

# **ESTABLISHMENT OF AN AFRICAN LOW INCOME HOUSING FINANCE FACILITY**

By  
WILLIAM MUDDÉ WALAGA  
PROGRAMME MANAGER  
AFRICAN UNION STC 8 SUB-COMMITTEE ON HUMAN SETTLEMENTS  
AND URBAN DEVELOPMENT  
[wwalaga@yahoo.co.uk](mailto:wwalaga@yahoo.co.uk)  
[Hudsc.austc8@gmail.com](mailto:Hudsc.austc8@gmail.com)

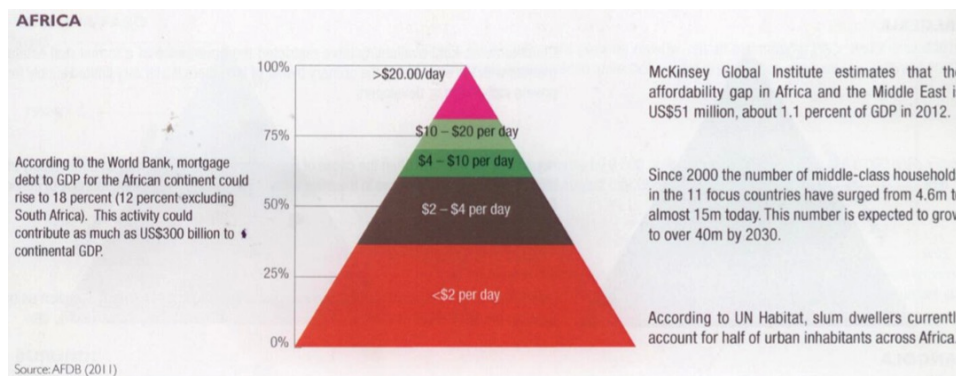
**ZERO DRAFT**

- **SHARING DRAFT FOR YOUR COMMENTS TO ENRICH THE SAME**
  
- **SEEKING PARTNERS IN ANY OF THE FOLLOWING CATEGORIES**
  1. **PROMOTERS**
  2. **DONORS**
  3. **SUPPORTERS**
  4. **LENDERS**
  5. **IMPLEMENTERS**
  
- **GAUGING THE VIABILITY OF THE PROPOSAL BY ACTUAL PRACTITIONERS**

## WHAT IS HUD

- **AMCHUD ESTABLISHED IN 2005 BY THE DURBAN DECLARATION**
- **ABUJA AMCHUD MEETING AND DECLARATION 2008**
- **NDJAMENA AMCHUD MEETING AND DECLARATION 2014**
- **MALOBO HEADS OF STATE DECLARATION AND ESTABLISHMENT OF STC 8**
- **HUD IS THE TRANSITION VEHICLE FOR THE FULL ESTABLISHMENT OF A SECRETARIAT FOR STSC 8**

## INTRODUCTION



## **BACKGROUND**

- **CURRENT HOUSING MARKET IS FOR THE HIGH INCOME WHO ARE JUST ABOUT 10% IN MOST SUB-SAHARAN COUNTRIES**
- **GROWING POPULATION FROM 1 BILLION TO 2.4 IN 2050 AND MOST OF IT IN SUB-SAHARAN AFRICA (1.2 BILLION < 35 YEARS) REPRESENTING A NEED FOR HOUSING, EMPLOYMENT AND OTHER RELATED SERVICES**
- **A GROWING MIDDLE CLASS REPRESENTING EFFECTIVE DEMAND FOR HOUSING AND OTHER RELATED SERVICES**
- **MARKET RECOGNITION OF THIS GROWING MIDDLE CLASS AND THE DEVELOPMENT OF APPROPRIATE HOUSING FINANCE PACKAGES**
- **LOW INCOME NOT CATERED FOR ON A SUSTAINABLE BASIS, UNABLE TO MEET HOUSING NEEDS UNLESS SPECIFIC SUSTAINABLE INTERVENTIONS ARE PUT IN PLACE**

## **GOAL AND OBJECTIVES**

**THE OVERALL GOAL IS TO ACHIEVE ADEQUATE HOUSING TARGETING THE LOW INCOME SEGMENT OF THE POPULATION COMPRISING A COMBINATION OF SOCIAL HOUSING, RENTAL HOUSING OR LOW COST HOME OWNERSHIP INCLUDING SLUM UPGRADING AND PREVENTION.**

**THE OBJECTIVES INCLUDE:**

- **TO REDUCE THE UN-BANKABLE POPULATION**
- **TO FACILITATE AND SPEARHEAD THE UNLOCKING OF DOMESTIC RESOURCES FOR HOUSING AND RELATED SERVICES.**
- **TO EXPAND THE CURRENT HOUSING MARKET TO MEET THE HOUSING NEEDS OF THE ENTIRE POPULATION PARTICULARLY.**
- **DEVELOP AND IMPLEMENT INNOVATIVE INSTITUTIONAL AND LEGAL CHANGES THAT WILL ATTRACT/MOBILIZE DOMESTIC CAPITAL FOR PURPOSE OF DEVELOPING AND UP-SCALING IN-BRED AND IN-GROWN SUSTAINABLE SOLUTIONS IN THE LONG-RUN.**

## **ESTABLISHMENT**

- **CHAMPIONS**
- **DONORS**
- **ANNUAL CONTRIBUTIONS BY NATIONAL GOVERNMENTS**
- **VOLUNTARY CONTRIBUTIONS**
- **GRANTS**
- **LOW COST LOANS**
- **PRIVATE SECTOR CONTRIBUTIONS**

## **COVERAGE:**

- **OUTRIGHT RESIDENTIAL HOUSES PURCHASE**
- **CONSTRUCTING OF NEW RESIDENTIAL HOUSES, THEIR IMPROVEMENT AND ADDITIONS**
- **HOUSE REPAIR AND MAINTENANCE**
- **SLUM UPGRADING AND PREVENTION**

## **PARTNERSHIP**

**A PARTNERSHIP BETWEEN SEVERAL PARTIES INCLUDING THE FOLLOWING IS EXPECTED:**

- **LOCAL AND INTERNATIONAL PARTNERS WITH BOTH RESOURCES AND PROFESSIONAL SKILLS**
- **AFRICAN UNION**
- **AFRICAN NATIONAL GOVERNMENTS**
- **SHELTER AFRIQUE**
- **UN-HABITAT**

**AND MOST IMPORTANT OF ALL YOU WHO ARE PRESENT HERE TODAY.**