



GLOBAL TASKFORCE
OF LOCAL AND REGIONAL GOVERNMENTS
FOR POST-2015 DEVELOPMENT AGENDA
TOWARDS HABITAT III

Analysis of the Habitat III Framework Document Policy Unit 10 - (Housing Policies)

1) A brief analysis of the Framework Paper

The paper analyze four dimensions to respond to the increasing housing deficit: accessibility to services, habitability, housing affordability, and security of tenure. The paper stress the need to put housing and human rights at the center of urban agendas, develop national strategies, systemic reforms, strong public and long-term policies and finance.

As the global population urbanizes, **accessibility to serviced housing** is a rapidly growing challenge. It is therefore crucial to adopt public policies, involving community participation, to support incremental housing with adequate services, slum upgrading programs and community driven house supply.

The provision of **safe and adequate housing** need the enforcement of appropriate and protective building codes, zoning and other regulation frameworks. There is a need to expand and improve the supply chain of social housing stock, including social rental, and other housing subsidy programs.

Governments should ensure **affordability** through subsidies, tax incentives and market regulation. It should encourage 4Ps (people-public-private partnerships) in housing while combining multiple solutions - land, finance, and construction - to close the affordable housing gap, as well as promote enabling policy environments which balance the needs of households with market scalability. It is also necessary to support green infrastructure including the development of energy-efficient housing and technologies.

Every year, millions of people around the world are evicted from their homes and land, against their will and without consultation or equitable compensation. Promoting **security of tenure** involves the recognition of a continuum of land rights, not only as legal, but other such as ancestral, historical or the prolonged use, and the mainstreaming of gender equality, especially in land inheritance rights.

2) Identify messages or proposals that are problematic for us: a brief comment or propose an alternative wording.

- In c. list of external factors (P.11), the “central role of financial institutions and financial resources in capacity building is stressed. This can be problematic if we do not include the need for governments to maintain some level of control over these processes.
- The paper talks about coordination between national and local governments, but the idea of a bottom up approach to housing policy formulation is not mentioned.

3) Are there critical points or questions that are absent in the Framework Paper? Which ones?

- **Strengthen** the capacity of local governments to ensure the follow-up of the evolution of land prices and to develop tools to regulate and fight against dramatic speculative rising prices of land and housing.

- Integrate a percentage of social housing as a key component of every urban development and urban regeneration projects and support innovative modalities for accessing social housing, particularly in partnership with communities.
- Develop local instruments to facilitate access to land for community housing initiatives (i.e. community land trusts or cooperatives for housing), including through the development of “land banks”.
- Linking housing debate with the “Right to the city” approach, integrating housing to the other principles that should guide urban policies
- Promote the substitution of imported by locally produced constructions inputs. Increased use of sustainable building design and technologies that result in more cost-effective, flexible, energy-efficient and culturally adapted solutions.
- On the issue of Habitability (P.6), there is nothing on the fight against corruption to promote better building standards.

Comments from UCLG Committee on Culture

- Culture not mentioned at all.
- The following two ideas to be considered:
 - There is always a “heritage” in informal settlements, which is associated to the fight for dignity, change and better life conditions; this heritage (intangible and/or tangible) must be identified and promoted.
 - Policy-making and programme management decisions in this field should be aware of indigenous peoples’ tenure rights, claims to and ownership of urban land, where applicable, and adopt measures consequently.