



The Housing Challenge

Adequate, Secure, and Affordable Homes For All

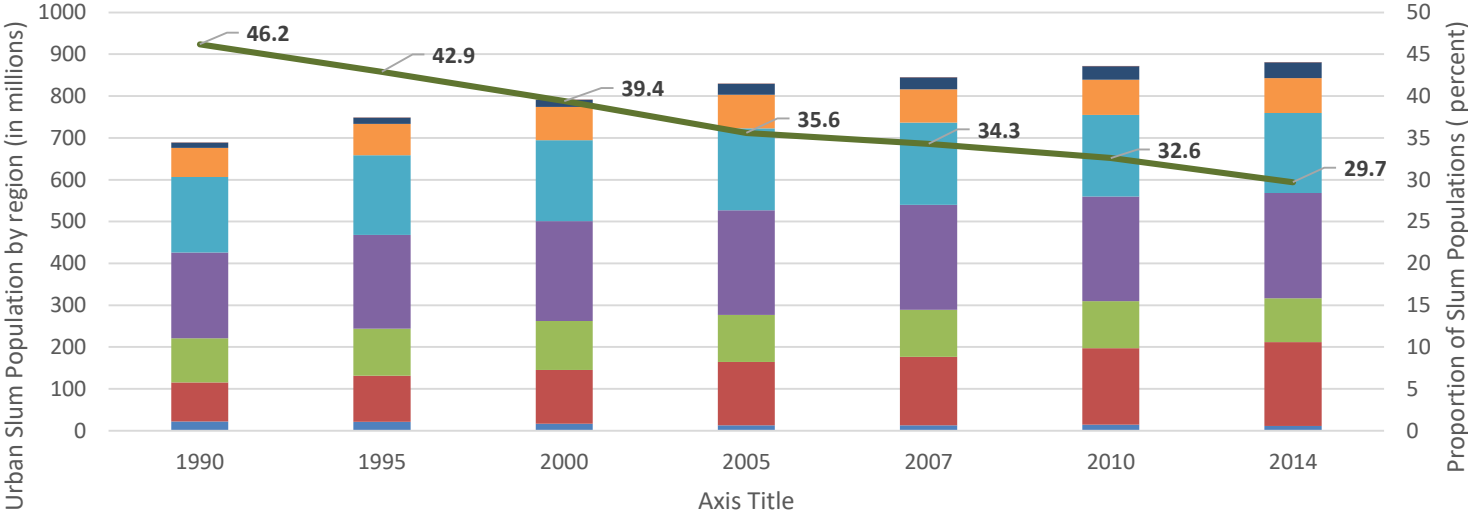
ROBIN KING

THERE IS A LACK OF AFFORDABLE, ADEQUATE, SECURE HOUSING IN WELL-LOCATED URBAN AREAS.

- Global affordable housing gap forecast to increase by 1/3 in next ten years, but estimates understate the problem both quantitatively and qualitatively.
- Thresholds for housing affordability fail to take transportation costs into account.
- Women, children, and ethnic minorities are particularly affected by insufficient housing – link to the future and overall productivity of city.

AFFORDABLE HOUSING IN CONTEXT

Urban Slum Population by Region, Proportion of Slum Populations



- Northern Africa
- Sub-Saharan Africa
- Latin America & the Caribbean
- Eastern Asia
- Southern Asia
- Southeast Asia
- Western Asia
- Oceania
- Proportion of Slum Population

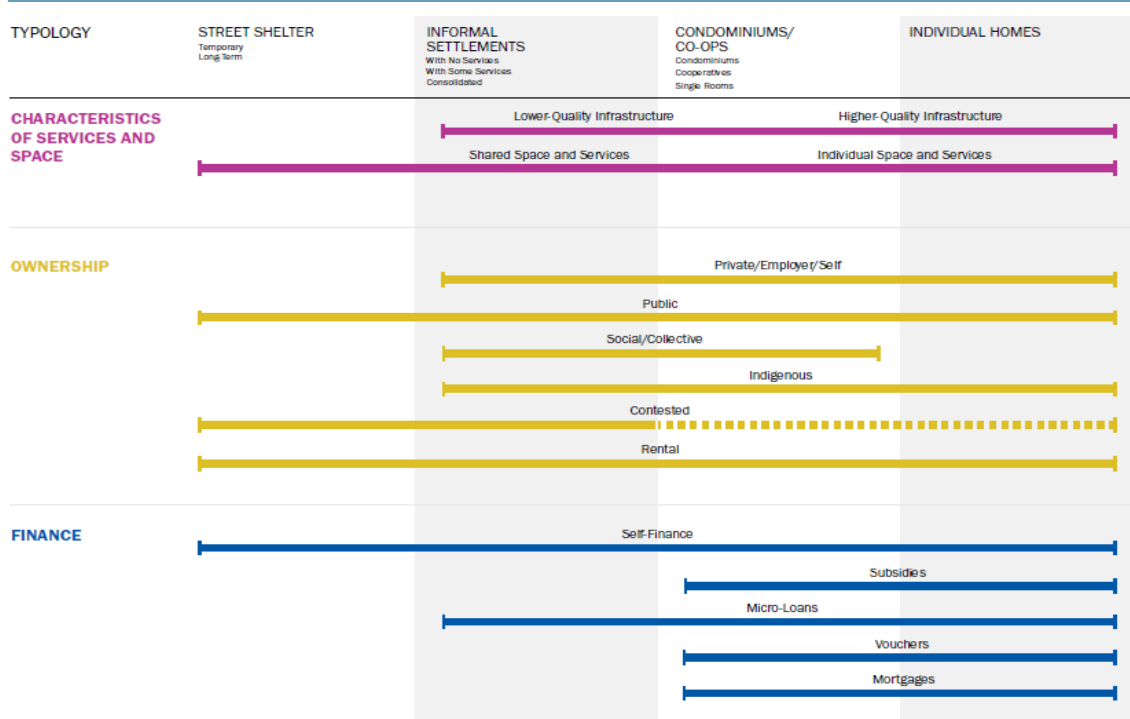
Source: Estimates from Habitat III Policy Unit 10, 2016; UN-HABITAT, 2015

THE CASE FOR WELL-LOCATED SECURE, ADEQUATE, AND AFFORDABLE HOUSING

- Access to services and amenities for residents, including a sense of community and identity
- Decreased service infrastructure costs for cities and lower transportation costs for residents
- Promotion of economic development and links to labor markets for residents

AFFORDABLE HOUSING IN CONTEXT

Figure 2 | Spectrum of existing housing conditions



Note: All types of housing conditions can range from short to long term. While not represented in the diagram, homelessness is an important issue in some cities in the global South. The dotted line indicates the variability of this characteristic across cities.

Source: Authors.

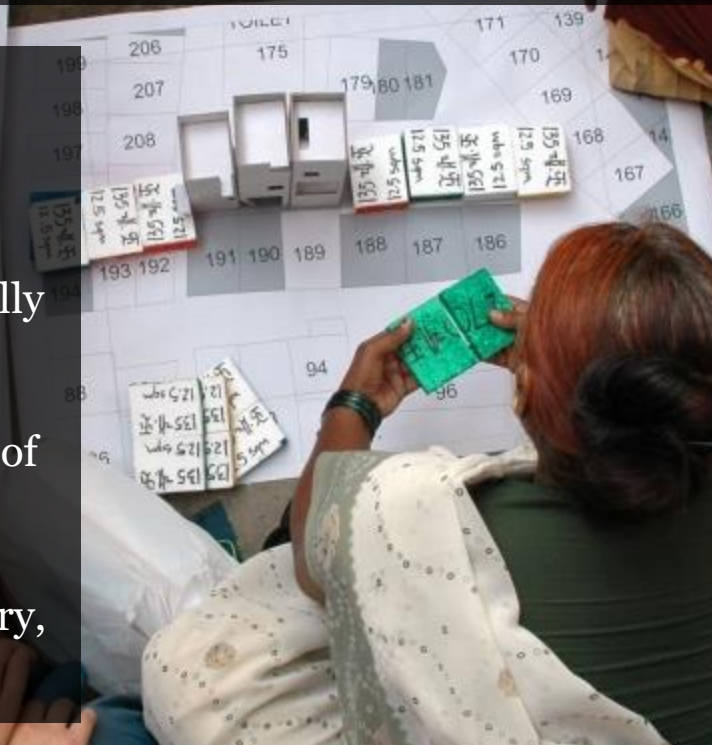


CHALLENGES

1. Growth of under-serviced, sub-standard housing, disconnected from livelihood possibilities
2. Policy overemphasis on home ownership
3. Inappropriate land policies and regulations pushing the poor out of the city

IN-SITU PARTICIPATORY UPGRADING: APPROACH FOR GROWTH OF UNDER-SERVICED, SUB-STANDARD HOUSING, DISCONNECTED FROM LIVELIHOODS

- In situ upgrading preferred over relocation programs, except where there are location-based risks
- Upgrading programs typically finance services and amenities, shelter improvement, and security of occupancy rights
- Successful programs are comprehensive, participatory, and financially sustainable



EXAMPLE OF IN SITU UPGRADING: BAAN MANKONG: THAILAND

- In 2003, the Thai government launched the Baan Mankong upgrading program, a program designed to upgrade informal settlements, based on collective ownership
- Nation-wide program is implemented by the Community Organizations Development Institute (CODI), which directs flexible government subsidies and loans to community savings groups for upgrading purposes
- As of 2014, Baan Mankong has improved approximately 100,000 households throughout Thailand



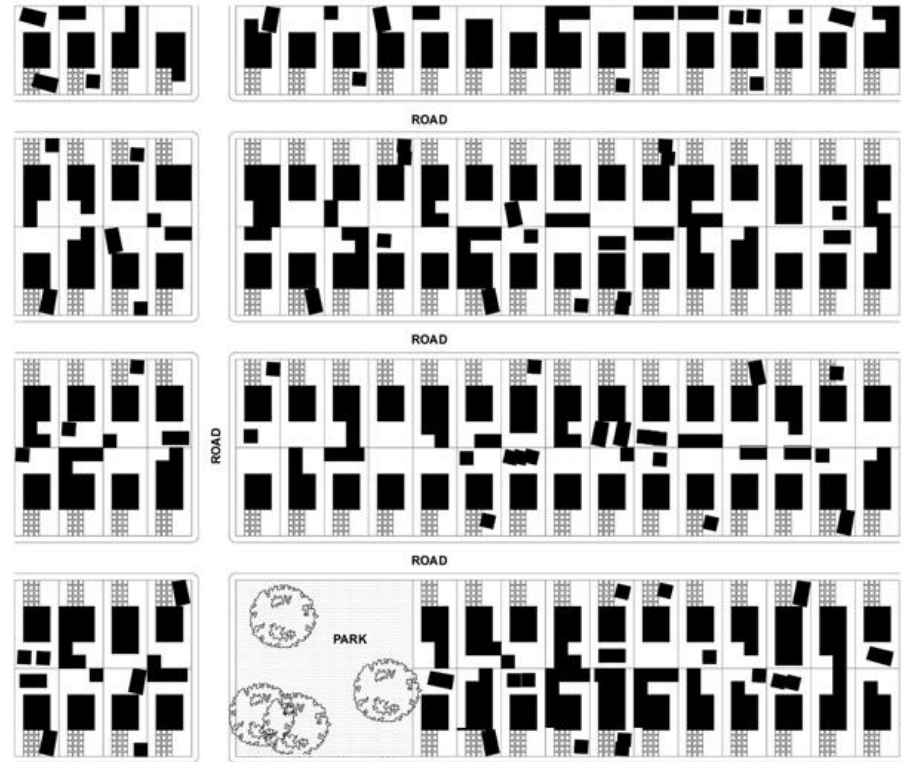
APPROACH: DEVELOPMENT OF RENTAL HOUSING FOR ALL INCOME LEVELS TO OVERCOME EMPHASIS ON OWNERSHIP

Reverse emphasis on ownership to support rental housing for different income levels by:

- Improving legal frameworks
- Avoiding financial biases
- Providing well-structured subsidies

EXAMPLE OF RENTALS: BACKYARD RENTALS: GAUTENG PROVINCE, SOUTH AFRICA

- Backyard rental units are typically constructed behind primary residences. In Gauteng (mainly Johannesburg) 712,000 households lived them (2011 data)
- Recognizing inability to meet housing demand, province introduced policy that legalized and encouraged backyard rentals in 2015



INSTEAD OF PUSHING THE POOR OUT, INCENTIVIZE CONVERSION OF UNDERUTILIZED URBAN LAND TO AFFORDABLE HOUSING DEVELOPMENT

- Realistic regulations and standards, including allowing for incremental housing improvements and construction. Include possibilities of community ownership.
- Straightforward and easy to understand processes and zoning rules
- Tax underutilized land and buildings, and provide incentives for production/conversion to affordable housing

EXAMPLE OF INCREMENTAL HOUSING: QUINTA MONROY: IQUIQUE, CHILE

- Chile-Barrio program incremental housing approach: physical foundations of each house with walls, floors, kitchen, bathroom constructed, while rest left unfinished
- Families allowed to incrementally develop and expand rest of house

Photo:

EXAMPLE OF INNOVATION IN LAND MKTS, COMMUNITY LAND TRUST: MARIA AUXILIADORA, COCHABAMBA, BOLIVIA

- A community land trust established and run by women since 1999. It now houses 420 families on community-owned property that cannot be sold for a profit, maintaining the housing at affordable rates in the peri-urban area.
- The community has helped move collective land ownership, allowed under the Bolivian constitution, into the urban realm.
- Its unique governance structure rotates leadership among women in two-year terms, ejects men who engage in domestic violence, and provides community-managed support to families.

SUMMARY OF CHALLENGES

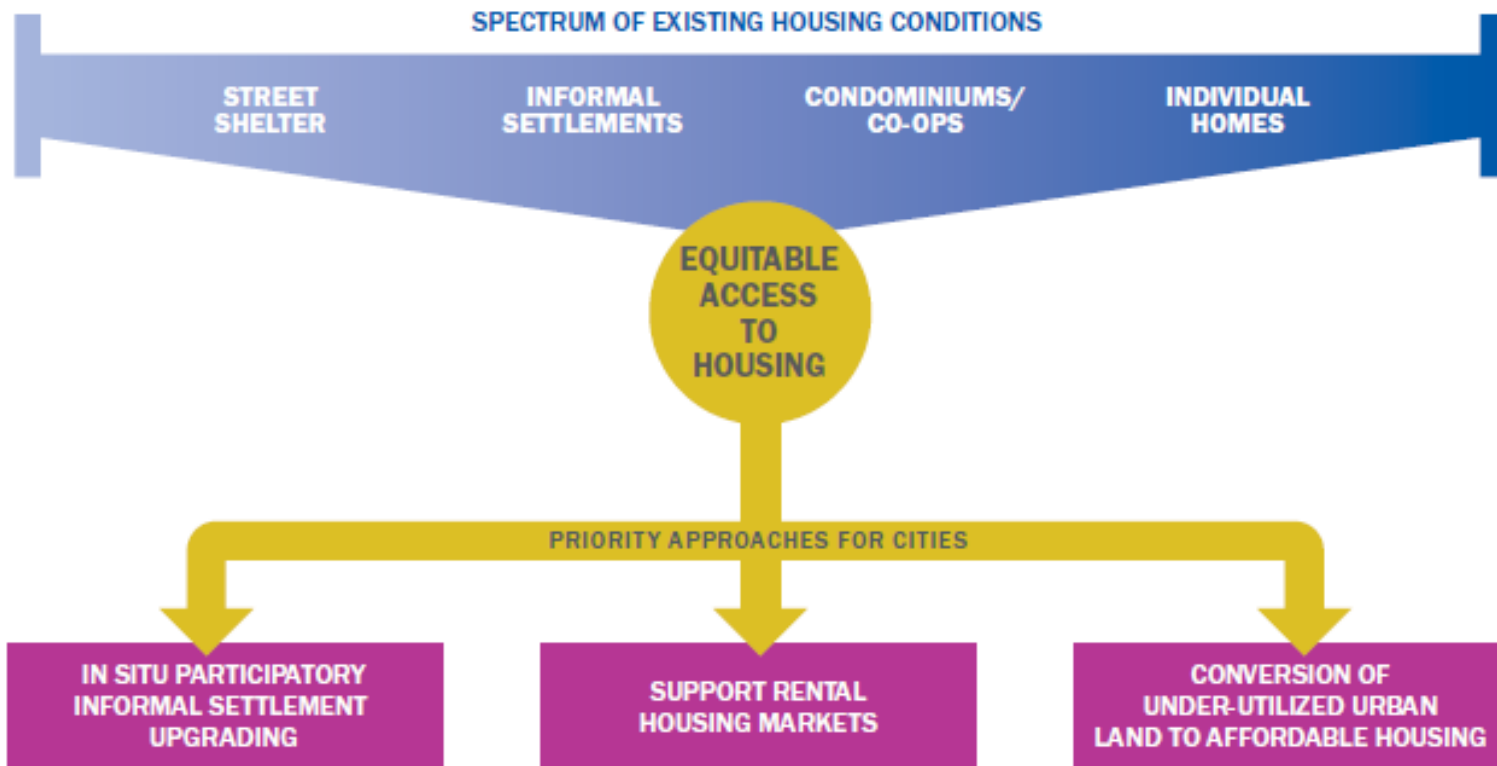
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SUMMARY OF APPROACHES

- In situ participatory upgrading , except where there are located-based risks
- Development of rental housing
- Conversion of underutilized urban land to affordable housing



Figure 4 | Priority approaches for equitable access to housing





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