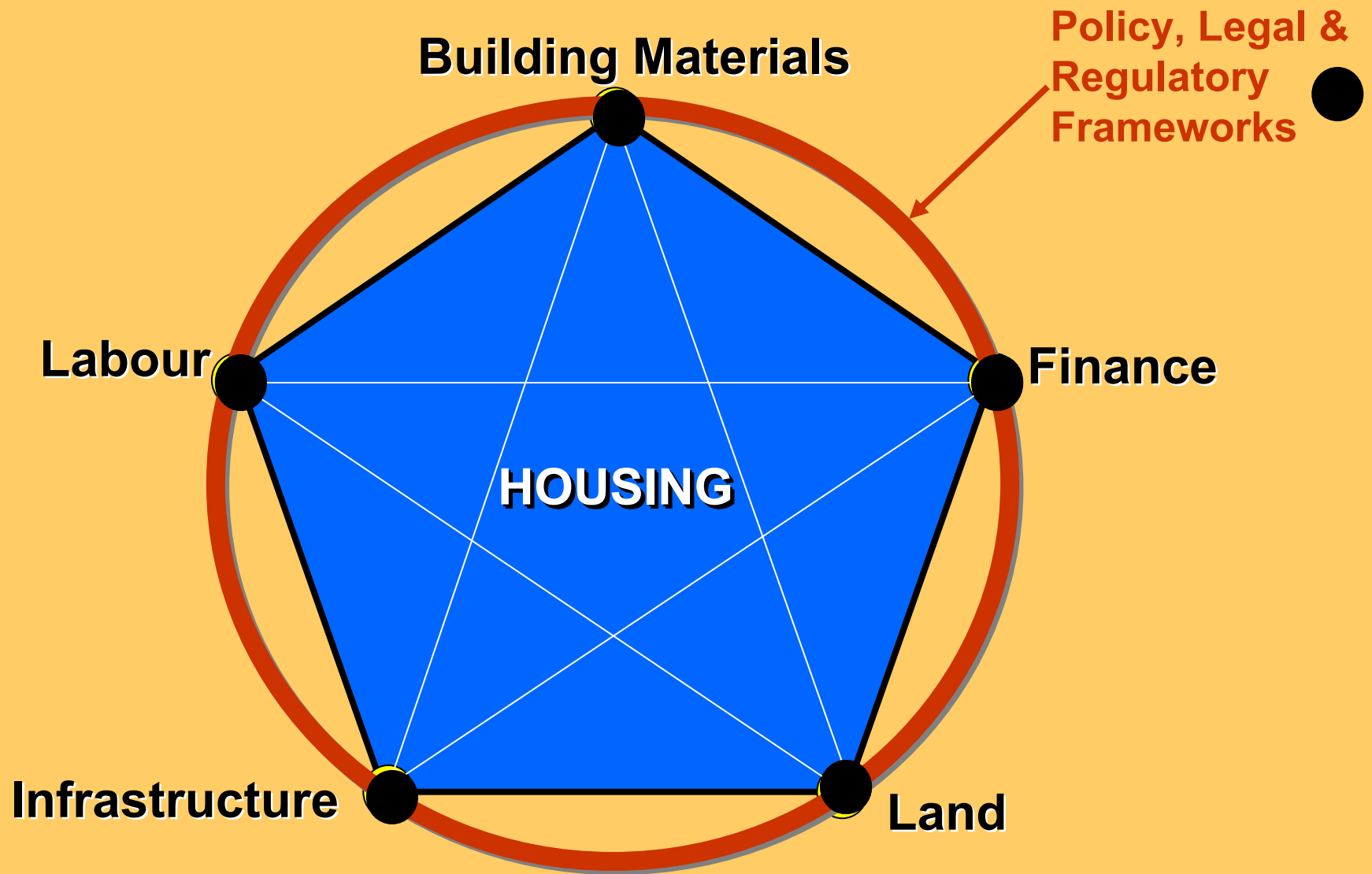
# 1.

## **Building a common understanding**

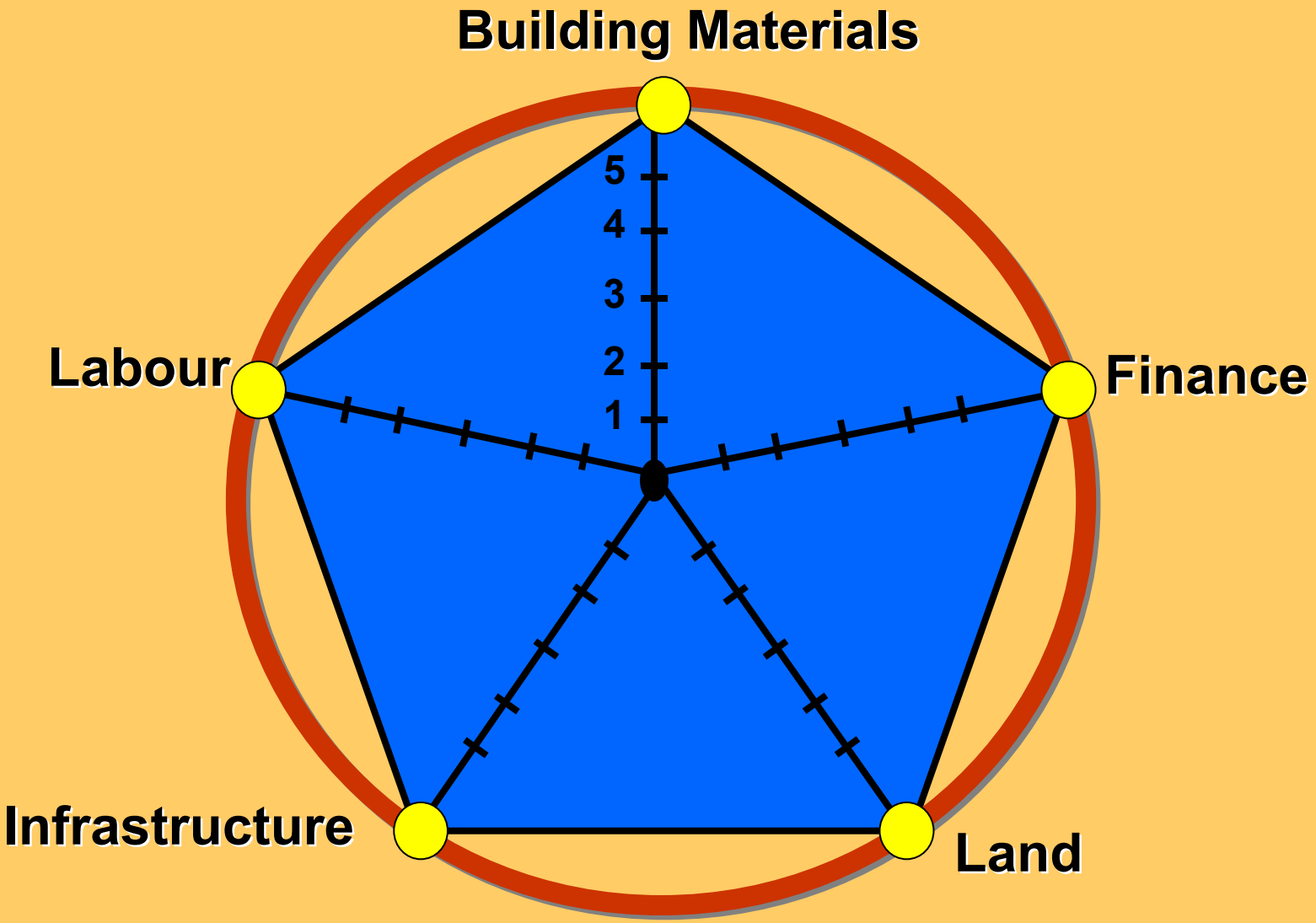
### **Understanding How the Housing Sector Works:**

**structure, functioning and sub-sectors**

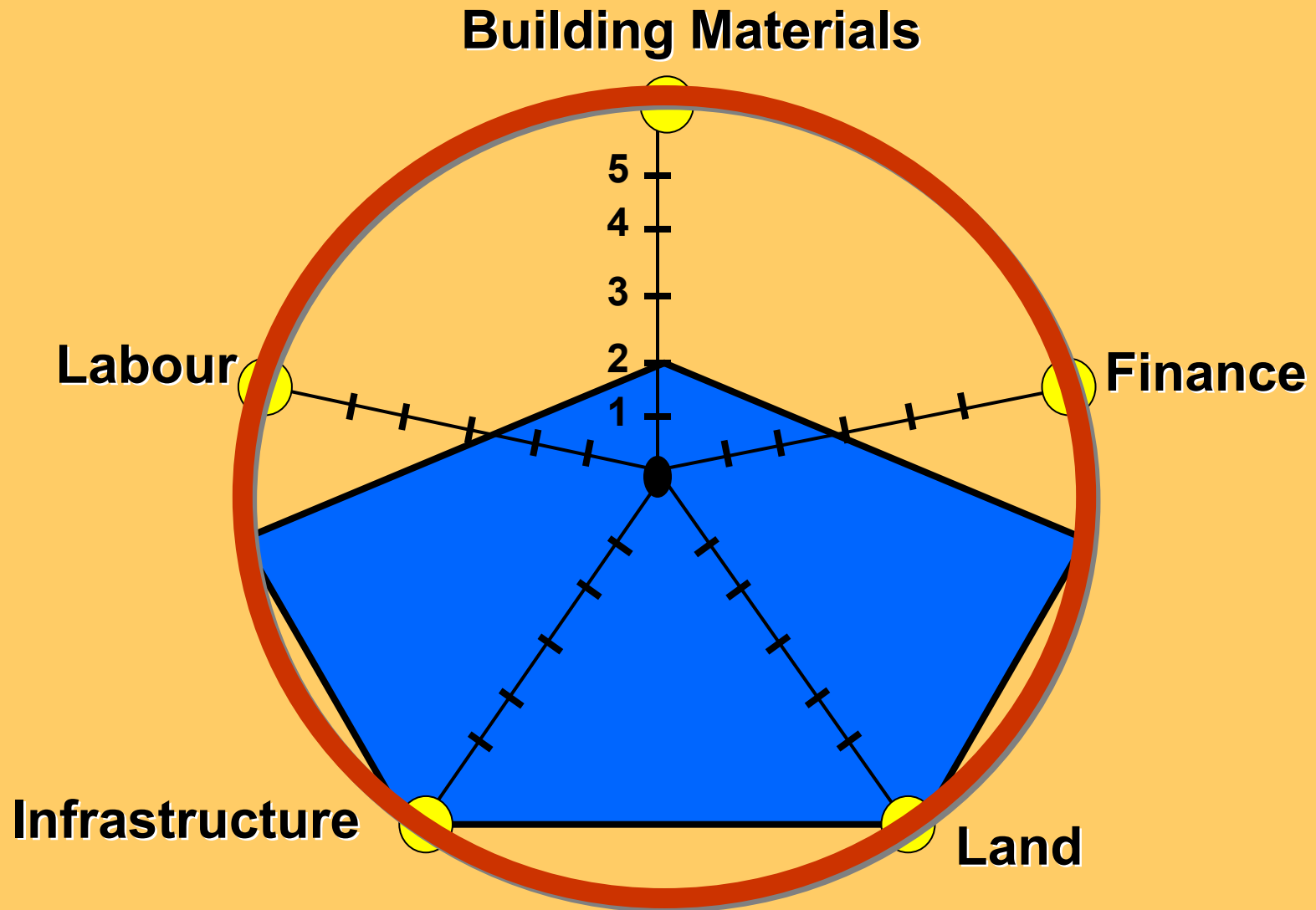




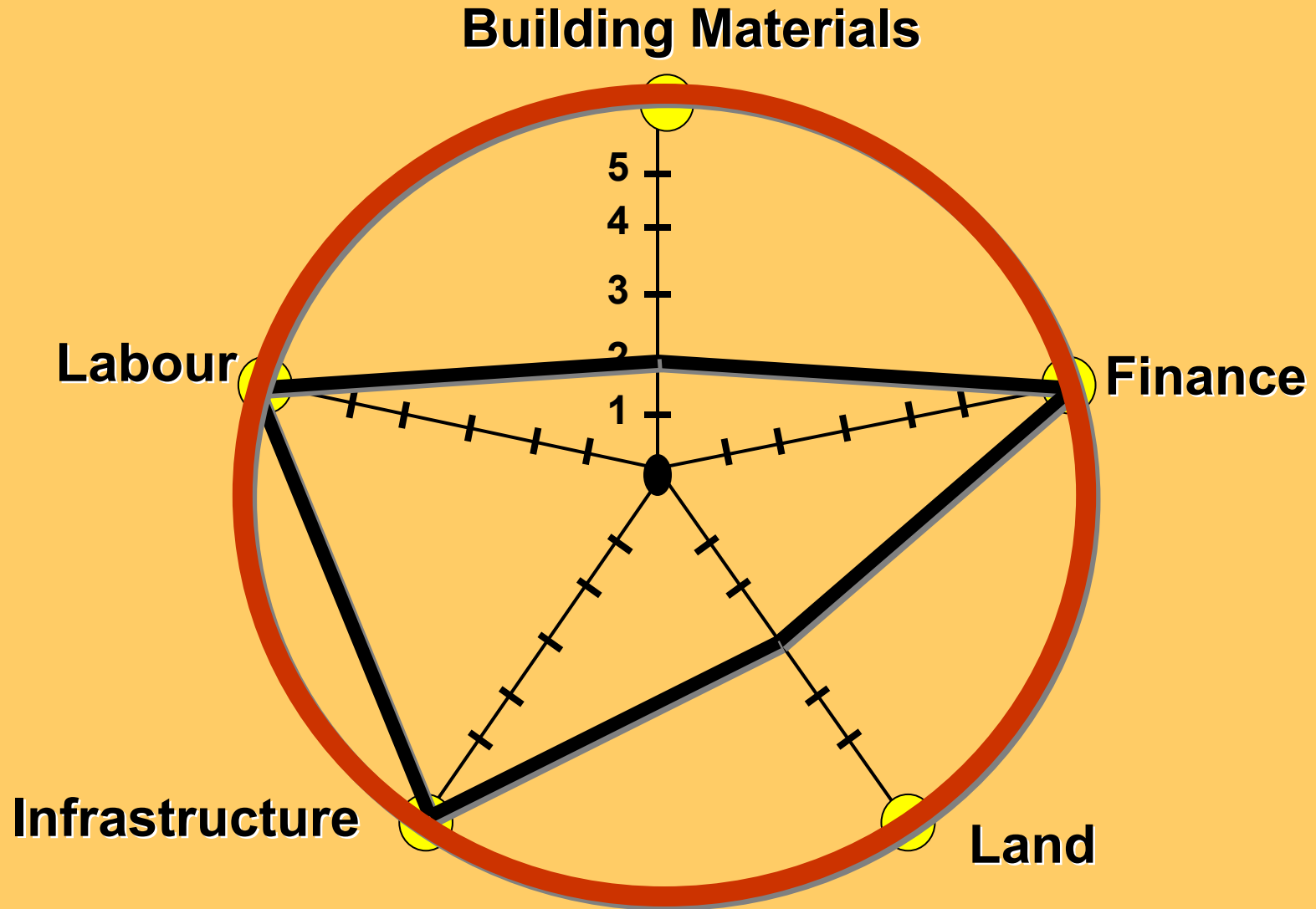
# The Housing Diamond of Perfect Equilibrium of Inputs



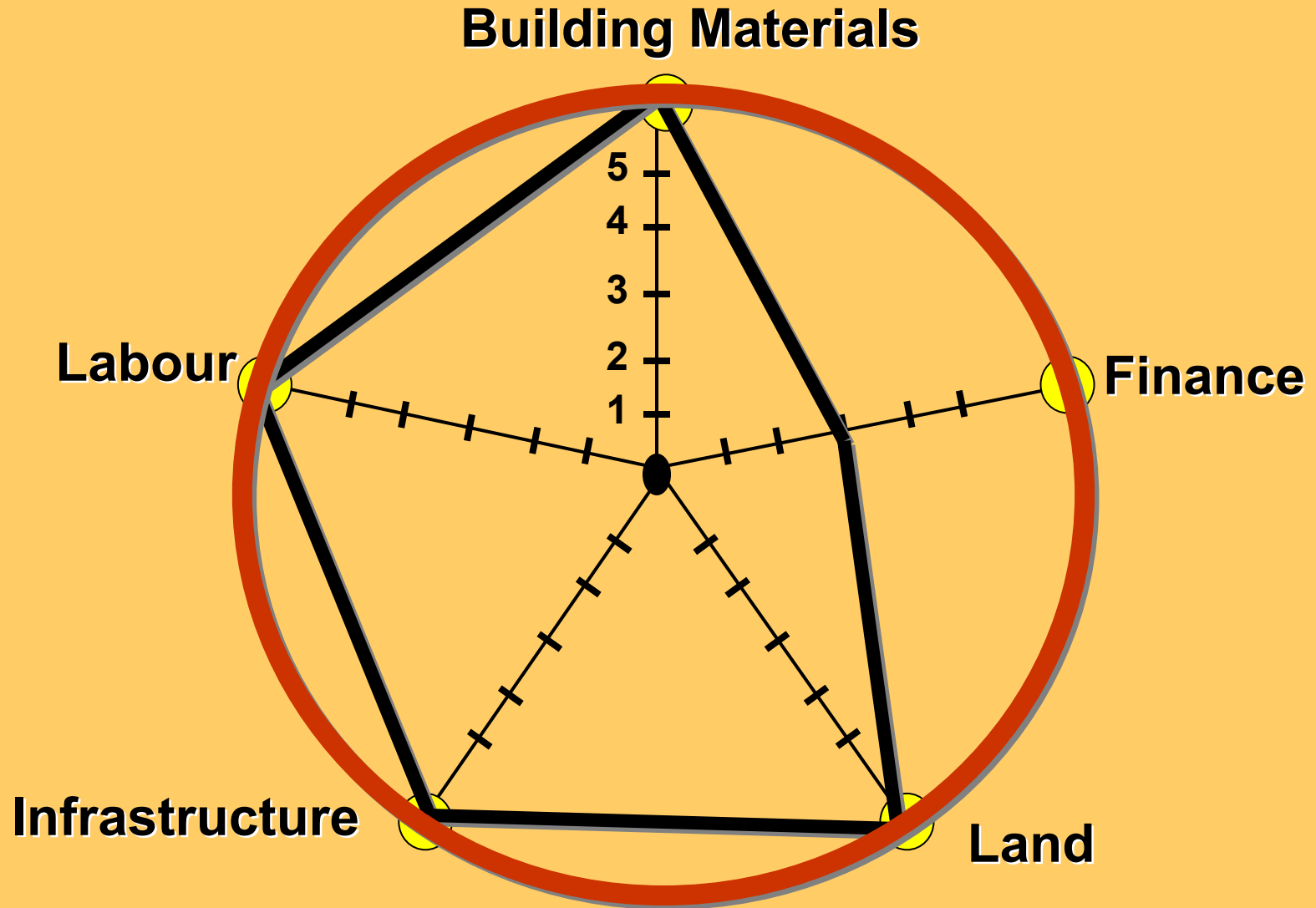
# Scarcity of one Component brings Disequilibrium



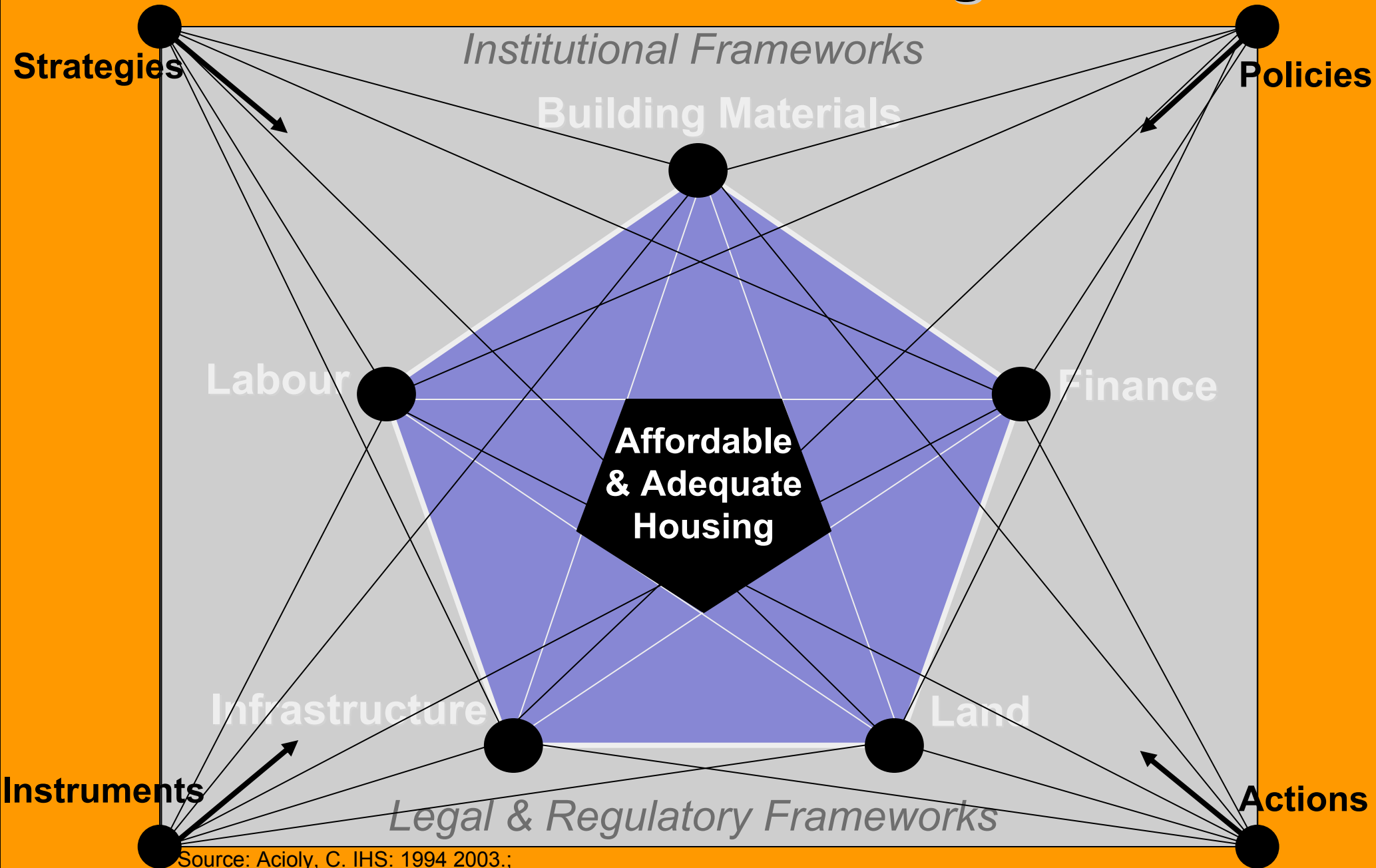
# Scarcity of Land & Building Materials

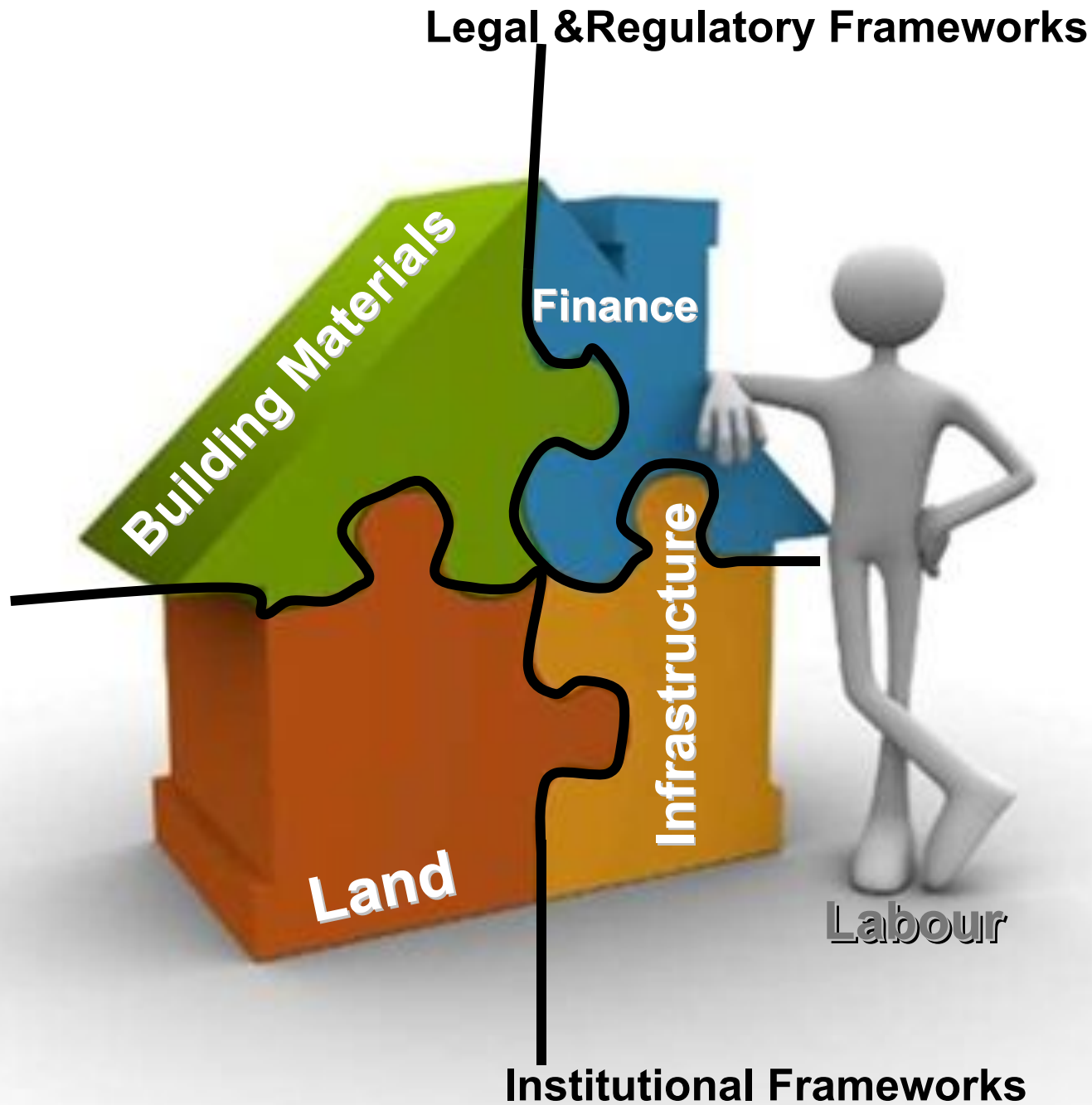


# Scarcity of Housing Finance

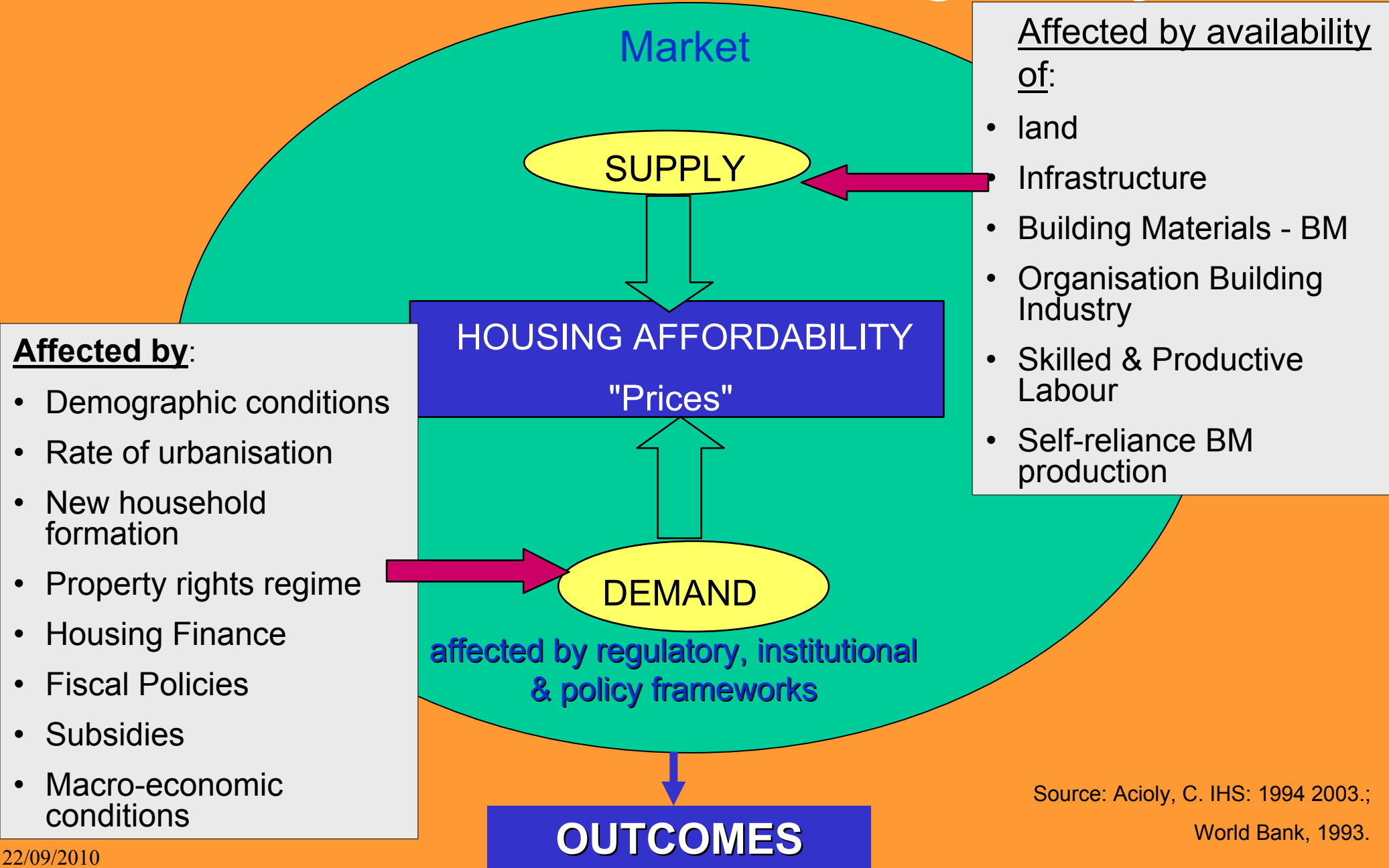


# What is the ultimate goal?





# The Context of Housing Policy



Source: Acioly, C. IHS: 1994 2003.;

World Bank, 1993.

# How the Housing Sector Works

## INPUTS

## PRODUCTION

## DEMAND



# DESIRABLE OUTCOMES

Affordable Housing Opportunities

Serviced  
Land at  
scale

Affordable  
Housing  
Finance

Building  
Materials  
Loans

Support to  
Technology  
Development

Slum  
Upgrading &  
Regularisation

**Variety of Options and Combined Measures to Increase Diversity in Size,  
Location, Quality, Price**

# PART 2

**1a.**

## **HOUSING HISTORY:**

**Where and how are we moving in terms of policies?**



# 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**

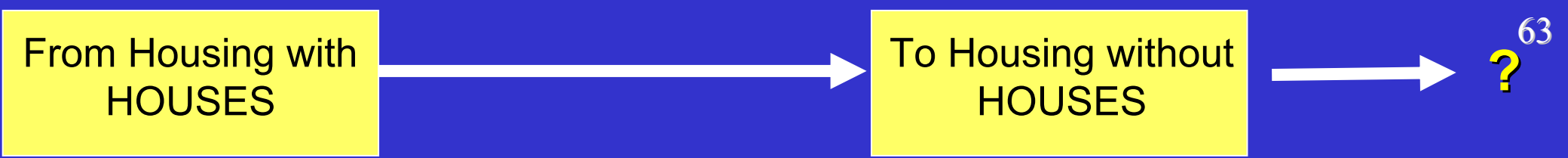
**3.**  
**Involving future beneficiaries in housing production**

**4.**  
**Intervention in housing inputs to facilitate housing production**

**5.**  
**Enabling policies: less government involvement**

From Government  
Supply

To Market  
Supply



Year	1976	1987	1996	2000	2020
Event	Habitat I, Vancouver	International Year of the Homeless	Habitat II, Istanbul	Millennium Summit	?
Key Issue	Recognition of Slums Self-help Housing	Housing & Shelter in the International Agenda	Shelter for All advocacy Right to Adequate Housing	Slum and Poverty on the International Agenda	?
Intern. Agenda	UNCHS	Global Shelter Strategy for the Year 2000 - GSS	The HABITAT Agenda	The MDG 7 Target 11	?
	From Government Supply	Enabling Strategy		To Market Supply	?



# 1b.

## Settlement Upgrading & Slum Prevention:

two goals, one policy and many targets.

# SLUM UPGRADING

# SLUM PREVENTION

## Improvement Strategies

## Housing Policies

Infrastructure provision

Provision of Serviced Land

Settlement planning

Housing Finance

**CURATIVE**

**PREVENTIVE**

Land regularisation

Regulatory Reforms

Housing improvement

Building Industry Capacity



# 2.

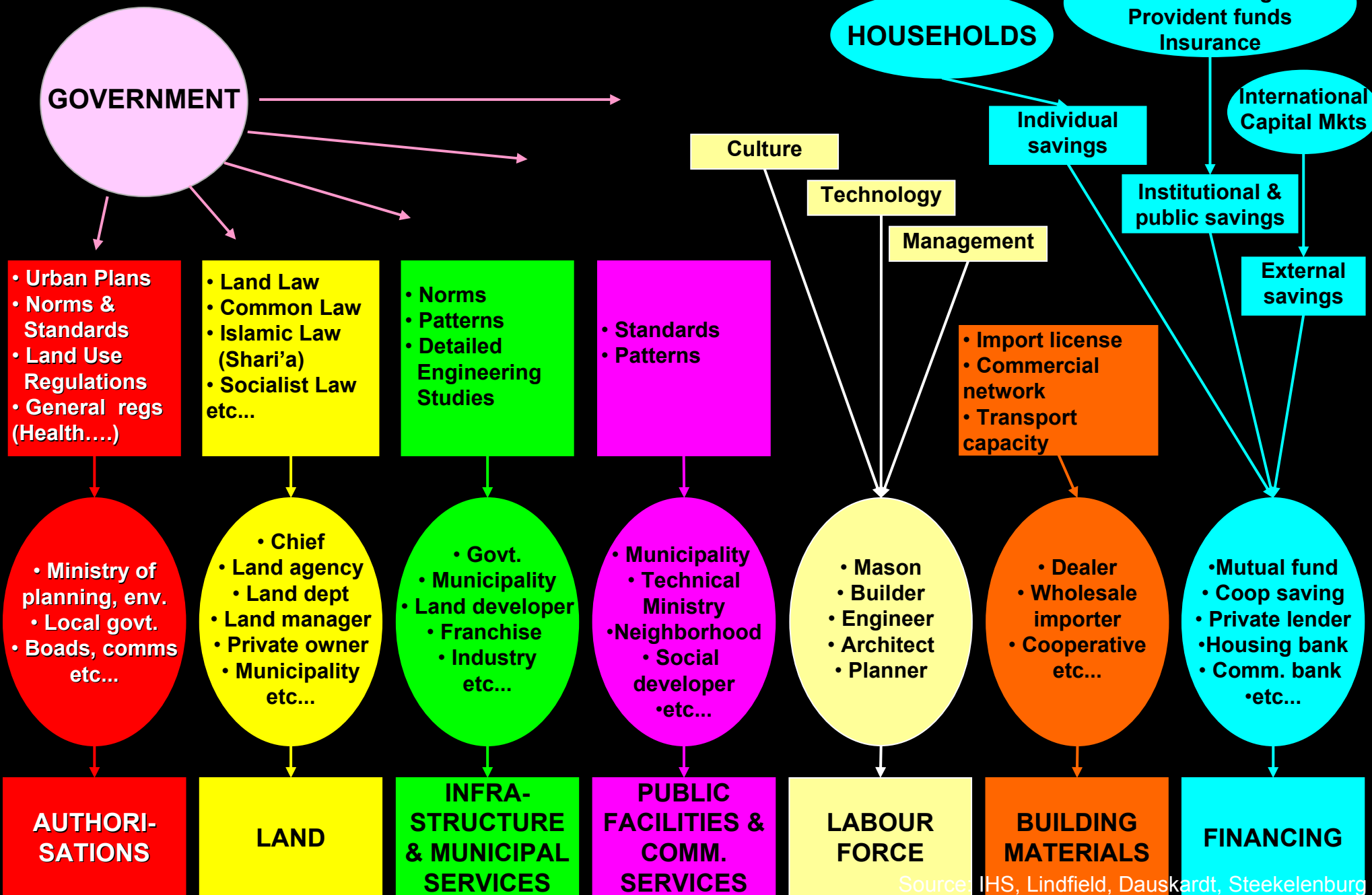
## **Enabling the Housing Sector to Work**

**The institutional structure of the  
Housing Sector & the Policy Framework**

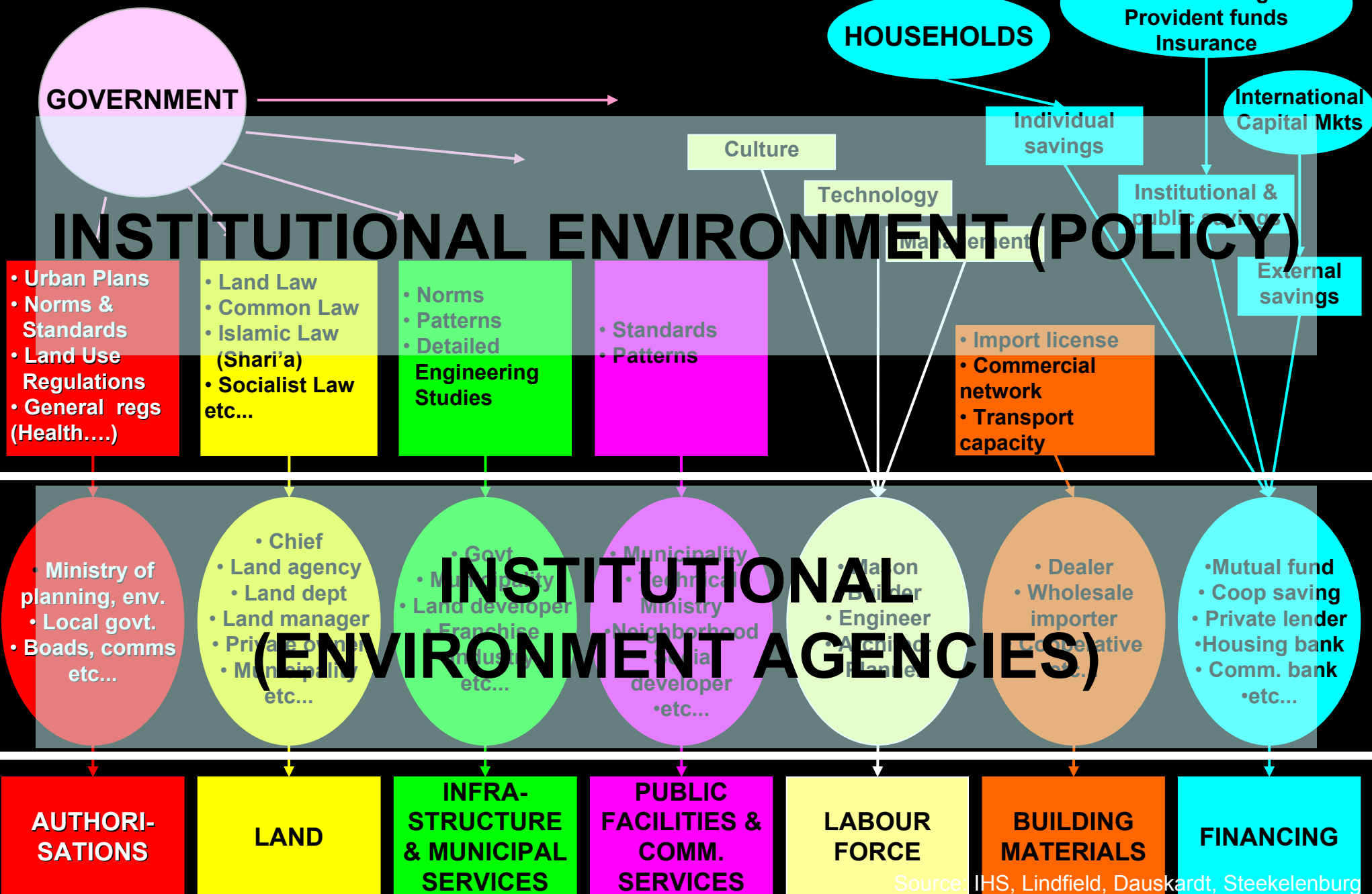
# THE SEVEN COMPONENTS OF A HOUSING DELIVERY SYSTEM

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

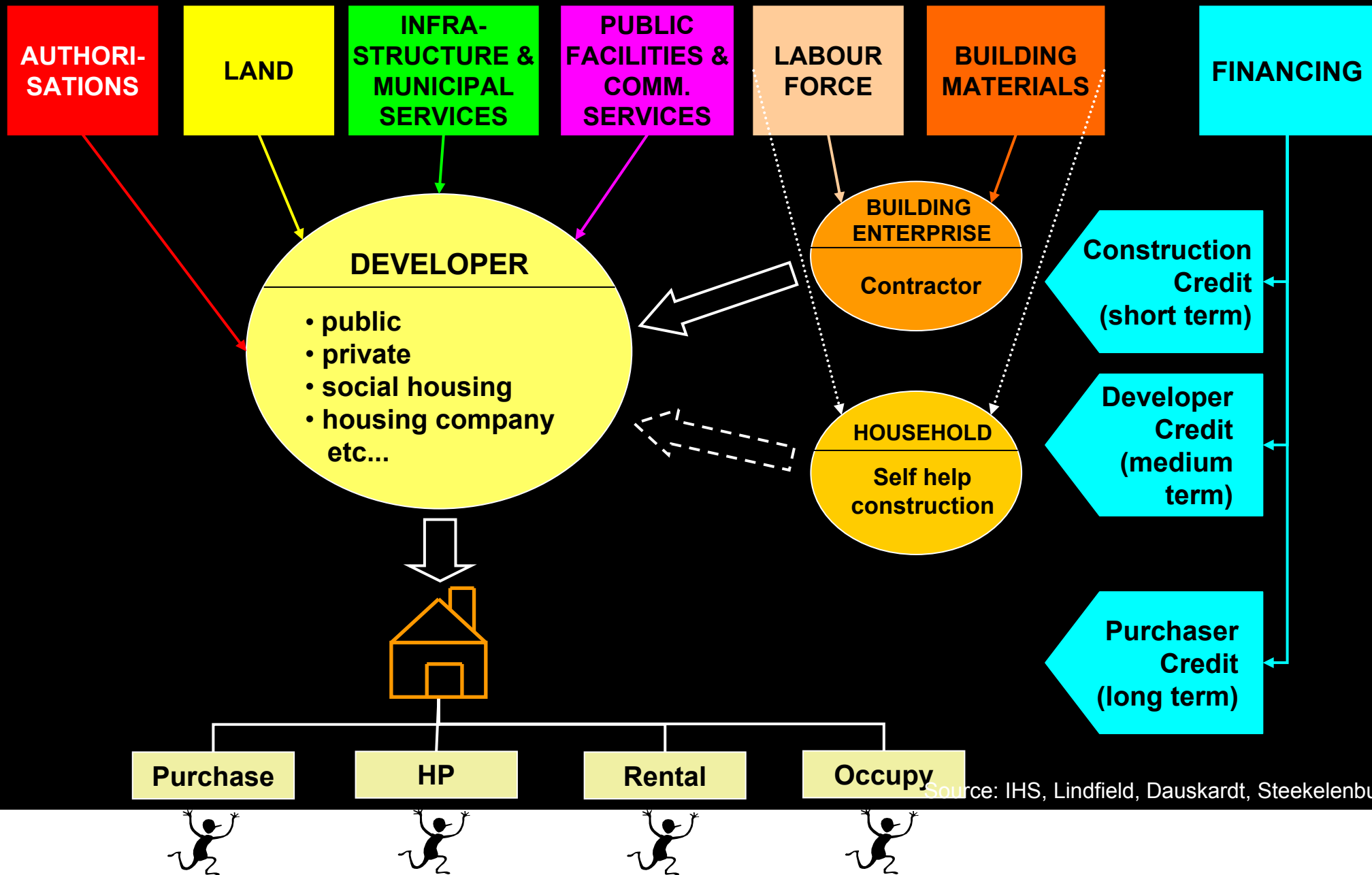
# INSTITUTIONAL FRAMEWORK



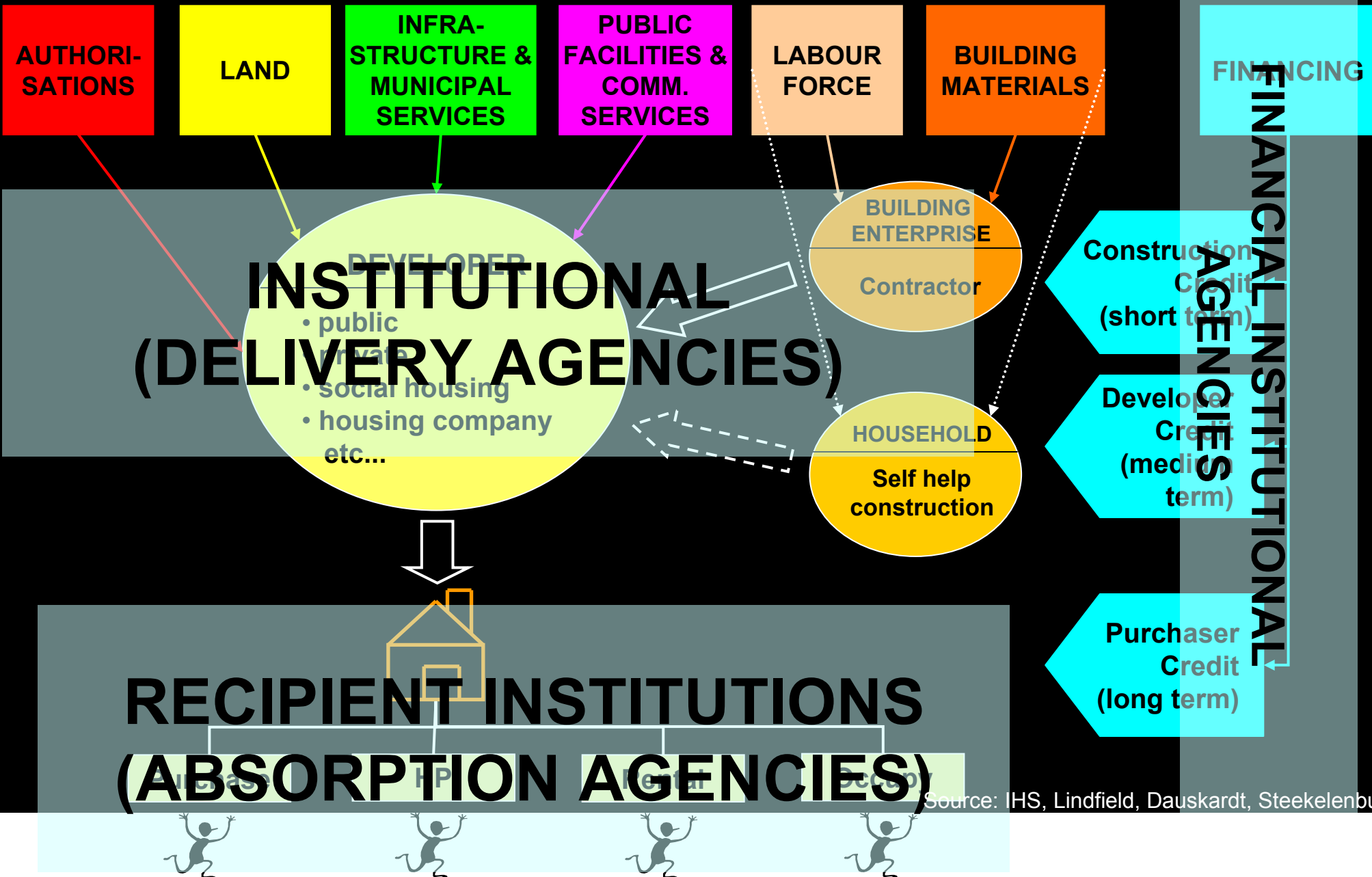
# INSTITUTIONAL FRAMEWORK



# FUNCTIONING OF HOUSING DELIVERY SYSTEM

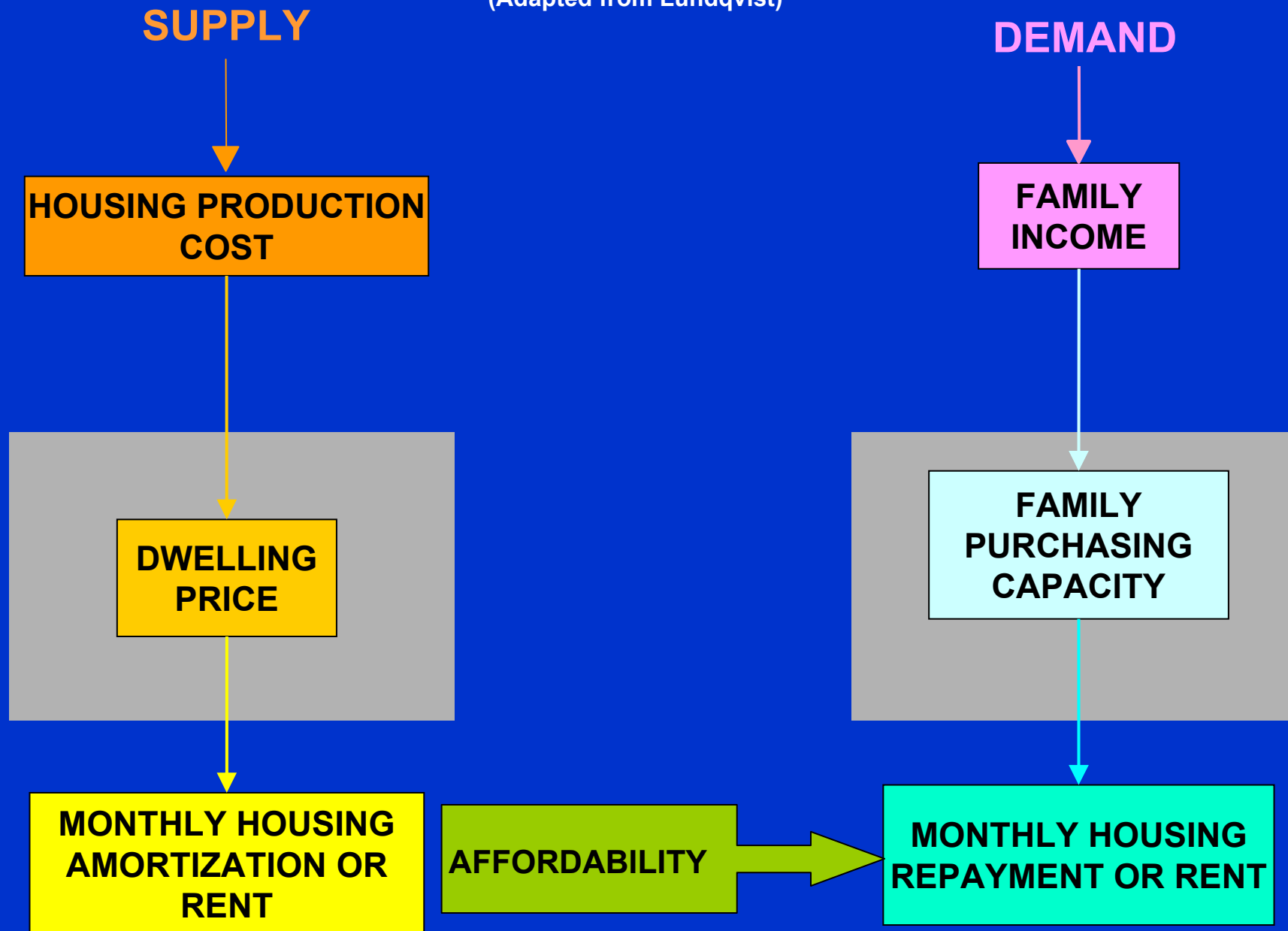


# FUNCTIONING OF HOUSING DELIVERY SYSTEM



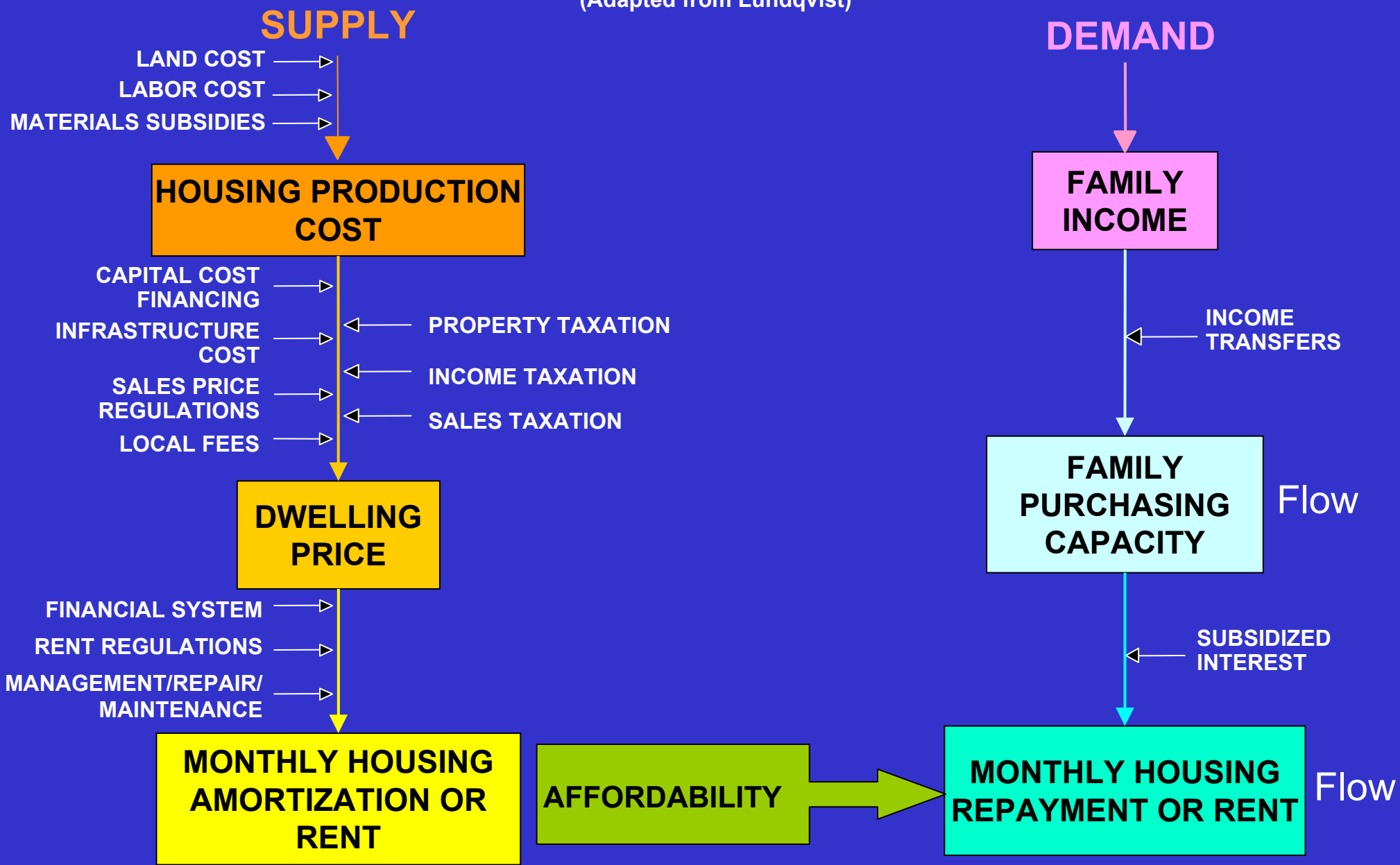
# POSSIBLE GOVERNMENT INTERVENTIONS

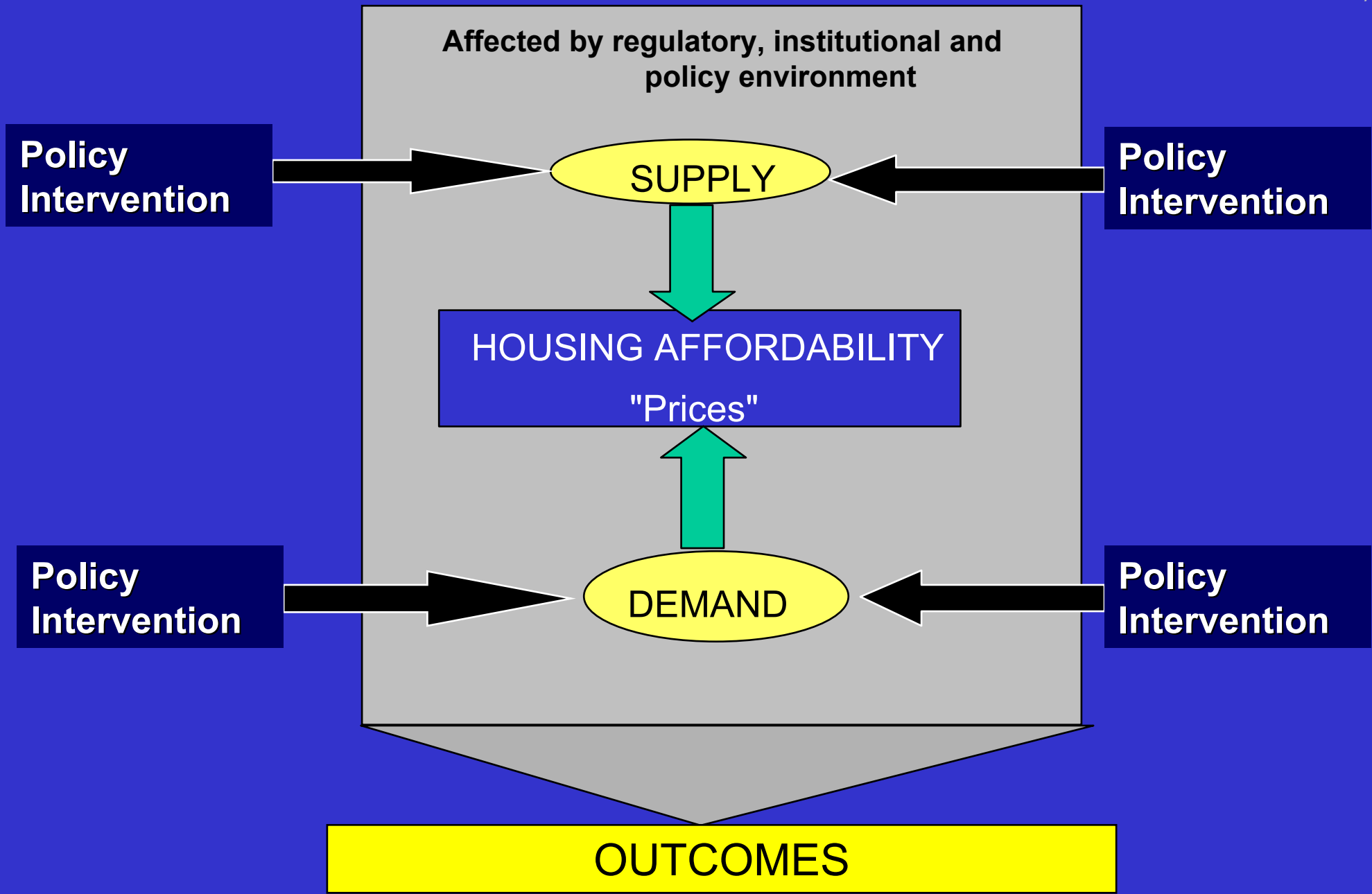
(Adapted from Lundqvist)



# POSSIBLE GOVERNMENT INTERVENTIONS

(Adapted from Lundqvist)





**2a.**

**The People's Process to  
Housing:**

**Does this provide a foundation to  
housing policies?**



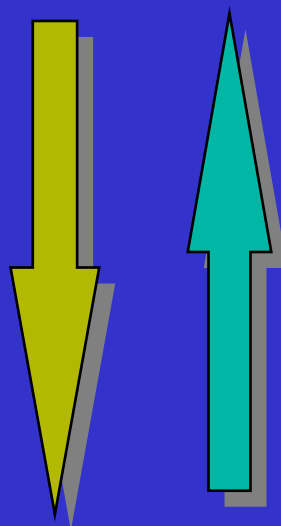
# Different Logic of Housing Development

1. CADASTRE – legal ID
2. LAND ALLOCATION
3. PLANNING
4. IMPLEMENTATION OF SERVICES AND INFRASTRUCTURE
5. CONSTRUCTION
6. OCCUPATION

**FORMAL  
URBANIZATION**

1. OCCUPATION
2. CONSTRUCTION / consolidation
3. IMPLEMENTATION OF SERVICES AND BASIC INFRASTRUCTURE
4. PLANNING
5. REGULARISATION
6. LEGALISATION

**INFORMAL  
URBANIZATION**





Source: John Hopkins, "SOCIAL HOUSING IN SOUTH AFRICA", Southern African Housing Foundation











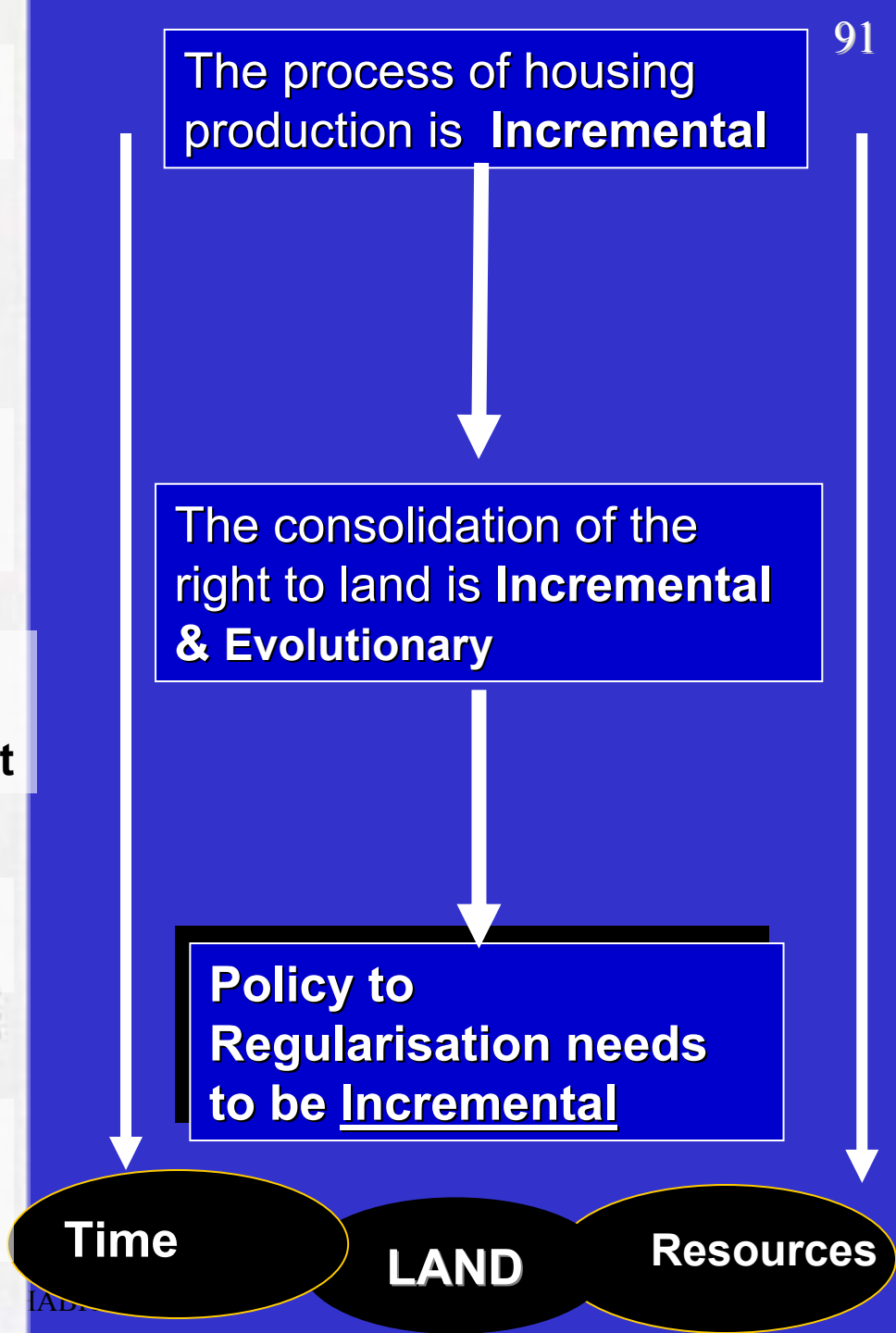
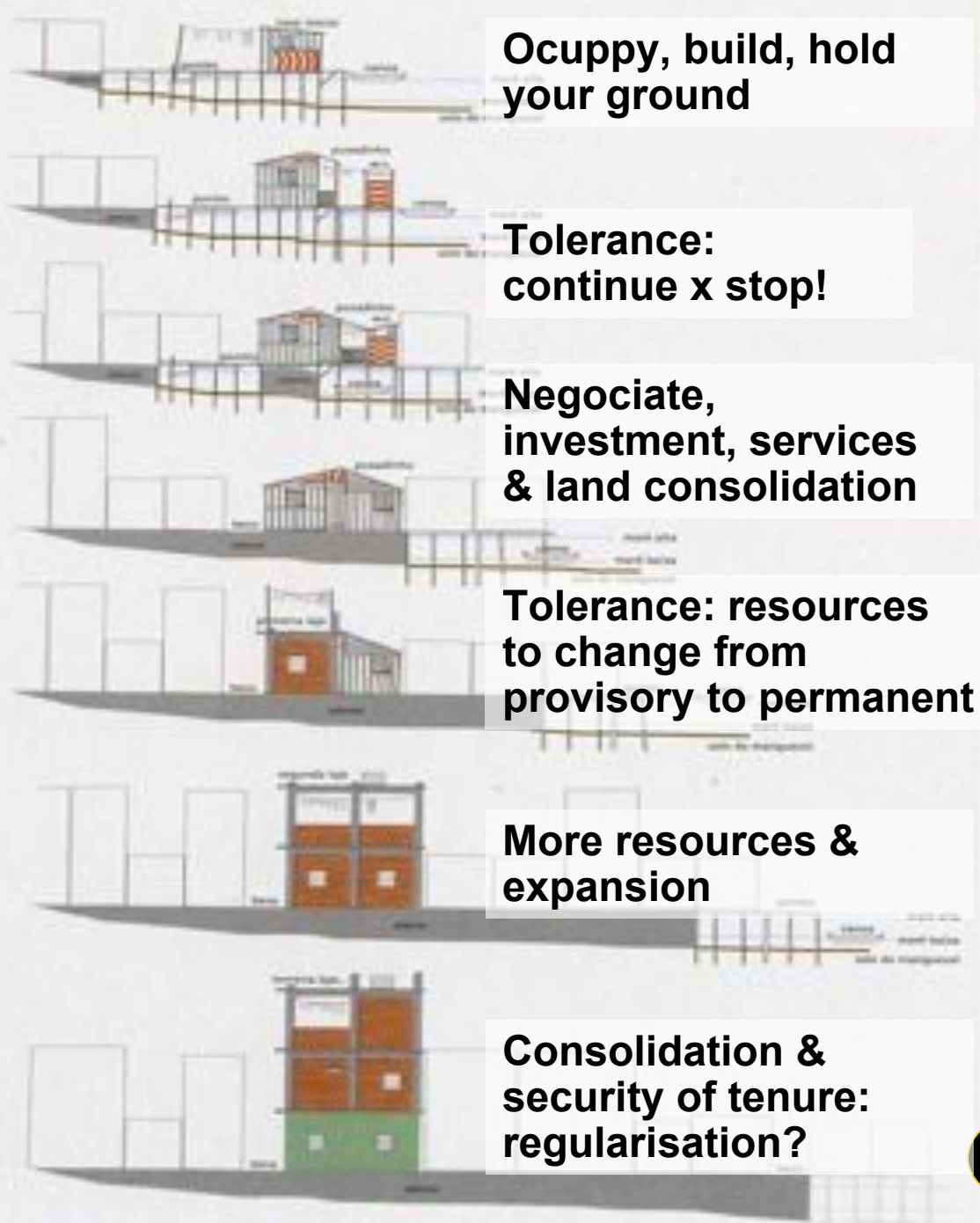


Delicias de Villa

Image © 2007 DigitalGlobe

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Google

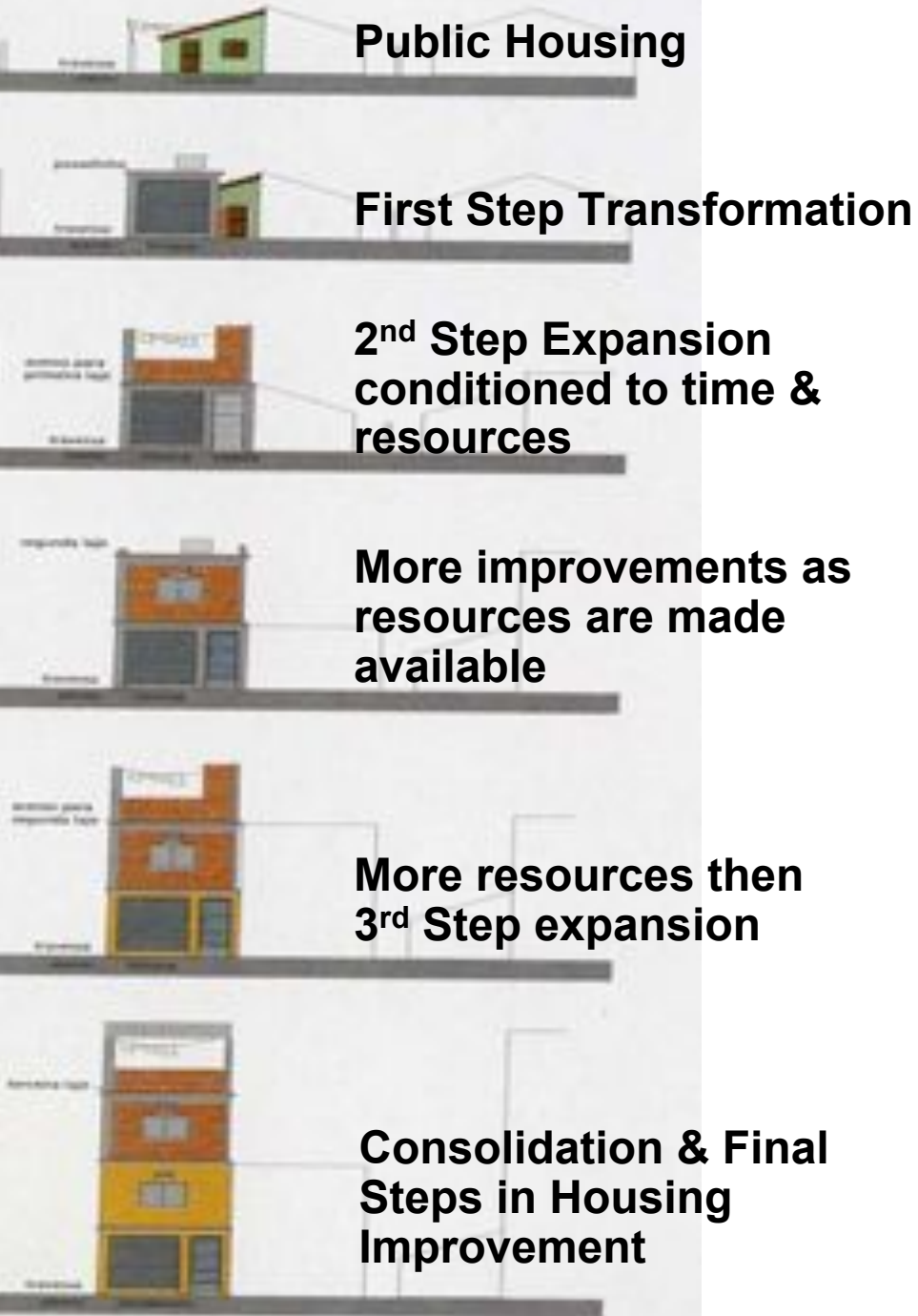












**Housing production process is bound to needs & it is incremental**



**Process of transformation is continuous & follows its own norms & standards**



**Enabling Housing Policy**

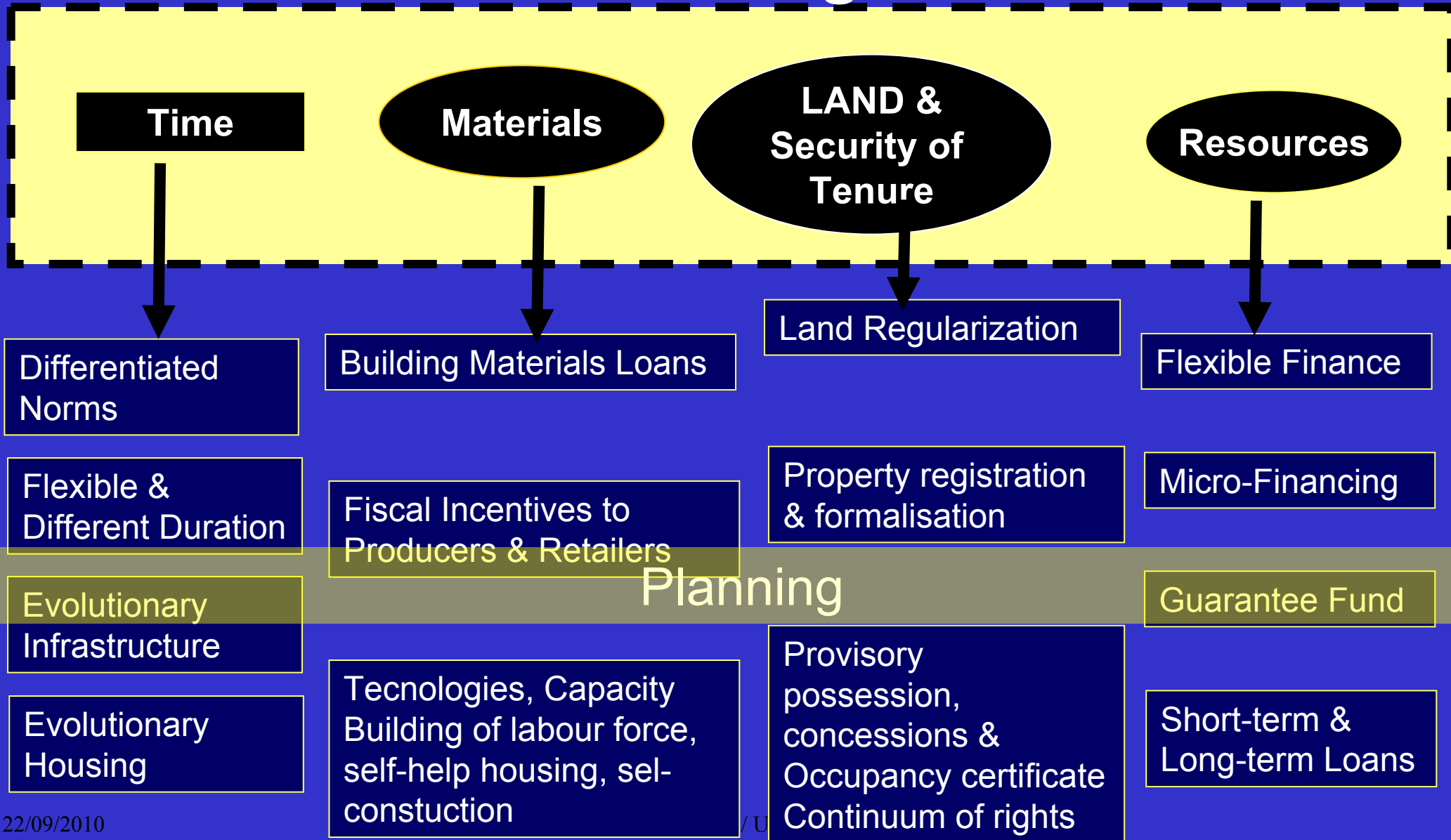


# 2b.

**Constraints and obstacles  
hindering people's housing  
production process:**

**Do we draw lessons when designing housing policies that are result-based and tailored to the different types of demands and needs?**

# Essential Variables Supporting People's Process of Housing Production <sup>99</sup>



# DESIRABLE OUTCOMES

Affordable Housing Opportunities

Serviced  
Land at  
scale

Affordable  
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Building  
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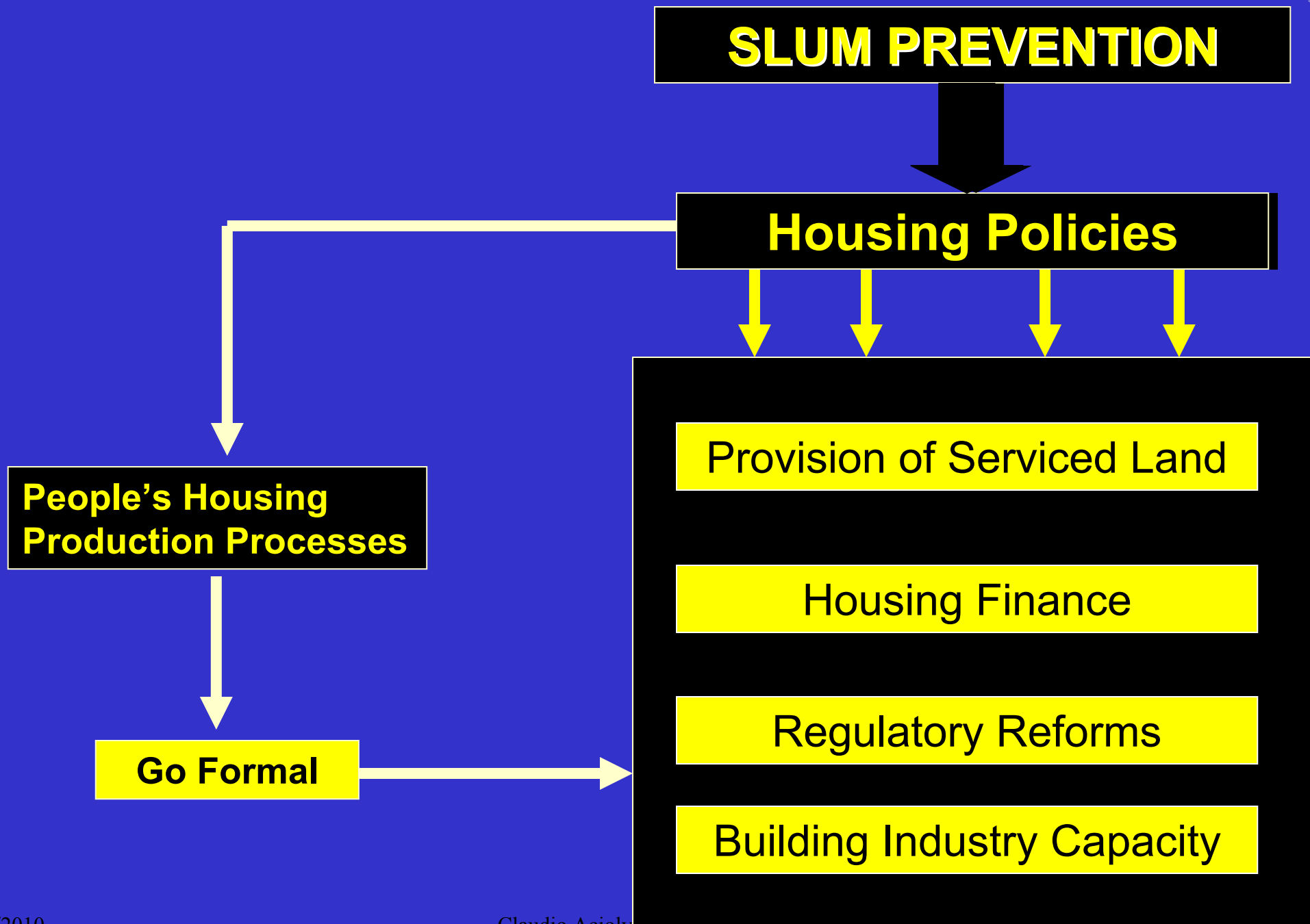
Support to  
Technology  
Development

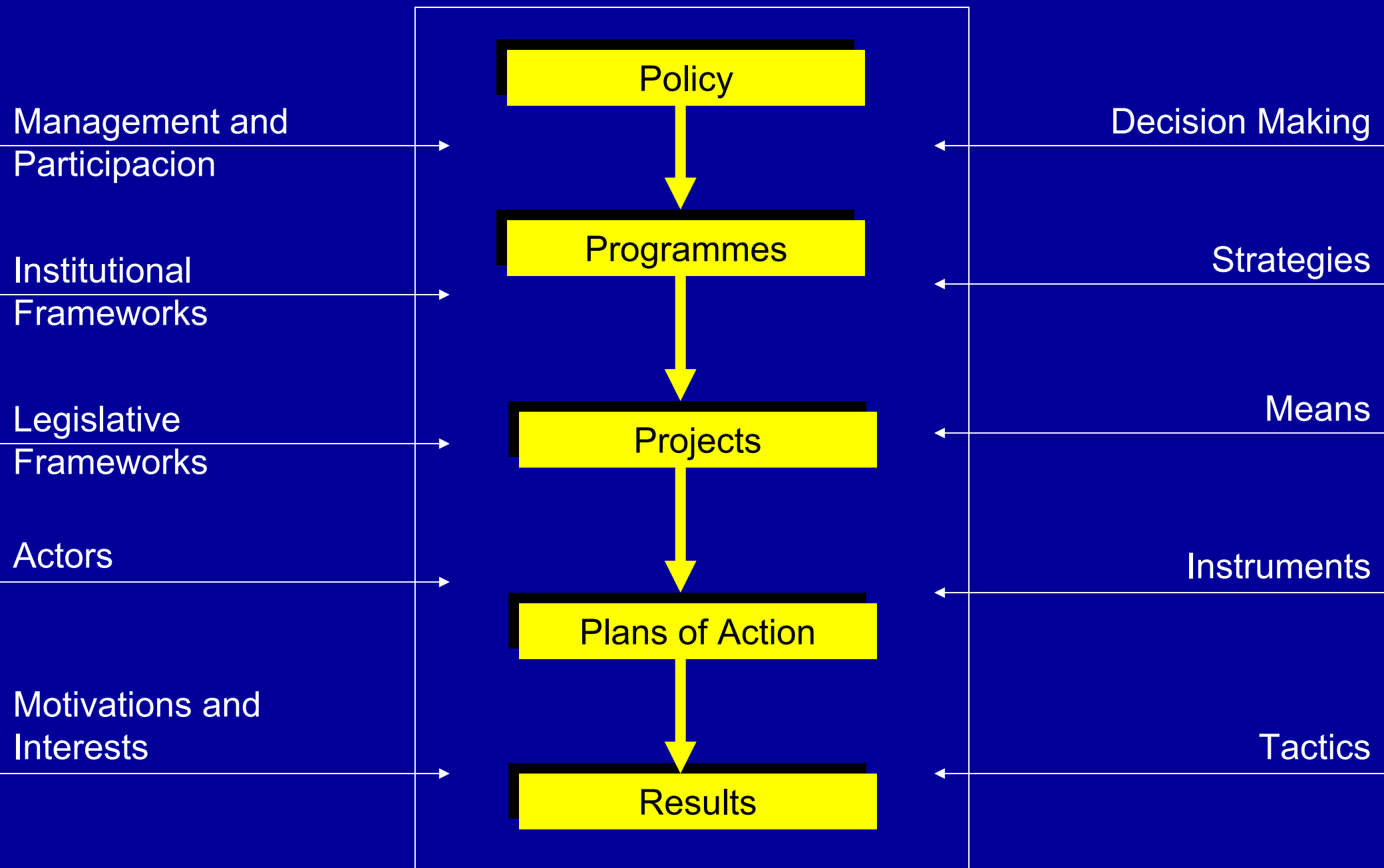
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# **THE END**

**Thank you for listening.**