

Developing Social Housing Projects

Session 5a

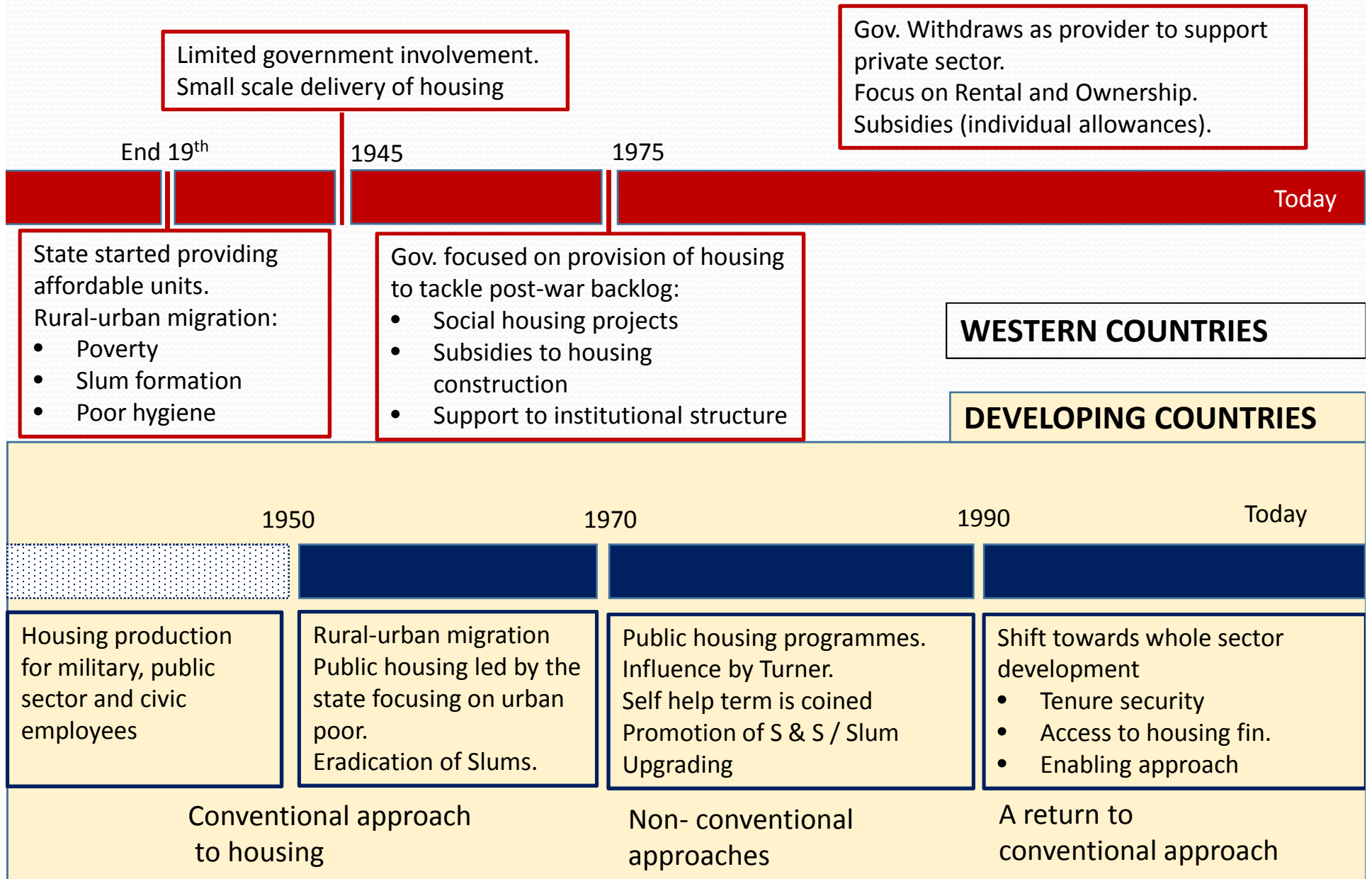
Social Housing Policy & Trends in a Nutshell

Alonso Ayala, PhD

Developing Social Housing Projects

“It is only over the last six decades that governments have assumed any responsibility for the production of housing for their citizens” (Wakely: 2014)

Historical Overview of Public Housing

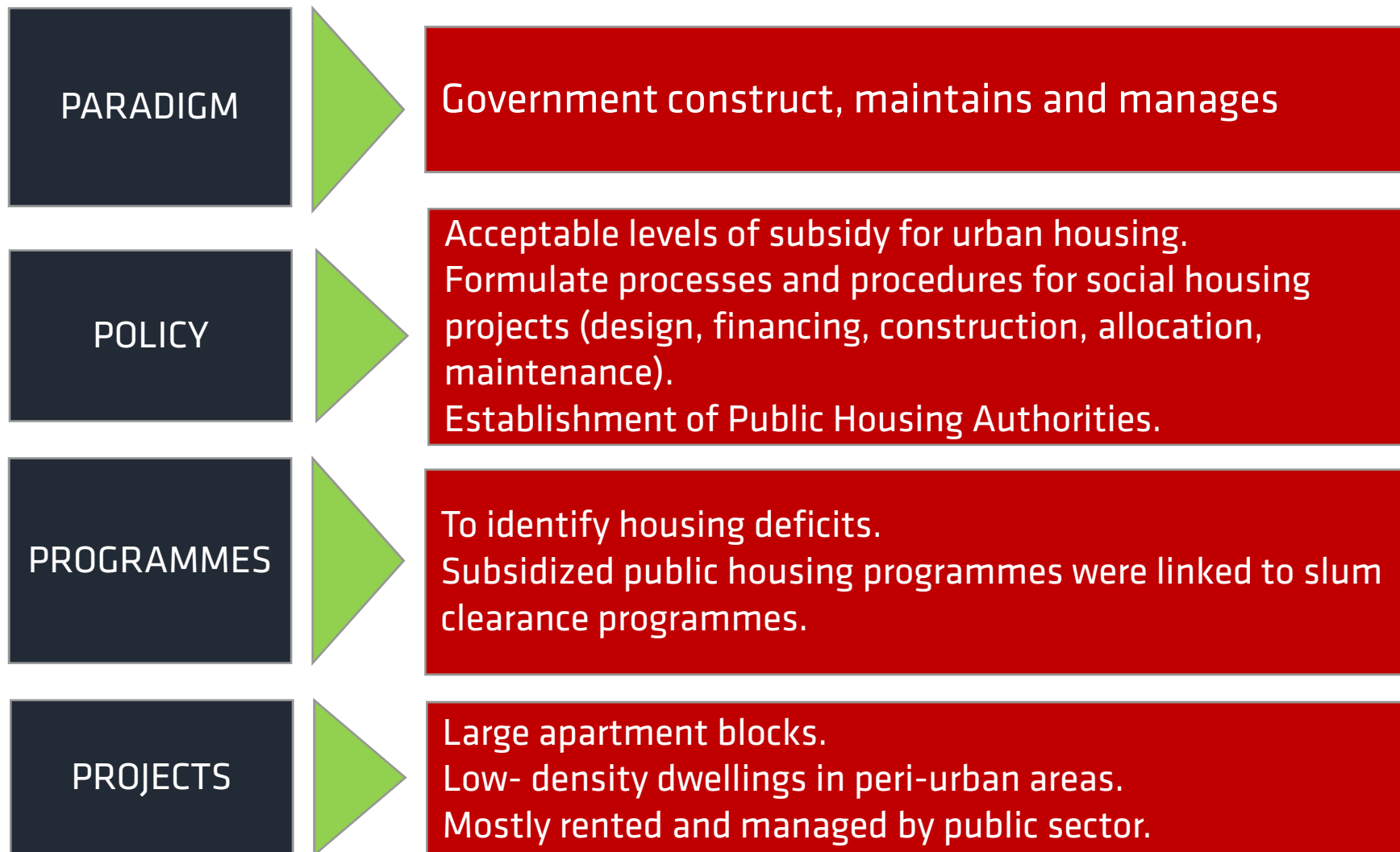


Changing Trends in public housing policies

What is the basic objective of Housing Policy?

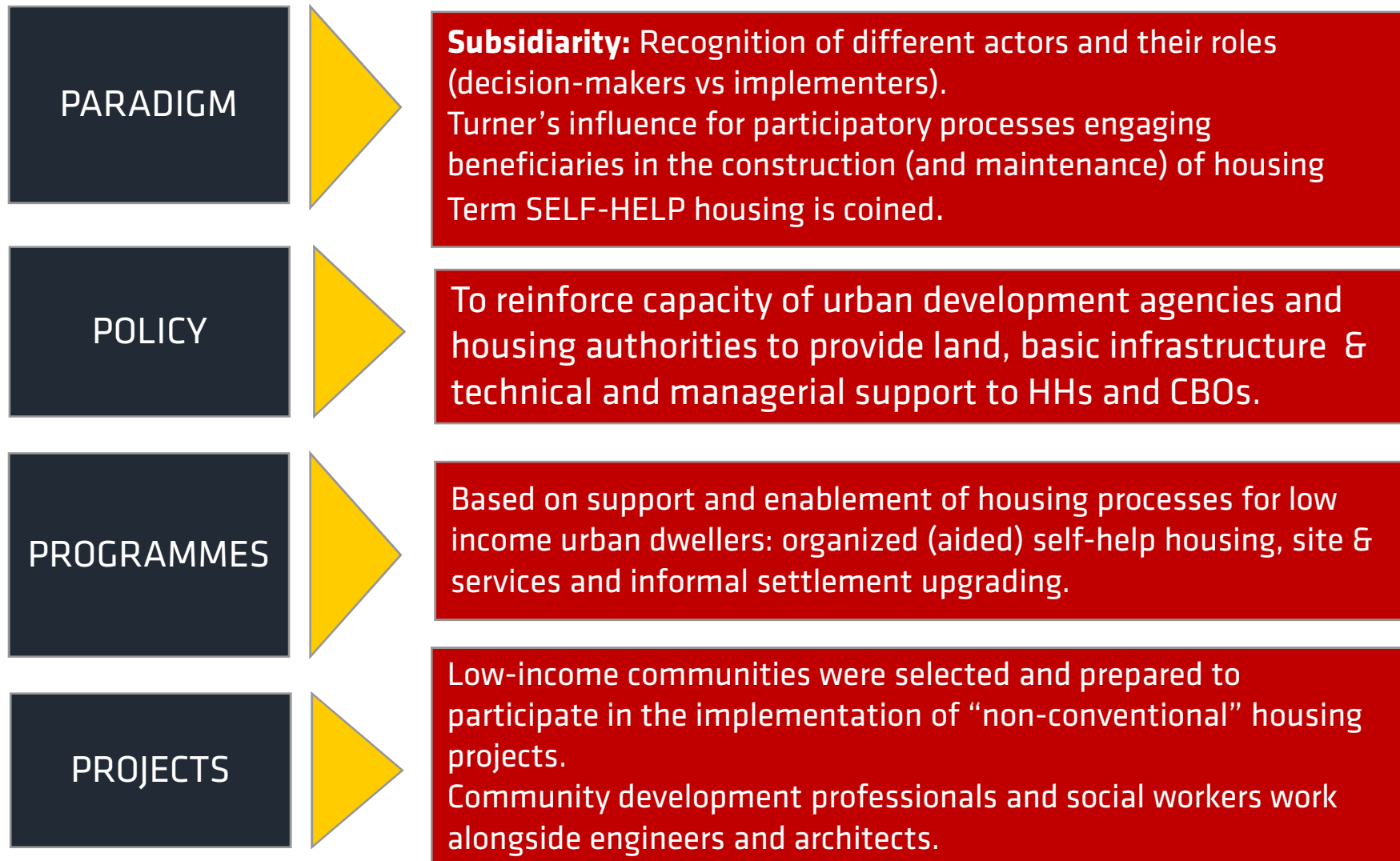
To meet real housing needs

1950 – 1970: Construction of Conventional Public Housing



Source: Wakely 2014

1970 - 1990: Support and non-conventional housing strategies



Source: Wakely 2014

1970 - 1990: Non-conventional housing sub-strategies

AIDED SELF-HELP

Paradigm

Reduction of construction costs through 'sweat equity' and development of senses of community, identity, ownership and pride.

Policy

To generate "cheap" labor through agreements between government and beneficiaries leading to secure title.

Programmes

Designed to develop land zoned for housing and avoid illegal occupation, rather than meeting needs of housing demand.

Projects

Site selection and planning and house design centrally defined with no consultation or "participation" from beneficiaries.

ENABLING SUPPORTS

Good urban governance "participation" Incremental housing through S&S and informal settlement upgrading.

Shift from establishing and staffing public housing agencies to strong community development and public sector with an advisory and enabling role.

Designed to provide support and resources for implementation working with potential private sector, NGOs and CBOs

Gov. provided developed land with secure tenure and beneficiaries built their dwellings on affordable financial terms

Source: Wakely 2014

Objectives, problems & critiques to non-conventional housing strategies

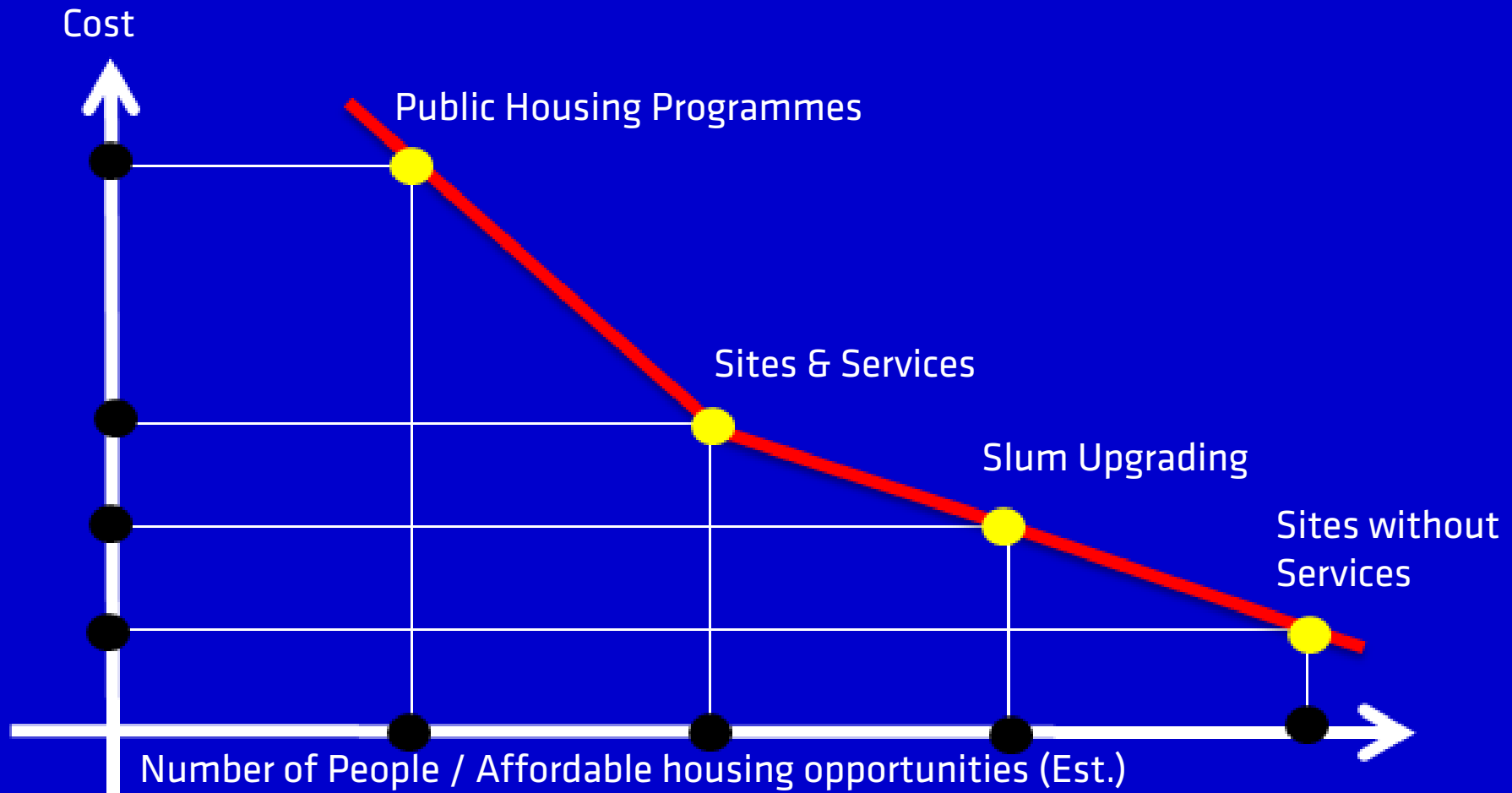
OBJECTIVES

- Reduce the cost of construction.
- Off-load responsibility.
- Access to housing linked to social policies to reduce urban poverty.
- Develop within beneficiary community a sense of pride, identity and ownership.

PROBLEMS & CRITIQUES

- Site location was on cheap undeveloped land at the outskirts of the city, far from trunk infrastructure, transportation, markets, social networks and potential employment sites.
- High planning and construction standards.
- Assessment criteria same as conventional housing.
- Only difference was unpaid labor.
- Quality of end product was lower than for conventional public housing.
- The S&S were evaluated too soon.
- Increased costs due to site supervision by government.

The Challenge of Housing the Poor



Source: Acioly, C. 2011

1990 – Today: Enabling Strategies

(back to Conventional)

PARADIGM

Moves beyond simple housing provision addressing the whole housing system; looking to generate an environment which enables the housing market to work effectively; working closely with market actors (all) and reducing the involvement of the state.

POLICY

Creation of appropriate institutional, legal and regulatory environments and mobilizing resources of finance (public and private).

Policies were developed to cover 3 main challenges:

- 1- Housing rights and right to the city agenda: to incorporate increased power and participation of citizen groups representing the poor.
- 2- Enabling but with sustainable urban development:
Balancing efficiency, equity and sustainability
- 3- Housing as economic development: Housing supply is beneficial to economic development through direct employment, income multipliers and creating linkages with the rest of the economy

Source: Farouk Hassan2012

Objective & Critiques to Enabling Strategies

(back to Conventional)

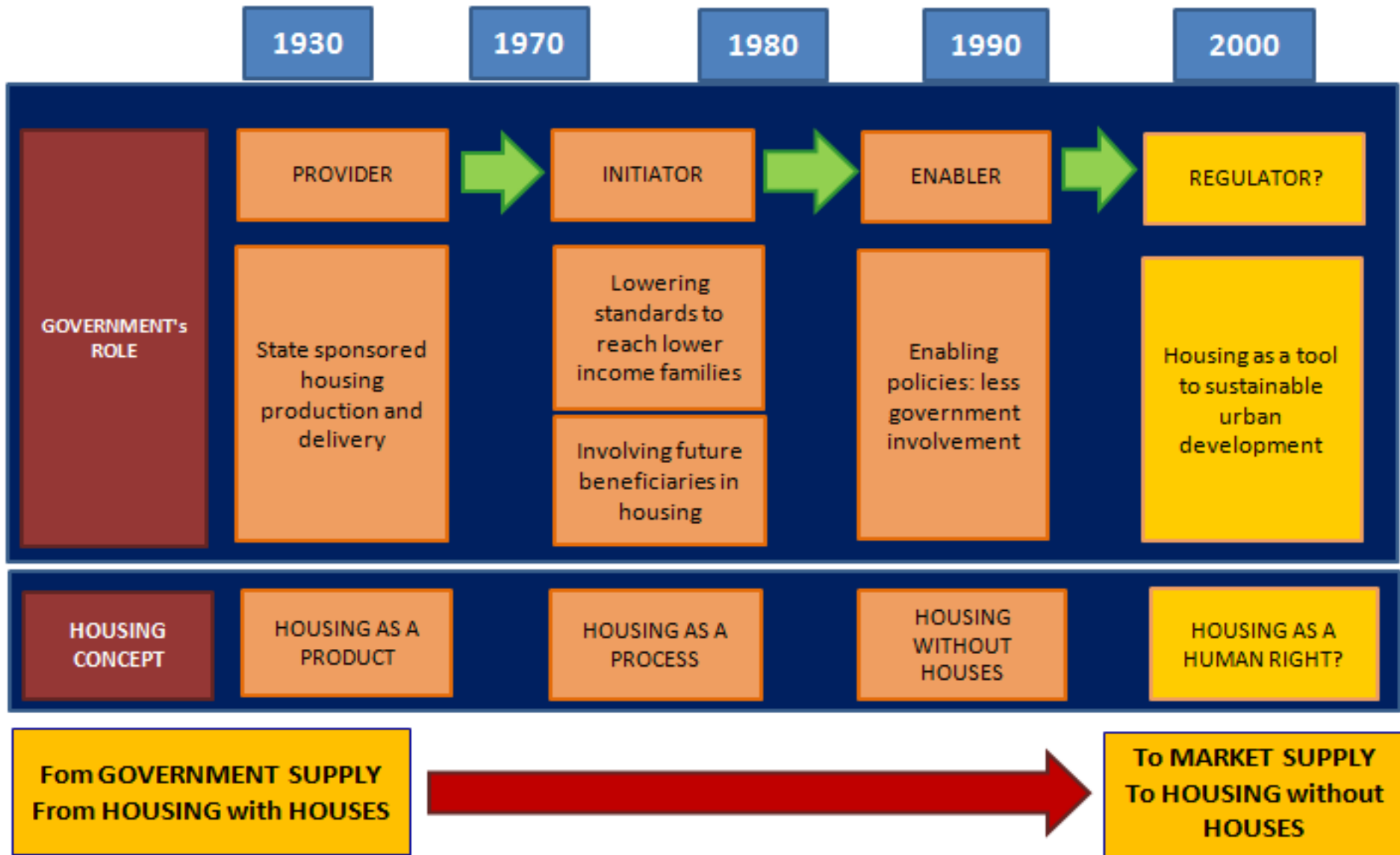
OBJECTIVE

- The withdrawal of government from direct provision of housing towards contributing to the vitality of a free housing market through supportive legislation and credit mechanisms especially for the urban poor.

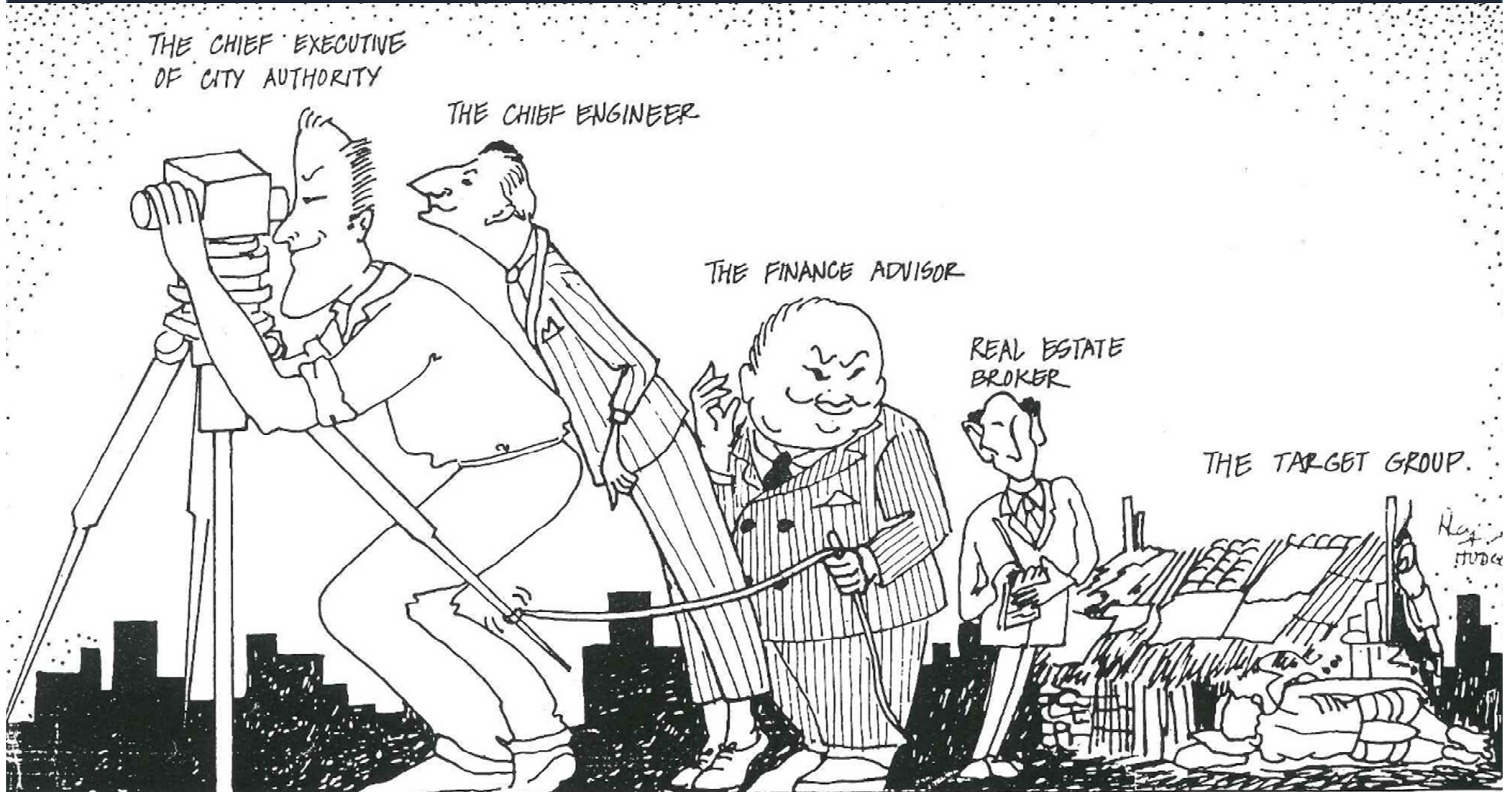
CRITIQUES

- Concerned in solving the housing demand from the upper end of the low-income scale rather than to the poorest urban households.
- Rather put more emphasis on private markets and the construction industry than on the social role of secure housing and poverty alleviation

Shifts in Housing Approaches



Reaching homes to the people...



Source: Open House International

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Assignment Thu 9 Oct

Housing Policy Exercise

Country	Date of the policy	Main aim	Target Group	Problem addressed	Main success & problems of the policy
Angola (Luanda) 2					
India (Kerala)					
India (Kolkata) 2					
Indonesia (Jakarta)					
Indonesia (Malang City)					
New Zealand (Auckland)					
Nigeria (Abeokuta region)					
Pakistan (Karachi)					
Philippines (Davao)					
Philippines (Bulacan)					
Vietnam (Hanoi)					