PANEL ON HOUSING POLICIES[1]
(Policy Unit 10)

HABITAT III OPEN-ENDED INFORMAL CONSULTATIVE MEETINGS
TUESDAY 26 APRIL 2016, CONFERENCE ROOM 3

3 P.M. – 4 P.M.

Introduction
- o   Michael Donovan, Senior Housing and Urban Development Specialist, Inter-American Development Bank

Moderation
- o   Steven Weir, Vice President, Global Program Development, Habitat for Humanity International

Panelists

- o   Alison Brown, Professor of Urban Planning and International Development, Cardiff University
- o   Sandeep Chachra, Executive Director, ActionAid India, and National Advisor to the Commissioners of the Supreme Court of India, Homelessness and Urban Poverty, India
- o   Abel Koulamnodj Walendom, Secretaire General du Ministere de l'Urbanisme et de l'Habitat, Chad
- o   Elena Szolgayova, Director General, DG Housing Policy and Urban Development, Ministry of Transport, Construction and Regional Development, Slovakia
- o   Mario Alfredo Vacchetta, Dirección General del Hábitat, Paraguay

At least two billion more people will require housing in urban and rural areas in 2030. This creates an unprecedented housing challenge. Although progress has been achieved in several key areas since Habitat II, the scale has not been commensurate to the size of the global housing deficit. As the globe continues to urbanize, every county will need more options for affordable, adequate, and safe housing.

VISION
The global housing goals aim to improve the lives of the 881 million urban people presently in informal settlements and ensure opportunities for the additional growth in global population. For both developing and developed countries, upgrading of existing housing and expansion of housing stock to accommodate future population growth constitutes key goals of the New Urban Agenda;

a.   Global housing goals can be achieved through the adoption and enforcement of a comprehensive housing framework

b.   A substantial amount of capital needs to be mobilized to significantly reduce the global housing deficit

c.   The achievement of an inclusive housing policy depends on a range of interlocking external factors within the New Urban Agenda

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1[ ]Information Habitat III Policy Unit 10 and its Policy Paper is available at
        www.habitat3.org/the-new-urban-agenda/policy

PRIORITY POLICY OPTIONS/KEY MESSAGES

Renewed commitment and a different approach combining innovative approaches in land, finance, technology, construction and regulatory frameworks with multiple partnerships involving governments, private sector, civil society and donors will be required to close the affordable housing gap.

This includes:

1. *Create an integrated housing framework:* embed housing strategies into urban plans and sector policies at both the national and municipal levels (e.g. in services, land use, transportation) to better integrate housing programs into decision-making.

2. *Adopt an inclusive approach:* support participatory processes and fair housing policies; promote gender equal land rights, prohibition of housing discrimination, prohibit forced evictions; and address housing for the homeless, vulnerable, and special needs groups.

3. *Expand affordable housing:* improve affordability of home ownership; subsidize low-income households to rent or own adequate housing; expand and improve the existing affordable housing stock;

4. *Improve housing conditions:* improve habitability (protection from natural elements, hazards and disease; adequate space) in urban and rural locations; access to basic services (water, sanitation, lighting, electricity, and garbage disposal); legal right to secure tenure across a continuum of tenure options; and

5. *Upgrade informal settlements:* support neighbourhood upgrading programs and incremental housing in informal settlements.

RECOMMENDATIONS

1. *Integrated Housing Framework*: Adopt housing policies that integrate and drive the integration of holistic policy frameworks at all levels.

2. Inclusive Housing: Adopt policies at all levels that include participatory processes.

3. Affordable Housing: Adopt housing subsidy policies that enable low-income households to rent or own adequate housing, enable appropriate land and mortgage taxation policies, housing policies that expand and improve the affordable housing stock, that limit property speculation, and support green infrastructure.

4. Adequate Housing: Adopt housing and zoning polices that ensure health, safety and security, reduce the impact of climate change and improve energy efficiency, improve access to basic services such as water and sanitation, improve access to lighting, electricity and garbage disposal in urban and developed rural areas, recognize a continuum of land rights for all, and that support a land registration and cadastral system.

5. Informal Settlement Upgrading: Adopt policies that support and protect incremental housing and slum upgrading programs.

IMPLEMENTATION AND MONITORING

1. *Housing Policy Framing*: Member states can develop and strengthen national institutions responsible for the provision and upgrading of housing by adopting UN-Habitat's "Housing at the Centre" approach.

2. *Housing Policy Design*: Member states and local governments can strengthen housing policy design by: conducting an institutional analysis to understand the housing policy environment; assessing housing needs, population growth, rate of urbanization, rate of new household formation, and the amount that households are willing to spend on housing; analysing housing supply, particularly the provision of land and infrastructure; evaluating regulations governing and impacting the housing sector, including building codes, standards, development permits, land use by-laws and ordinances, and planning regulations; revising legal and regulatory frameworks, including laws, codes, norms, and ordinances, which restrict the supply of affordable housing.

3. *Implementation and Analysis of Financial Resources Required*: The achievement of global housing goals will require expanding funding for large-scale affordable housing and for the expansion of housing finance options for the urban poor. While private sector investment in housing has increased, significant challenges deter higher investment in pro-poor, affordable housing.

4. *Monitoring and Evaluation of Housing Policies*: governments at all levels to monitor and evaluate housing policies to promote accountability and determine the extent to which progress has been made.

GUIDING QUESTIONS

FOR PANEL ON HOUSING POLICIES

1. This Policy Unit urges all United Nations member states to prioritize housing as one of the highest priorities in their government agenda, and to strengthen the institutional capacity of their housing departments to achieve ambitious goals, in collaboration with civil society, donor, and private sector partners.

· How are your governments currently prioritizing housing expenditures across these and other housing providers?   How do you foresee this changing going forward in order to reach the new SDGs?

2. The Policy Paper urges member states to embed housing strategies into urban plans and sector policies at both the national and municipal levels to better integrate housing programs into decision-making. (e.g. in services, land use, transportation)

· To what extent are sectoral policies now sensitive to housing dynamics?

3. The Policy Paper encourages governments to upgrade informal settlements, where now nearly 900 million people live.

· What strategies have been most effective in upgrading these settlements at a large scale?

· How will your government or institution help monitor this and other global housing goals that appear in the SDGs?

4. The Policy Paper notes the importance of not just adequate housing, but also affordable housing. The Policy Unit promotes the adoption of housing policies that expand and improve the affordable housing stock, including the adoption of appropriate land and mortgage taxation policies.

· How can the international community better expand and monitor the production of affordable housing around some of these key implementing approaches?

5. Given that housing is often a mandate of city governments,

· How do you think subnational governments can support the global housing goals of the SDGs and the New Urban Agenda?