

## PARALLEL SESSION

### Sustainable Housing Policies in fast growing cities- |Are local governments prepared to respond the challenge?

Session organized by METROPOLIS Initiative São Paulo Durban UCLG Strategic Planning committee



**Date:** 8 of October 2014

**Time:** 16:30-18:00

**Venue:** TBD

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## PROGRAM

**Opening:** Facilitator, *UCLG (Josep Roig)*

**Rapporteur:** Bisni Nadioo – Academic - (Bright Site-Unisa, South Africa )

### Speakers:

- São Paulo: SEHAB delegate - .....
- Dr Renu Khosla – Director - (Cure India)
- Laura Hunt – Senior Architect - (eThekweni Municipality)
- Delegate city of Nairobi or Addis Ababa or Canoas
- Delegate Jahwaral renewal mission

The sessions last an hour and a half, speakers per session cannot exceed 10 min. each

### Summary of key issues by facilitator

Sustainable Housing Policies in Fast Growing Cities – where should public intervention focus and are local governments prepared to respond to the challenge?

### Panel discussion and Questions from audience: Panelists

## SUMMARY

The proposal is to help to filter international and global recommendation on global and national housing policies. Based in the evidence provided through the initiative partnership of the cities Durban and Sao Paulo, it is important to test messages and main findings with other cities. Given the momentum of major public investment programs triggered in response to housing needs in particular in BRICS countries, the lessons learnt and recommendations that evolve through the practical approach of the city partnership has global significance and value.

One of the greatest challenges of BRICS countries and cities is how to house the growing number of people. It is clear that the housing deficits across the globe need to be tackled decisively now as they will become much harder to solve in the future. Ensuring families live in safe, decent homes helps address poverty. Studies have shown the positive impact that decent housing has on an individual. Citizens, in particular women and children, living in adequate homes are more productive, creating thriving communities and generating stronger economies.

The mentoring program between Sao Paulo and Durban has already achieved success and allowed us to share experiences and good practices, as well as to evaluate and improve those that were not as efficient as expected.

The initiative demonstrates that access to affordable housing is considered crucial to poverty reduction, but only integrated actions that also include social work as a pillar of housing policy, can lead to full local economic development and empowerment of vulnerable populations.

The technical and strategic partnership between the cities of São Paulo and Durban is based on a strong commitment of both cities and is expected to serve as a pilot project. At the end of this partnership there will be the possibility to replicate such practices in other communities of Durban and major cities within South Africa as well other cities that are already interested to develop similar programmes such as Maputo, Nairobi and Manila.

### **The value of the partnership for India**

The world's largest democracy, India has seen rapid economic growth and made progress toward achieving most of the Millennium Development Goals. But poverty remains a major challenge though it is declining steadily but slowly. Government data showed the national poverty rate has fallen from 37 percent in 2005 to about 32 percent in 2010. However, the poverty line is under discussion, as it did not include the housing or renting cost make up to 30% of the cost of a family (125 Rp/ month in 2010. IEED)

Minister of urban development and housing, **Venkaiah Naidu** indicates Housing is a major challenge with an estimated shortfall of about 190 lakh units in urban areas at present and expected to rise to 300 million by 2022 by when the central government desires to ensure housing for all in the 75th year of Country's Independence. With the construction of houses under **Jawaharlal Nehru National Urban Renewal Mission (JNNURM)**, and the 'Affordable Housing in Partnership' programme, India has similarities to Brazil and South Africa.

India centre sees urban governance emerging as the major challenge. Governments at the centre and states/UTs want to increase collaborative effort learning from the experiences and from the failures.

The mentoring Sao Paulo- Durban shows useful reflection on how and why national governments do well in cooperating with municipalities in delivering housing, in particular Greenfield development. Further inside both cities, how efficiency and quality of neighborhoods can be increased, the challenges for the administration to address capacity gaps in the housing departments that shift form a "unit delivery" mandate to sustain and implement a city wide and integrated housing strategy.

## QUESTIONS

*CITY WIDE HOUSING STRATEGIES- How can cities address at the same time unmet backlogs of unmet demands and Slum upgrading and address new housing needs. What are the priorities and resources for investment?*

*THE ROLE OF THE MUNICIPALITY - City governments can be a HOUSING PROVIDER, focus on sites and services, or elaborate new for PPP models. What is the management perspective?*

*SOCIAL WORK – How can cities strengthen their social work component within their structures as well as develop social work programmes within project areas with the focus on capacity training and community empowerment with special focus on the role of women and youth?*

*DENSIFICATION – How can more innovative zoning models assist in addressing the very low density settlements eg. in Durban which raises the cost of infrastructure provision amongst others?*

*ARCHITECTURE AND DESIGN FEATURES – How can more innovative building technologies and design principles be applied to make low income housing projects more desirable, aesthetically appealing, accessible (eg for the disabled), energy efficient etc? Also how can projects incorporate public facilities and urban services in a more sustainable way?*

*FINANCIAL MODEL – Can the creation and institutionalization of a Housing Trust Fund generate employment and income generating opportunities in which people can pay for housing units and for urban services – financially or with social services, as in the case of*

*Brazil's experience which shows that approximately 30% of the population of cities is employed in the construction stage of projects?*

*PARTNERSHIPS - How can the role of the NGOs, CBOs, tertiary institutions and private sector in partnerships with communities and local government be encouraged in housing projects? How to enable communities to share experiences and lessons?*

*POLICY CHANGES – How can the experience of best practices and success stories in pilot projects be used to influence policy changes? Is the local government the right actor to lobby for upscaling solution on how the poor can access land and housing, and to make social and design work part of the housing assistance?*

### **Conclusion Way forward:**

It is important to link the social housing experience and debates of northern countries with the global South, where demands due urban growth are higher and at the same time housing delivery turns administrations and urban economy into situation of growth. Some global messages have been advanced in expert meetings, but will be confirmed:

#### **1. Planning and governance**

- a) We commit to sustainable planning and land management, housing is the mayor use of urban land.
- b) Urban Integration –integrated mixed uses are desirable in terms of proximity and urbanity.
- c) Urban integrated Governance- Increase cooperation with other governments and NGOs is key, housing funding is seldom from local , but from national government, private sector, corporation.
- d) Complementarities between actors : private and public partnership is not far enough, community needs to be involved
- e) Monitoring of outcomes to review if the commitment has been fulfilled-mixed monitoring teams

#### **2. Public investment**

- a) Make adequate and affordable housing a key lever for employment- construction creates employment and economic – for a certain time
- b) Learn and Support resilience from the crisis. Ethical real estate funds – housing is not a consumable, the hetchfonds destroy lives and opportunities
- c) Taxation –fiscal lever Plus value –land value is often underestimated, in particular if land is public

#### **3. Demand and Supply**

- a) Housing needs and priorities population with lower spending capacity.
- b) Adherence of supply to the demand- before licences, know for whom the houses will be provided

- c) Accessibility: ratio of wages to house prices – as more public housing, as easier the regulation of markets

#### **4. Rental Housing**

- a) Promote renting In developing countries – a task for local government and alternative for millions
- b) Social rented housing should be viewed as tenure of equal status to others. – renting is a process for understanding rights and duties
- c) The rental market is easier to control through public policies

#### **5. Quality and appropriation of neighbourhoods**

- a) Housing is a social need and service – social work is essential to be budgeted in housing departments
- b) Management and social cohesion for safer cities- safety is a long term issue that needs coalition
- c) Architectural quality – neighbourhoods have equipment, open spaces- nice places. Building materials