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FOR A BETTER URBAN FUTURE



Enabling the Housing Sector to Work:

providing rental housing opportunities as one of the fundamental goals of housing policies.

Claudio Acioly Jr.

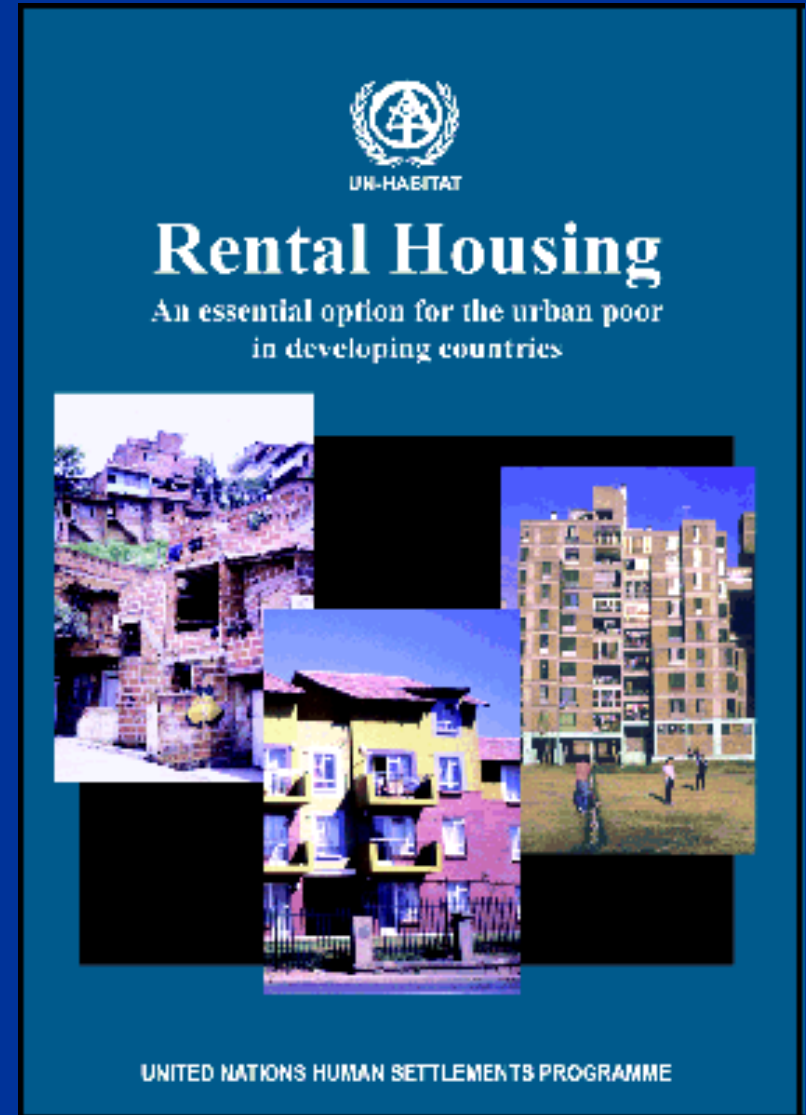
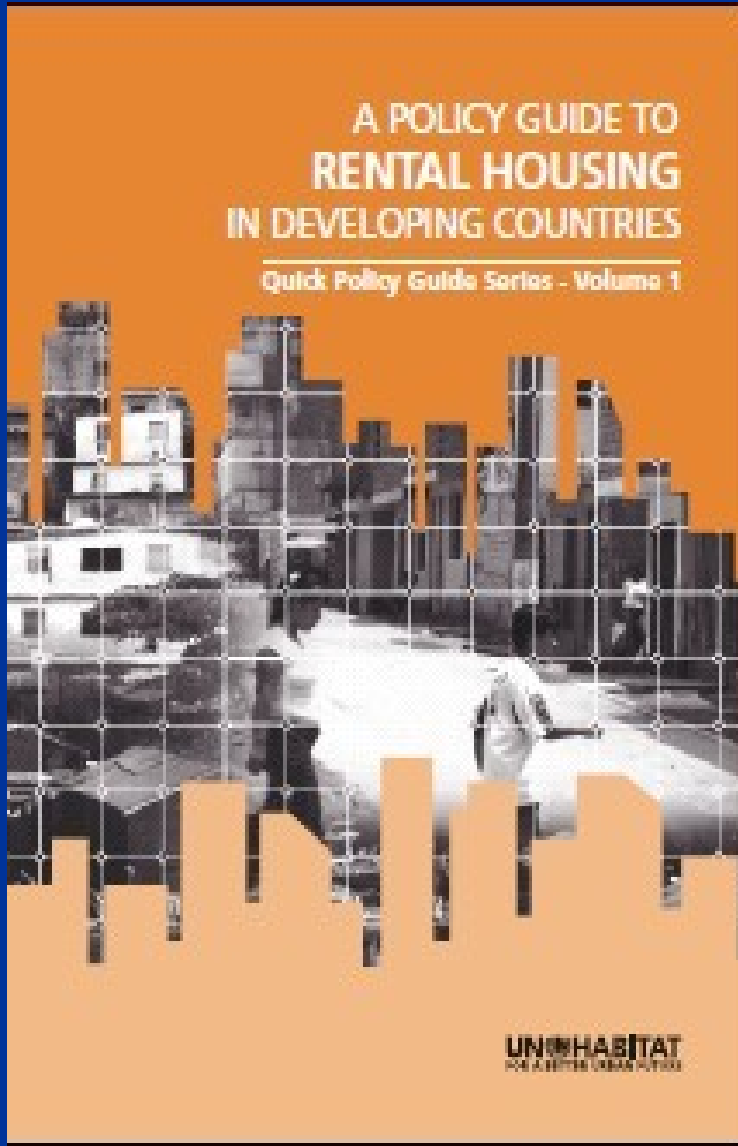
claudio.acioly@unhabitat.org



United Nations Human Settlements Programme

Programme des Nations Unies pour les établissements humains - Programa de las Naciones Unidas para los Asentamientos Humanos

Rental Housing: a fundamental variable in the affordable housing supply equation

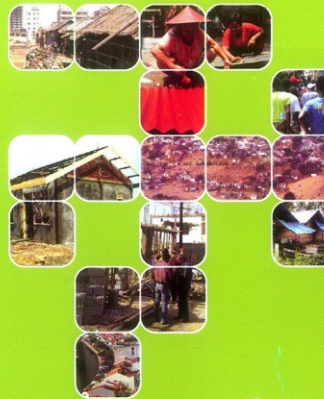


Assessing how the Housing Sector Works in different parts of the world



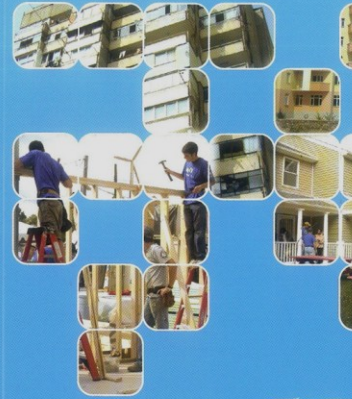
AFFORDABLE LAND AND HOUSING IN AFRICA

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AFFORDABLE LAND AND HOUSING IN ASIA

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AFFORDABLE LAND AND HOUSING IN EUROPE AND AMERICA

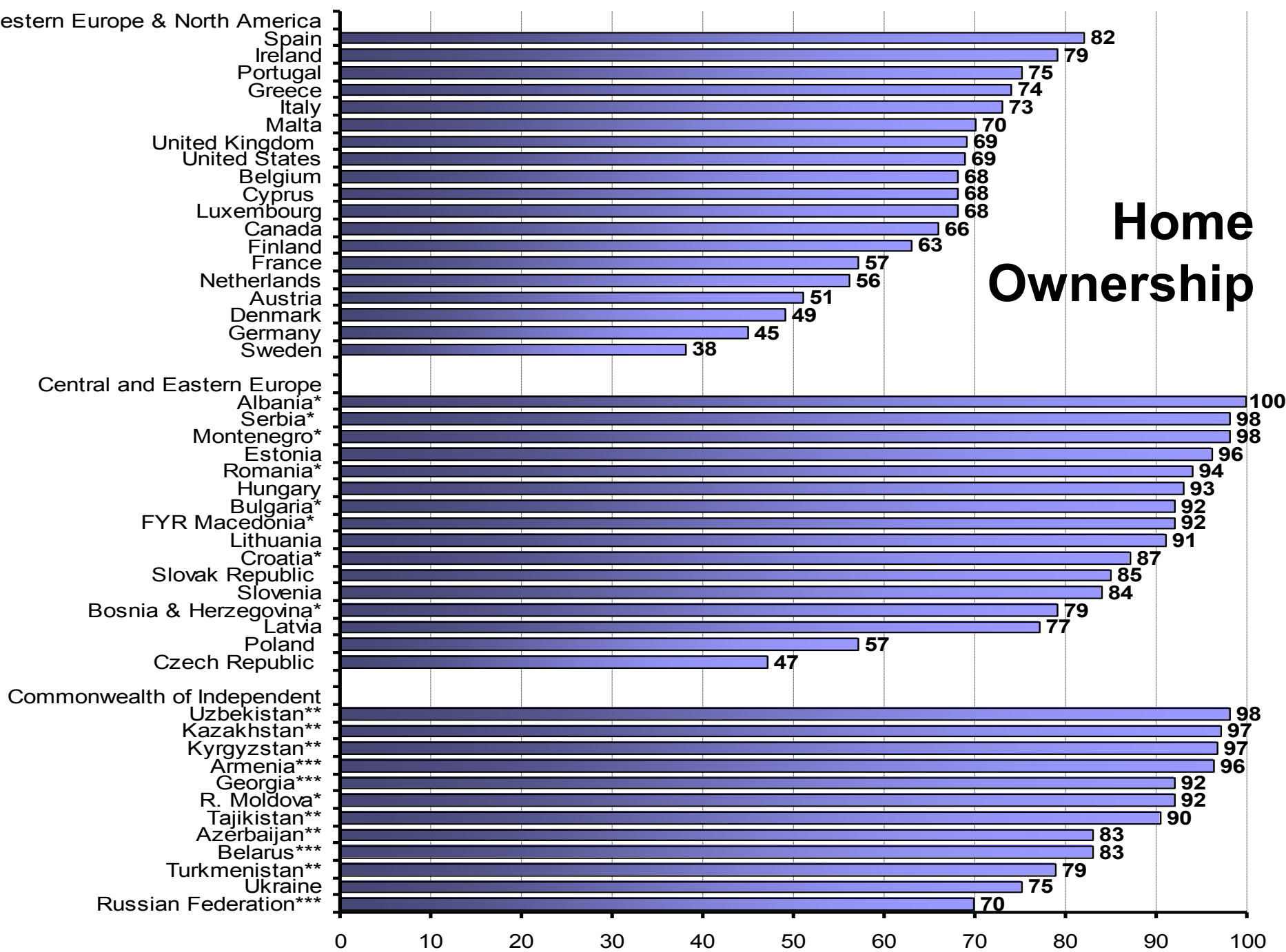
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AFFORDABLE LAND AND HOUSING IN LATIN AMERICA AND THE CARIBBEAN

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Home Ownership

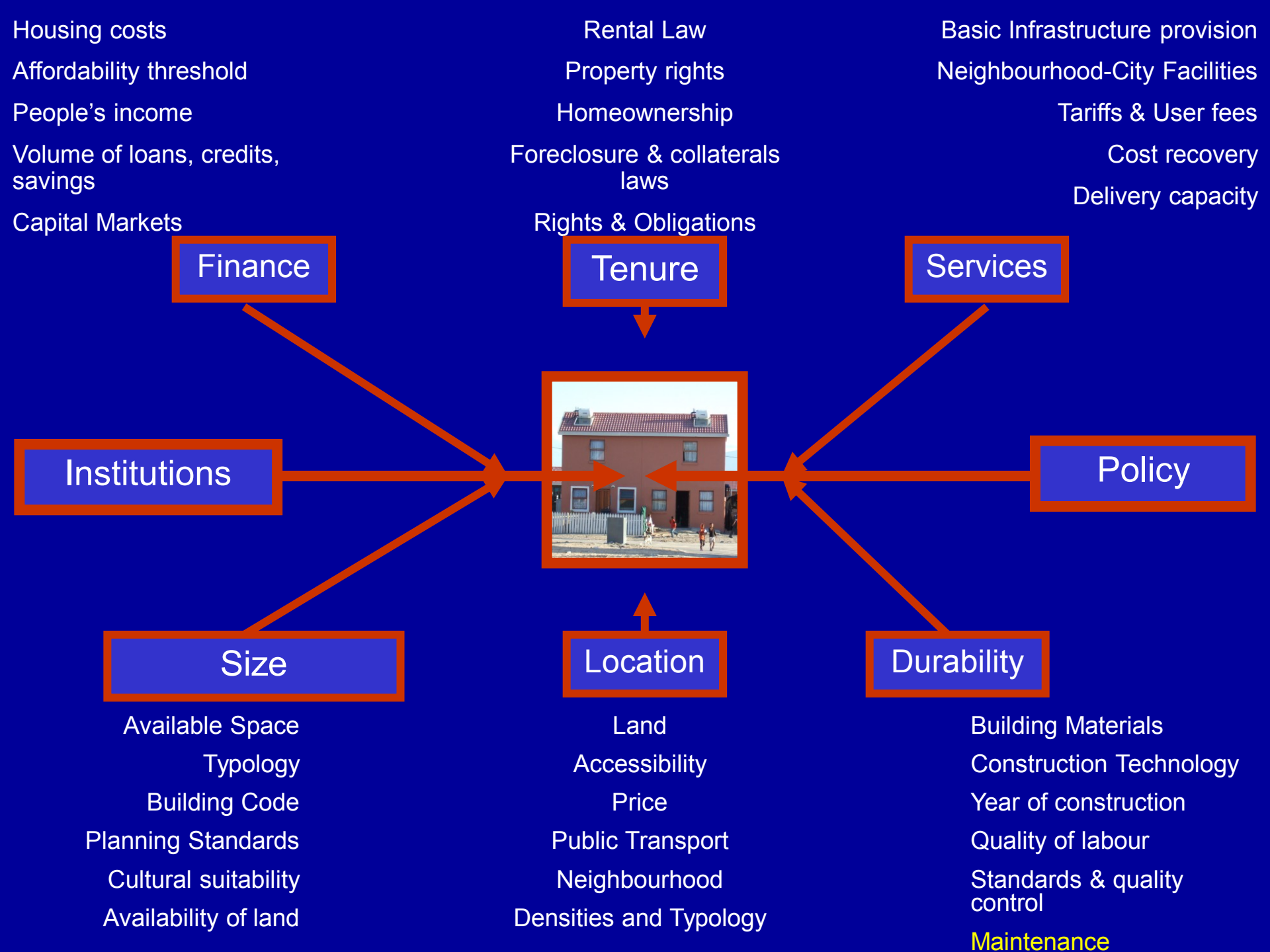


Source: UN-HABITAT, 2008; estimates based on data from: MolIRC for EU-25, *Tsenkova (2005) for SEE, **UNECE database and Duncan, 2005 for CIS % of total stock

1.

**Building a common
understanding**

**How the Housing Sector Works:
structure, functioning and sub-sectors**



Housing costs
Affordability threshold
People's income
Volume of loans, credits, savings
Capital Markets

Rental Law
Property rights
Homeownership
Foreclosure & collaterals laws
Rights & Obligations

Basic Infrastructure provision
Neighbourhood-City Facilities
Tariffs & User fees
Cost recovery
Delivery capacity

Finance

Tenure

Services

Institutions

Policy

Size

Location

Durability

Available Space
Typology
Building Code
Planning Standards
Cultural suitability
Availability of land

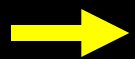
Land
Accessibility
Price
Public Transport
Neighbourhood
Densities & Typology

Building Materials
Construction Technology
Quality of labour
Standards & quality control
Energy Efficiency
Maintenance

Property Management Companies

Common Property Regime

Maintenance



For UN-HABITAT, it is imperative:

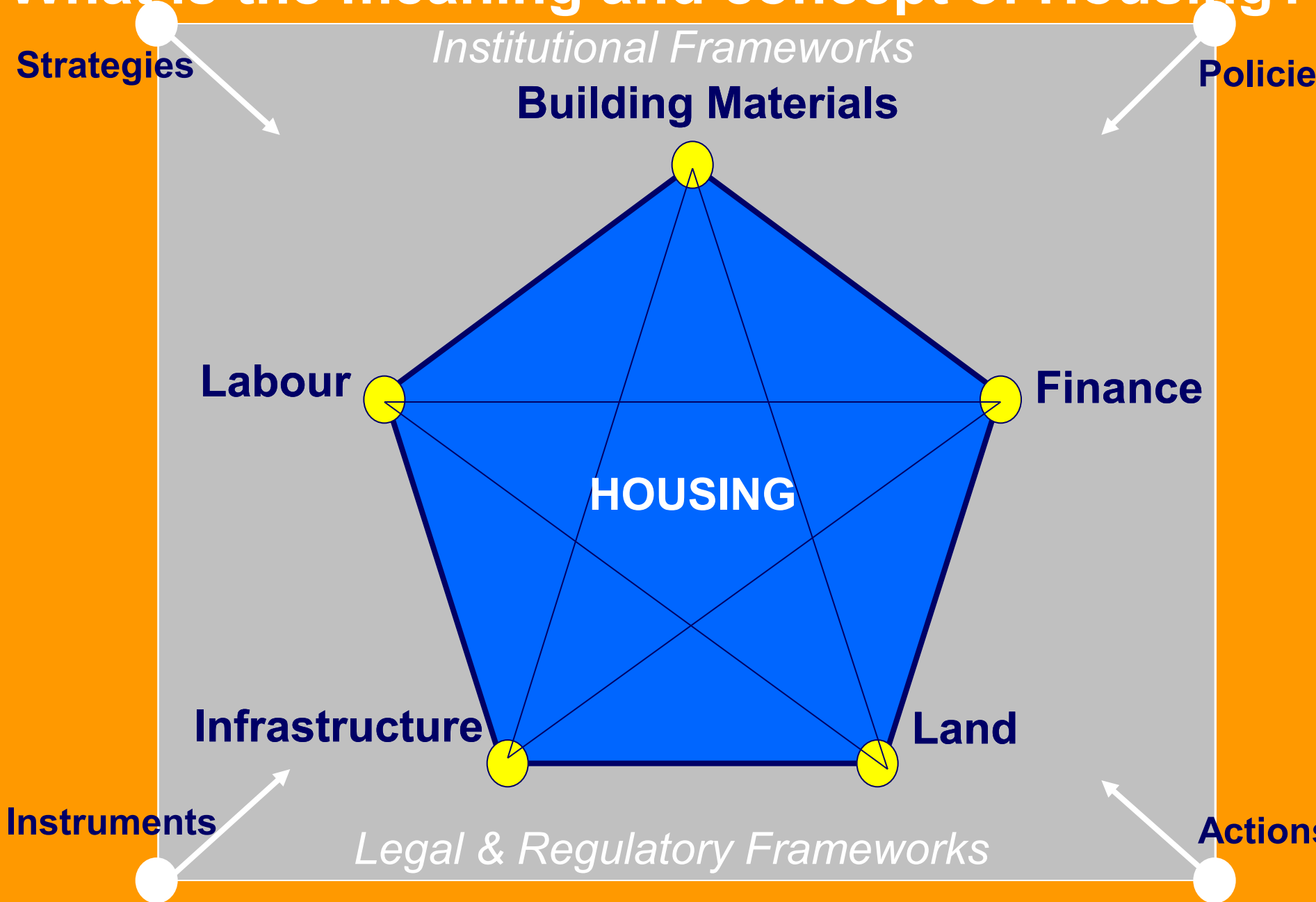
1. Governments should promote the full and progressive realisation of the right to adequate housing as defined in the Habitat Agenda and international instruments;
2. Adequate housing for all and cities free of slums can only be achieved if housing reforms are carried out and housing policies manage to bring solutions to scale, delivering a wide range of affordable housing opportunities in size, standard, typology, price and location.
3. Governments should address critical bottlenecks hindering the housing sector to perform its role in economic development & poverty reduction with well-informed and evidence-based housing policies.
4. Governments should establish mechanisms and apply instruments to monitor housing sector performance and housing policy outcomes

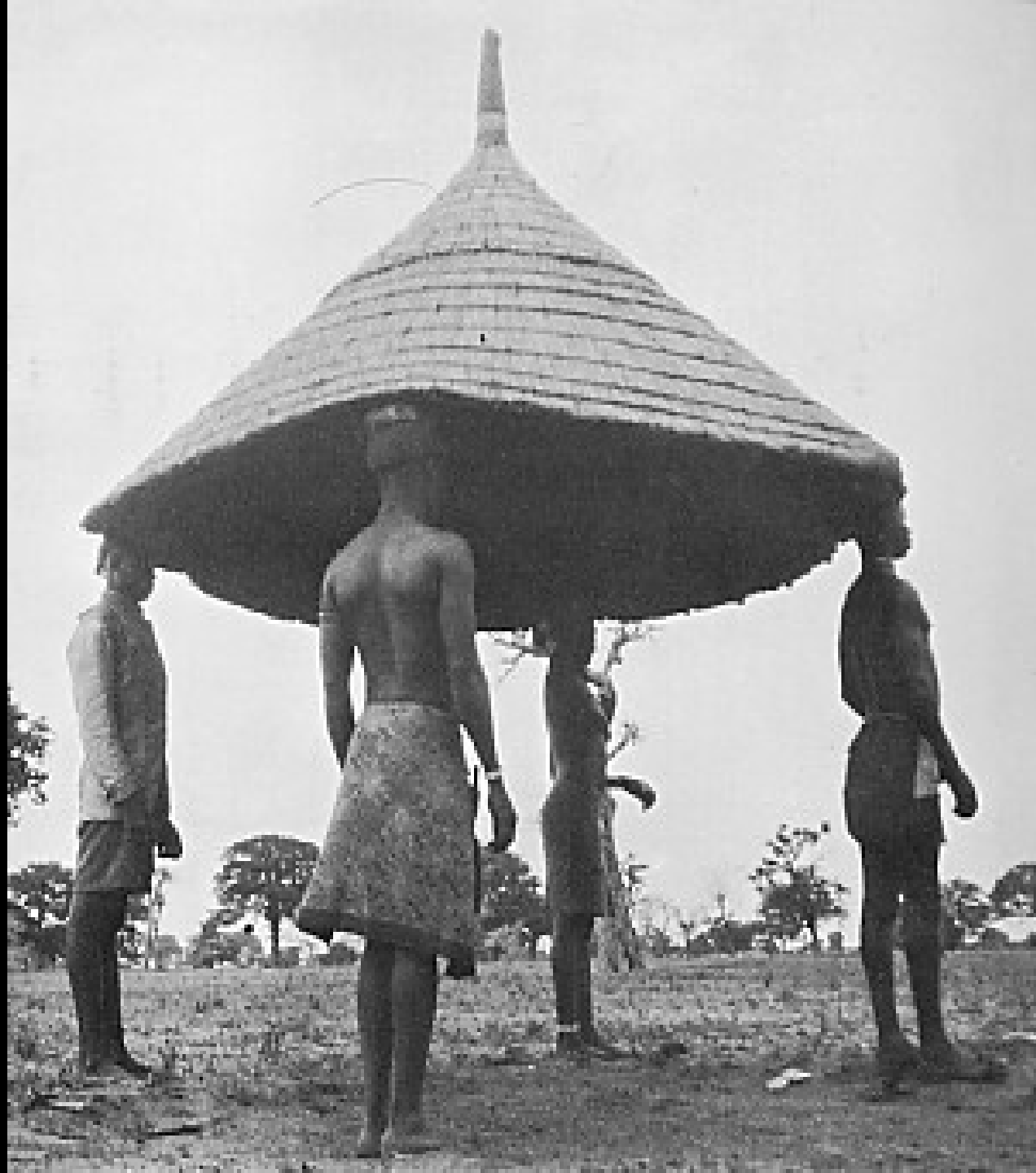
What is the Right to Adequate Housing?

7 adequacy criteria according to International Covenant on Economic, Social and Cultural Rights:

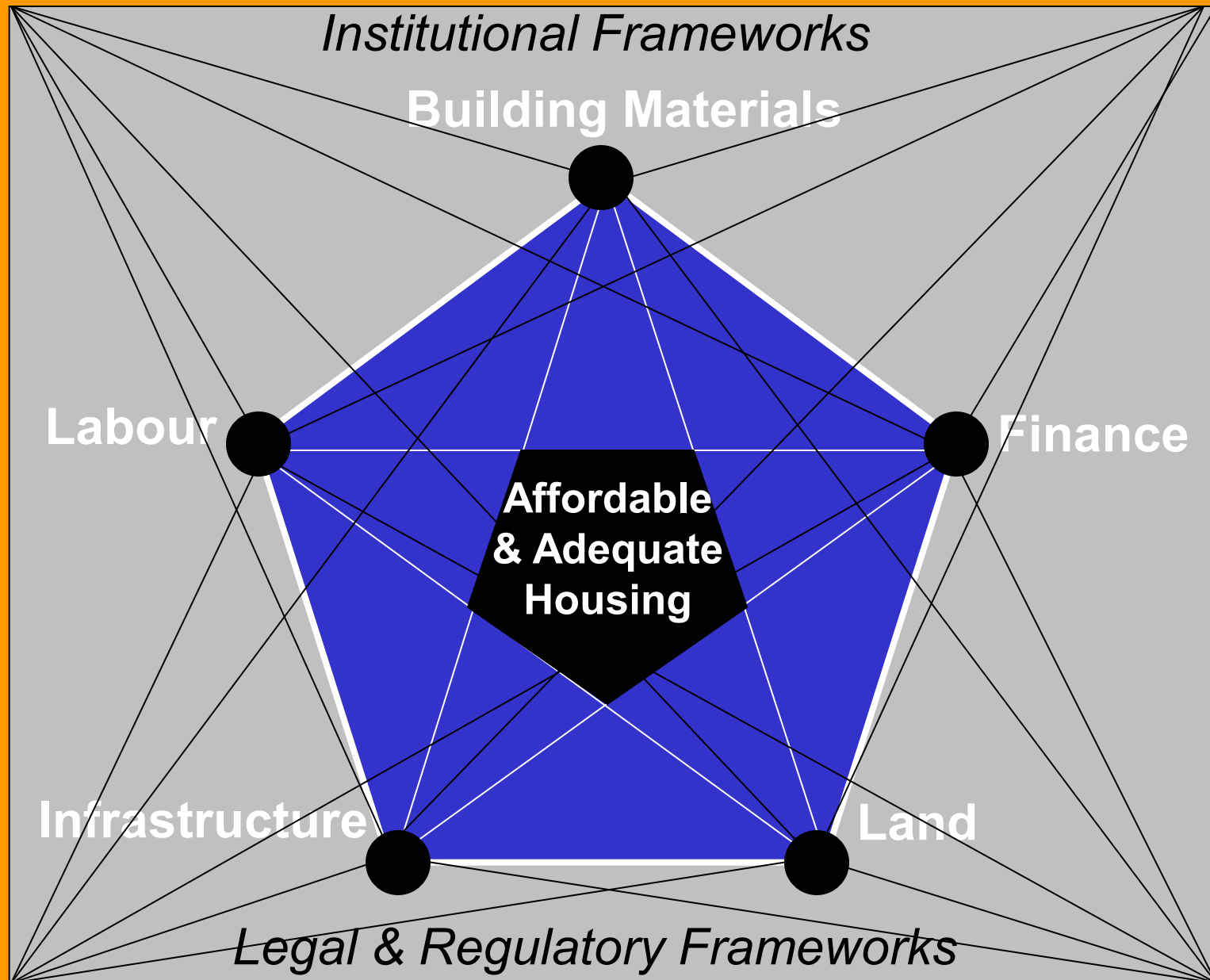
1. Security of tenure (*and protection from forced eviction!*)
2. Availability of services, materials, facilities and infrastructure
3. Location
4. Habitability
5. Affordability
6. Accessibility
7. Cultural adequacy

What is the meaning and concept of Housing?



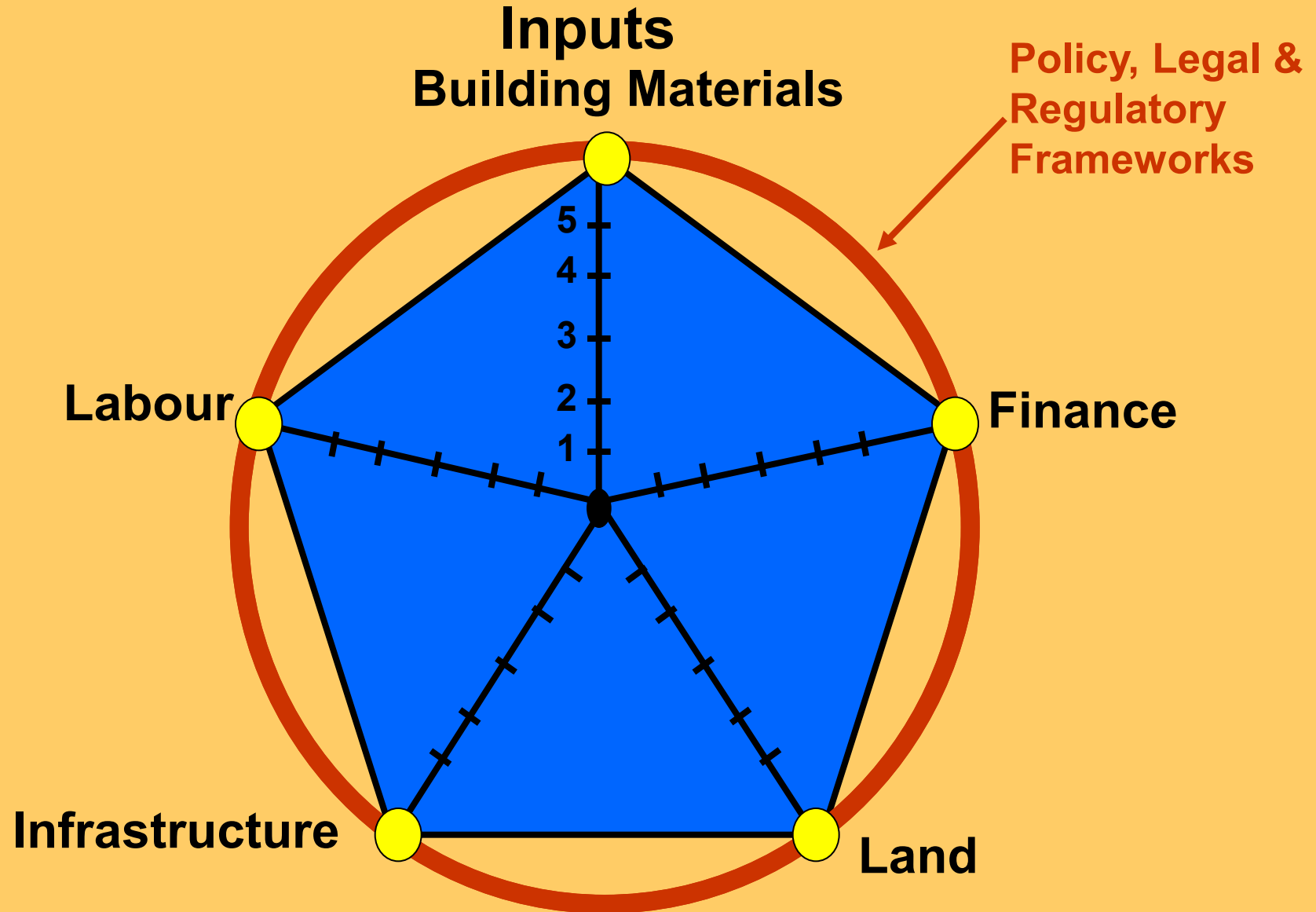


What is the ultimate goal?

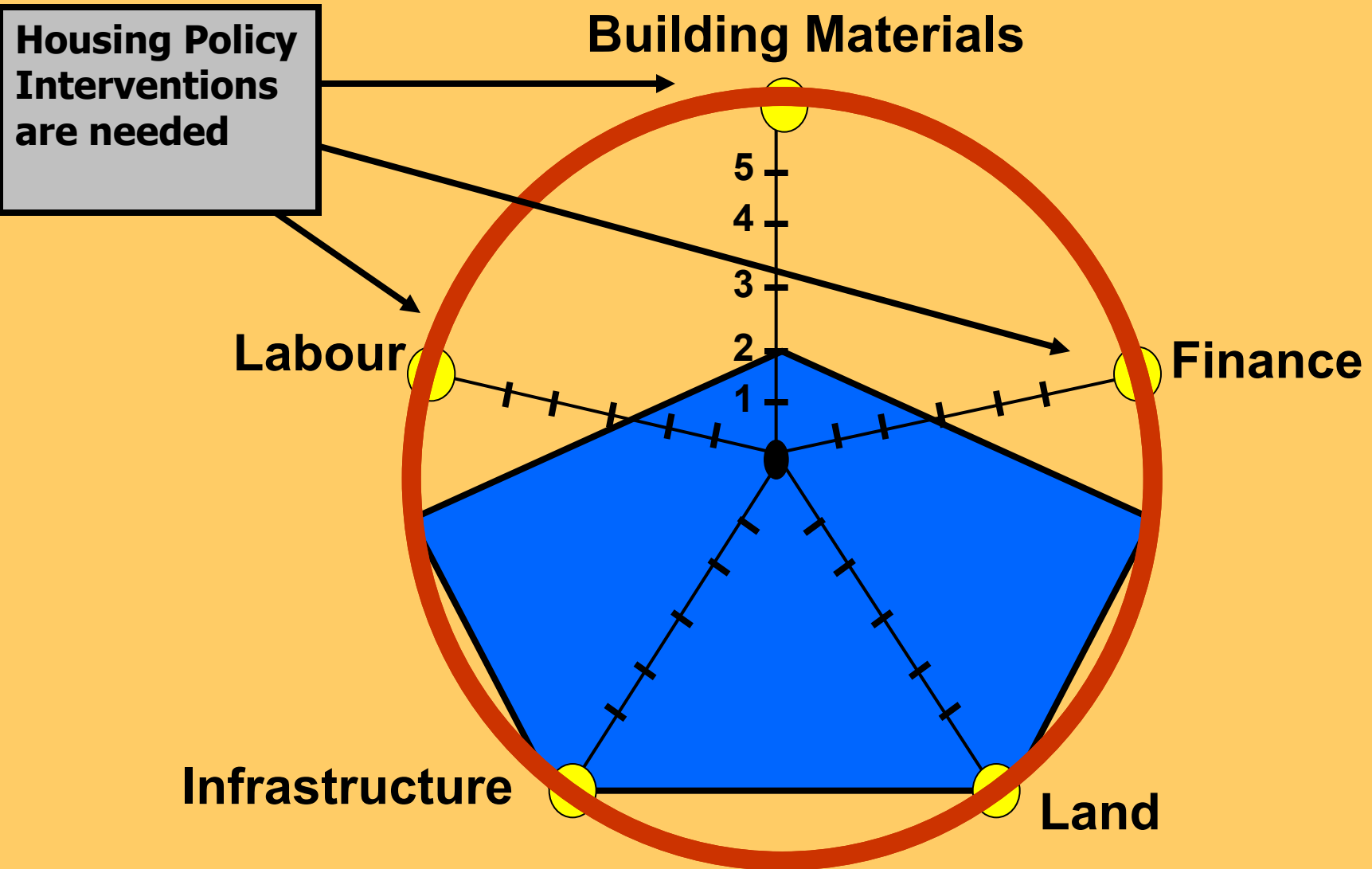


Source: Acioly, C. IHS: 1994 2003; UN-HABITAT, 2011.

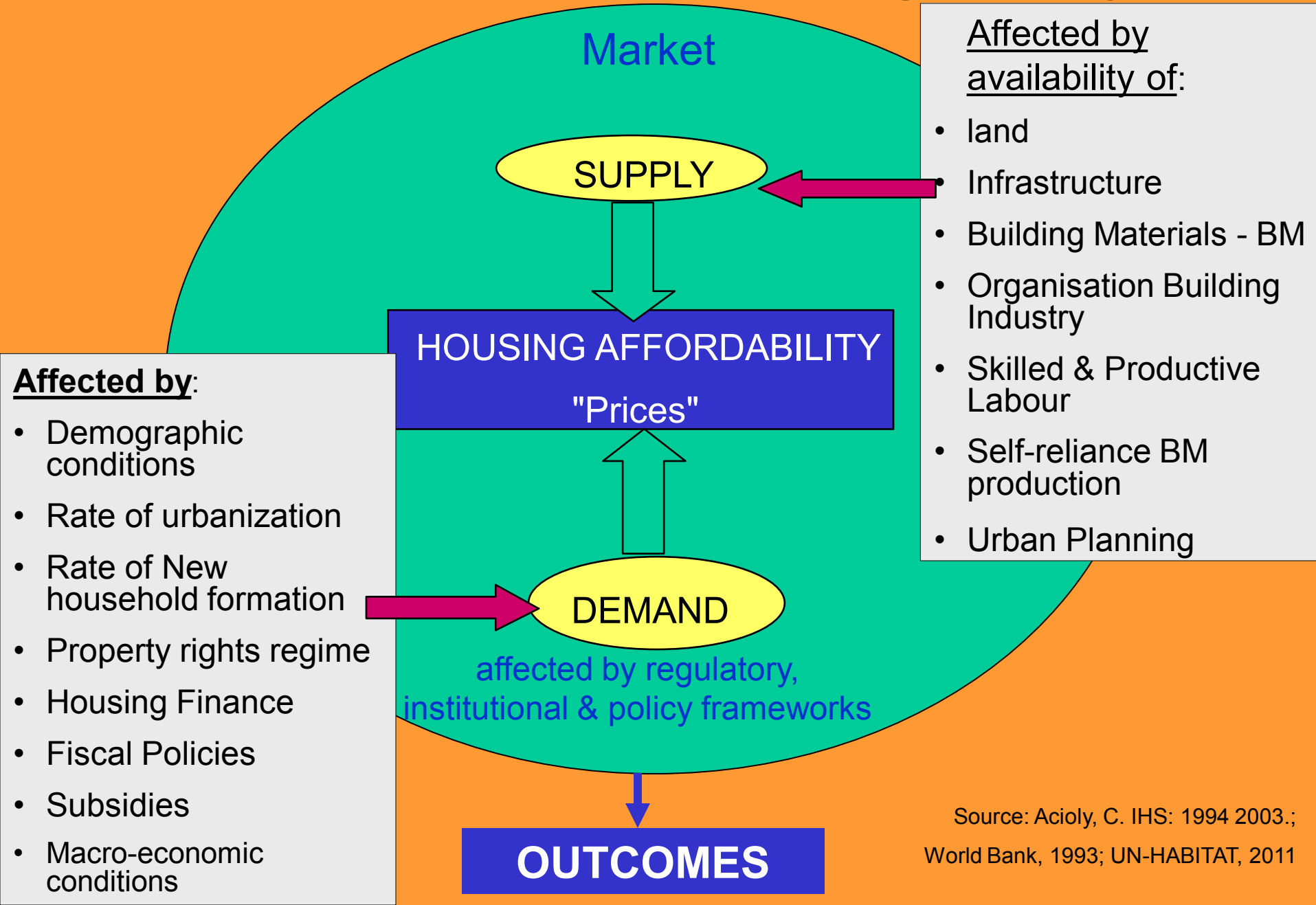
The Housing Diamond of Perfect Equilibrium of



Scarcity of one Component brings Disequilibrium



The Context of Housing Policy



OUTCOMES OF HOUSING POLICIES



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graph TD; A[OUTCOMES OF HOUSING POLICIES] --> B(Affordable Housing Opportunities); B --> C[Scaled-up]; B --> D[Variety of Options]; B --> E[Diversity in Size, Location, Quality, Standard, Price]; B --> F[Freedom of choice];
```

Affordable Housing Opportunities

Scaled-up

Variety of Options

Diversity in Size, Location, Quality, Standard, Price

Freedom of choice

A Healthy Rental Sector is an integral part of a well-functioning housing system.

2.

Enabling the Housing Sector to Work

The institutional structure of the Housing Sector & the Policy Framework



