

Providing Affordable and Adequate Housing Options for the Poor

Housing Policy Matters!

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United Nations Human Settlements Programme

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



Session 6

**The People's Housing Process.
Understanding the informal housing
delivery systems and non-formal
housing production processes.
Adapting people's processes to formal
housing policies**

12.

The People's Process to Housing:

Some background of the ideas and practice.

Characteristics



1. Bottom-up
2. Community-based
3. Individual Empowering
4. Community building
5. Sense of ownership
6. Participatory decision-making
7. Co-responsibility
8. Social sustainability

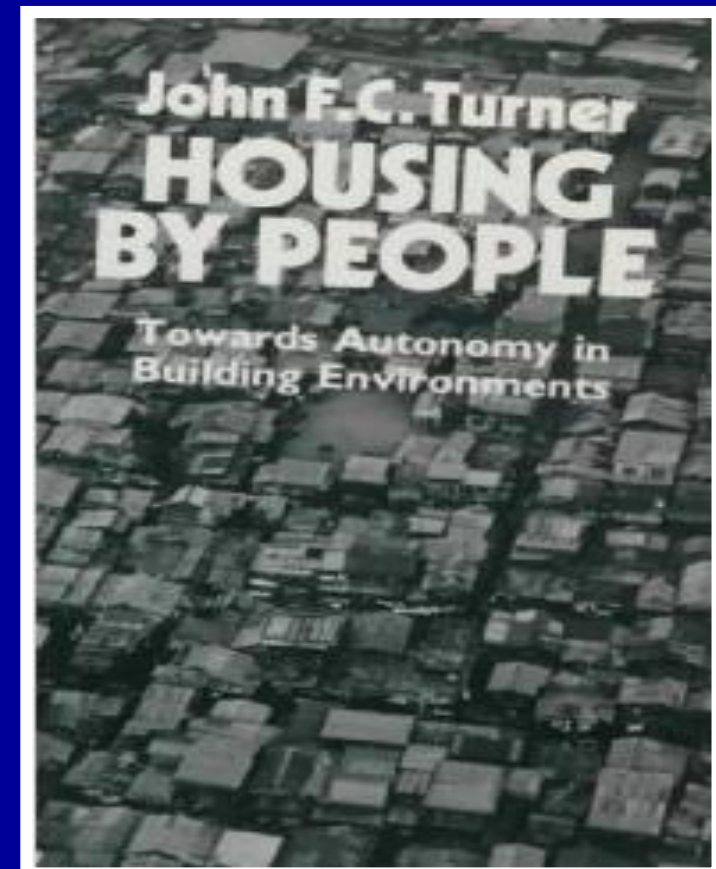
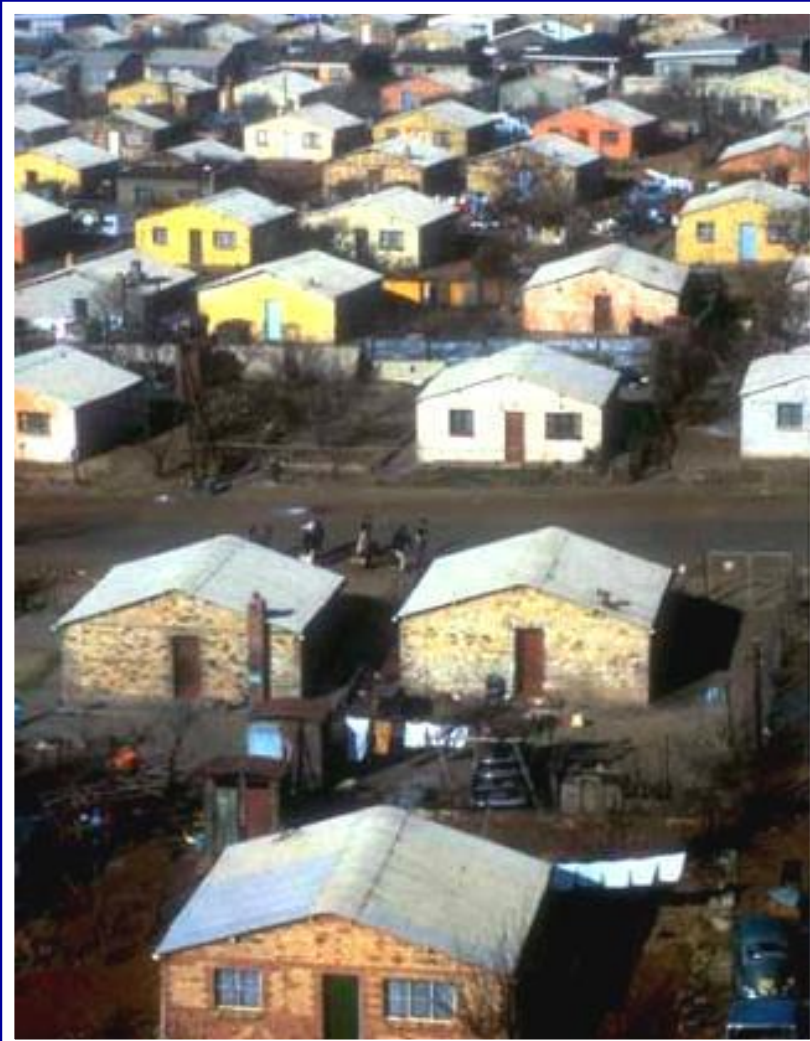


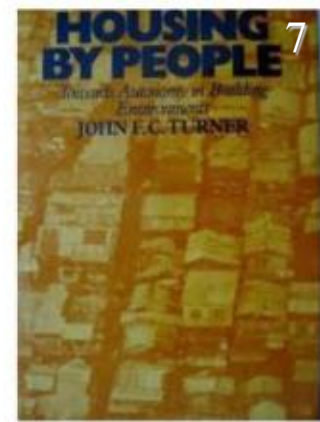
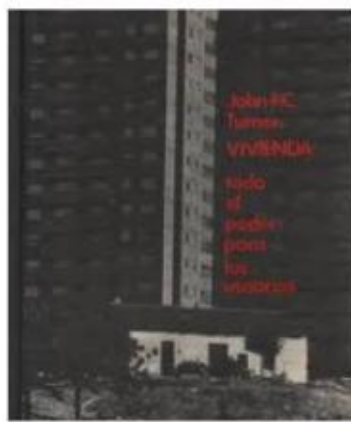
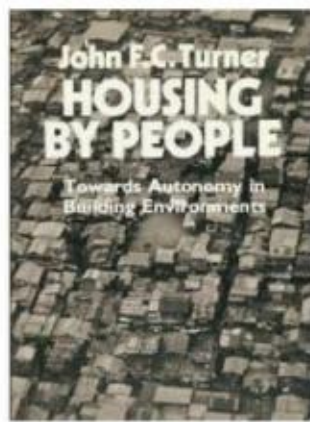
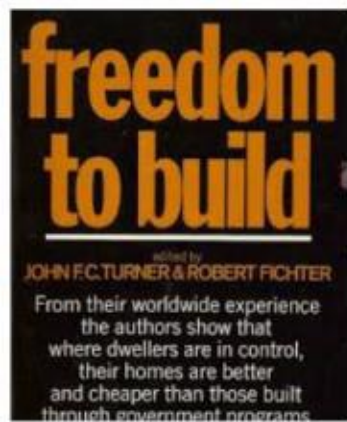
1. Follows its own terms & norms
2. Demands organization
3. Not controlled by government
4. Community not homogenous
5. Individuals unpredictable
6. Time-consuming
7. No contractual obligations
8. Depends on self-organization

Housing by People

John F. C. Turner

Peru, 1968, Pueblo Jovenes,
autonomous urbanization





1. Housing is best provided and managed by those who are to dwell in it rather than being centrally administered by the state.
2. In the self-building and self-management of housing and neighbourhoods, neighbourhoods designed with local groups worked better since people were experts on their own situations and should be given the 'freedom to build'.
3. Not important whether freedom is granted by the state or wrested from it through squatting. State as well as private professionals such as architects and engineers, act as enablers.
4. There is a shift in thinking that valorises experience and local know-how over technocratic and professionalised forms of knowledge.

Housing is a Verb

Research in Asia, 1970's by Soly Angel

I conducted housing research in many cities in Asia, discovering that the poor had dozens of ingenious ways to obtain shelter, that there was a housing delivery system in operation that ensured that everyone was housed somehow, and that virtually no one remained homeless. Unfortunately, this system was largely invisible to those engaged in policy because much of it was substandard, repulsive, and illegal.

Soly Angel (2000). Housing Policy Matters. New York: Oxford University Press.

Emergед Issues

1. Role of the Architect/Engineer
2. Role of the Community Builder
3. Role of Community Leadership
4. Technocratic X Bottom-up Community-based Approaches
5. Technical knowledge X Popular Knowledge
6. Modern Technology X Vernacular Traditional
7. Top-down Policy X Bottom-up Action Planning
8. Enabling X Government control
9. Etc....

13.

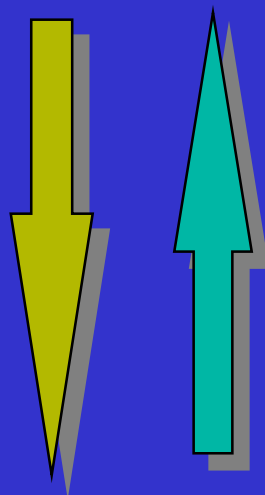
The People's Process to Housing:

Understanding the logic of informal land and housing development processes. What do we learn?

Different Logic of Housing Development

1. CADASTRE – legal ID
2. LAND ALLOCATION
3. PLANNING
4. SERVICES AND INFRASTRUCTURE
5. CONSTRUCTION
6. OCCUPATION

**FORMAL
URBANIZATION**



1. OCCUPATION
2. CONSTRUCTION / consolidation
3. SERVICES AND BASIC INFRASTRUCTURE
4. PLANNING
5. REGULARISATION
6. LEGALISATION

**INFORMAL
URBANIZATION**

Based on P. Baross, 1989;



5. Occupation
4. Construction
3. Infrastructure Provision
2. Planning
1. Land Assembling
0. Legal ID, cadastre

FORMAL LAND DEVELOPMENT

Legal Regime clear from start

6. Legal Regime to be Defined

5. Legalisation & Regularisation
4. Planning
3. Infrastructure Provision
2. Building & Densification
1. Land Invasion / land holding /
Parcelling

INFORMAL LAND DEVELOPMENT

Formal x Informal

Based on P. Baross, 1989;



Source: John Hopkins, "SOCIAL HOUSING IN SOUTH AFRICA", Southern African Housing Foundation





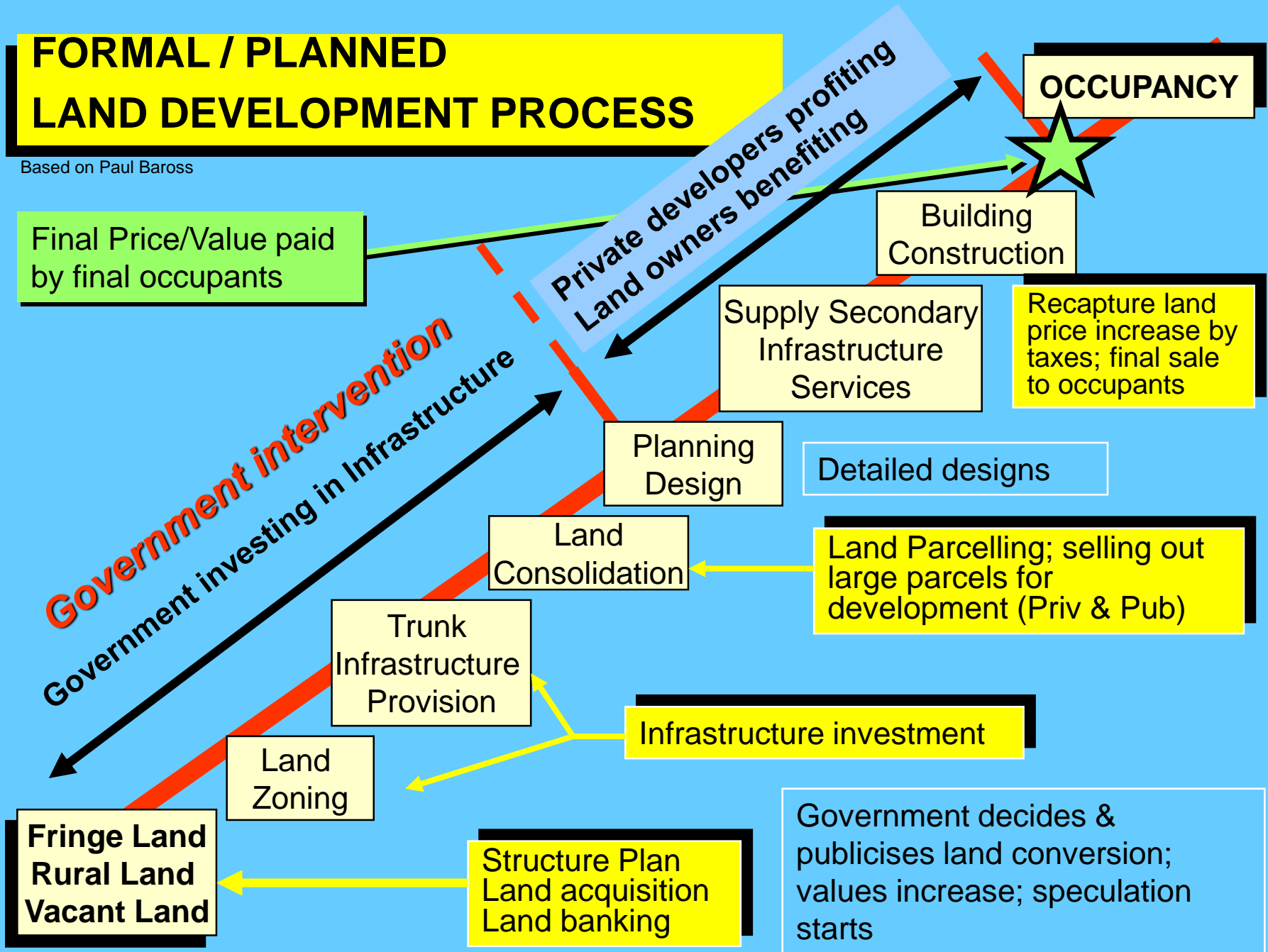
25/11/2018

Claudio Acioly Jr. / U



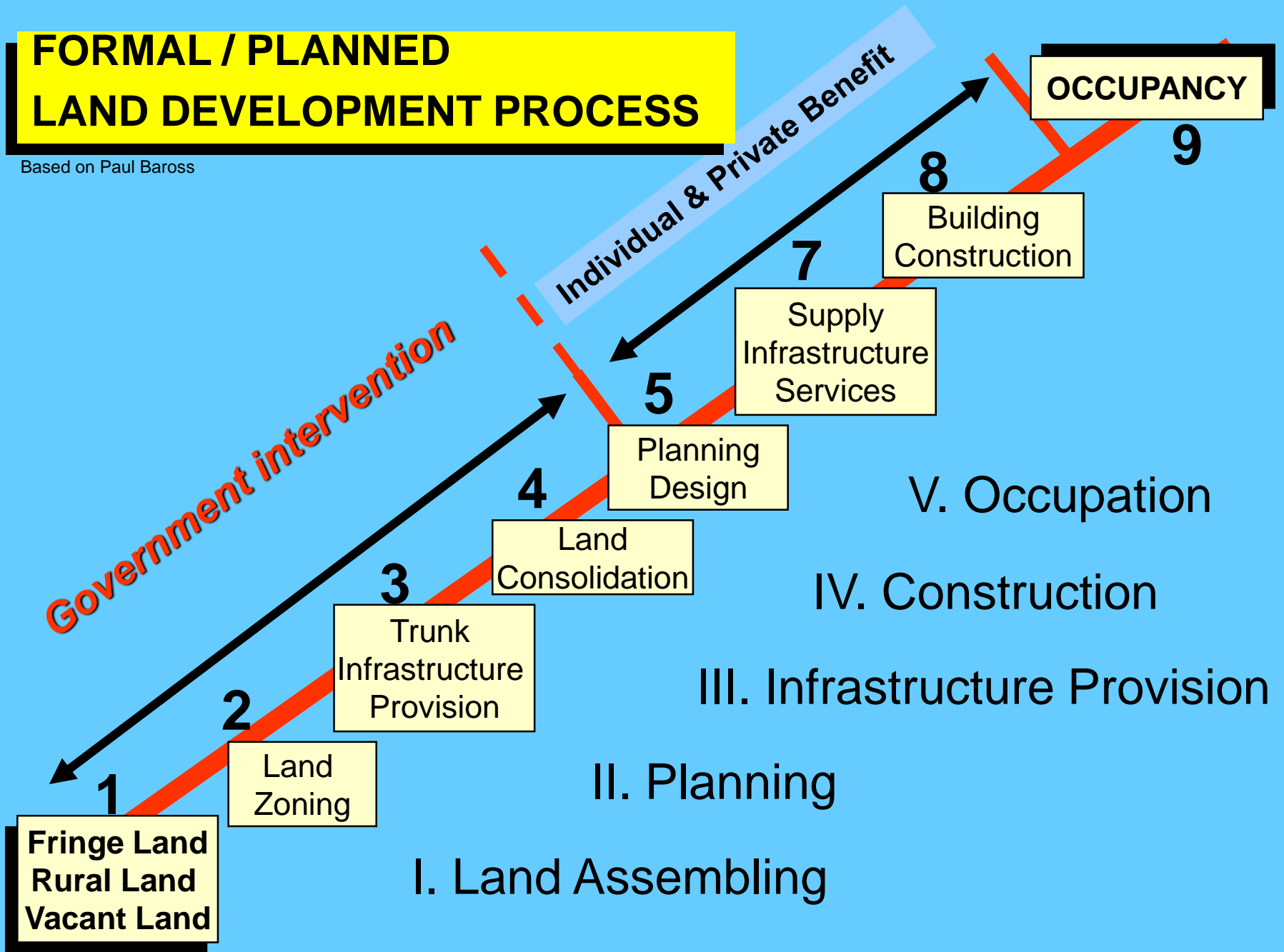
FORMAL / PLANNED LAND DEVELOPMENT PROCESS

Based on Paul Baross



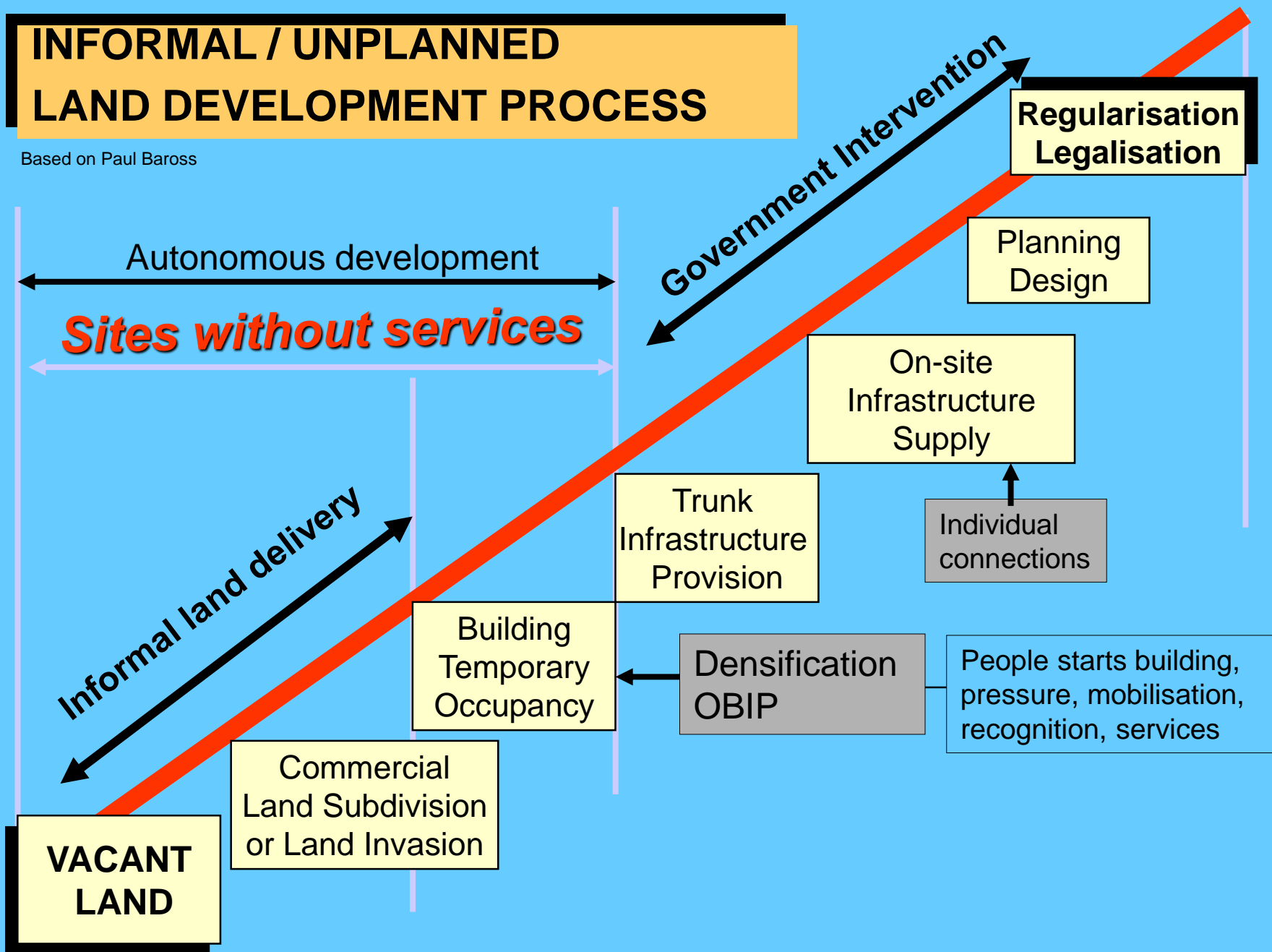
FORMAL / PLANNED LAND DEVELOPMENT PROCESS

Based on Paul Baross



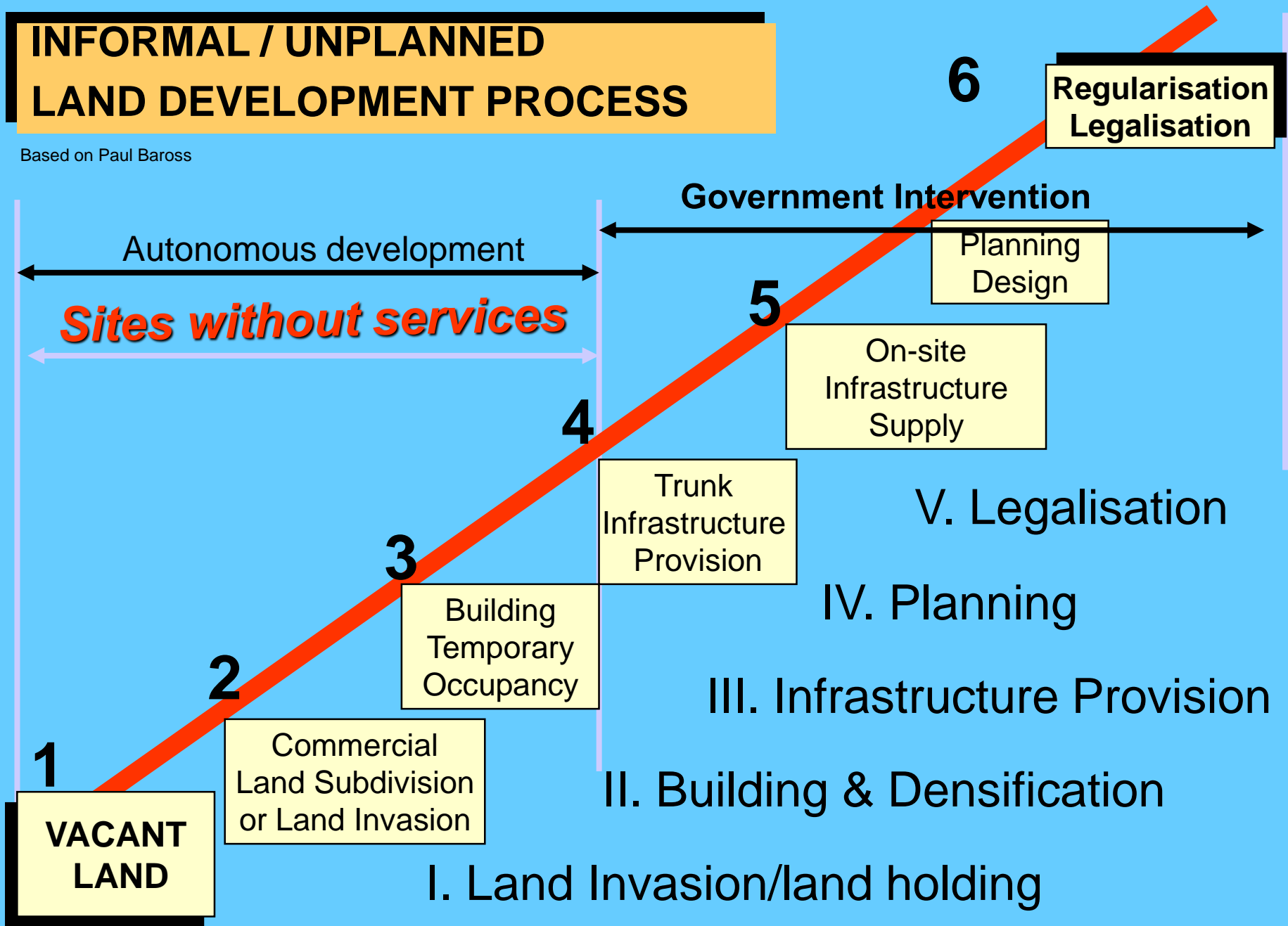
INFORMAL / UNPLANNED LAND DEVELOPMENT PROCESS

Based on Paul Baross



INFORMAL / UNPLANNED LAND DEVELOPMENT PROCESS

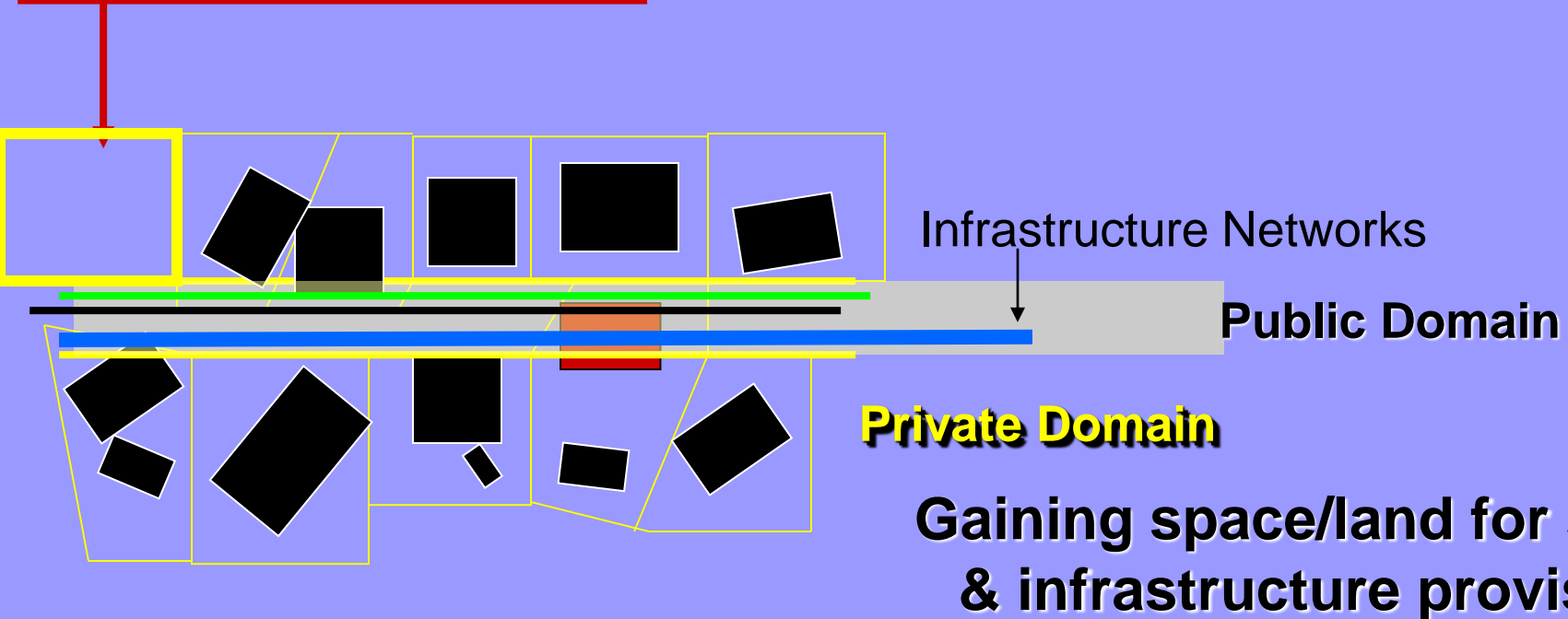
Based on Paul Baross

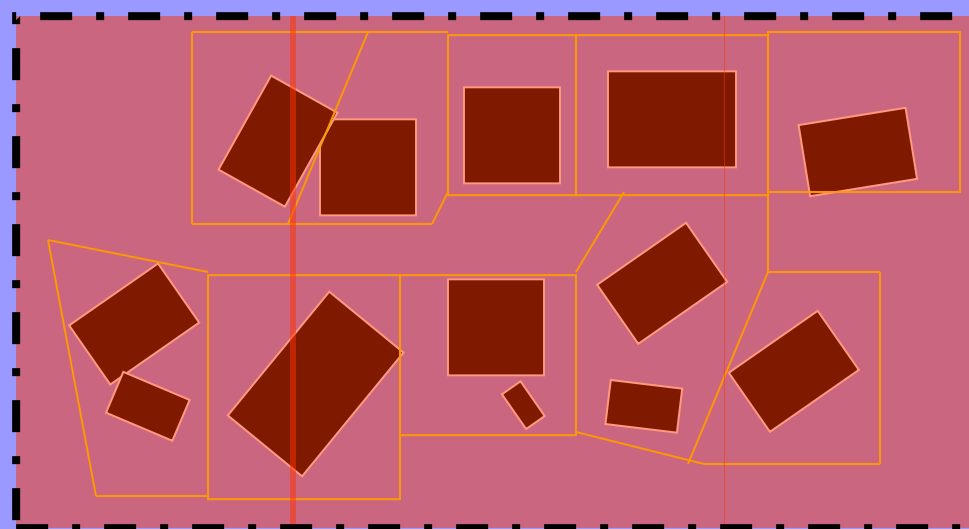


Getting the Settlement Layout Planning right

Defining the existing and future private domain: land parcel + residential unit

Demolition & Relocation

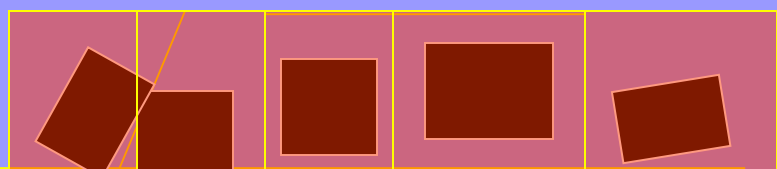




Collective Domain
condominium principle
community land trust



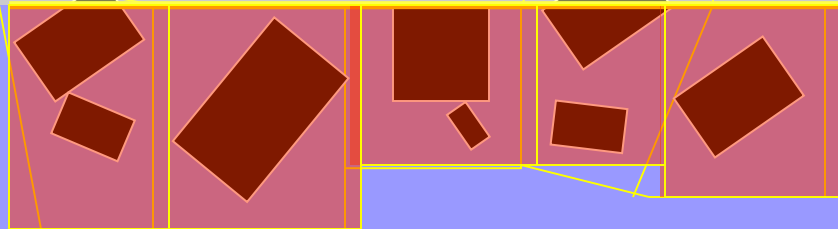
Defining the basis for Security of Tenure & Land Tenure Regularisation



Infrastructure
Networks



Public Domain



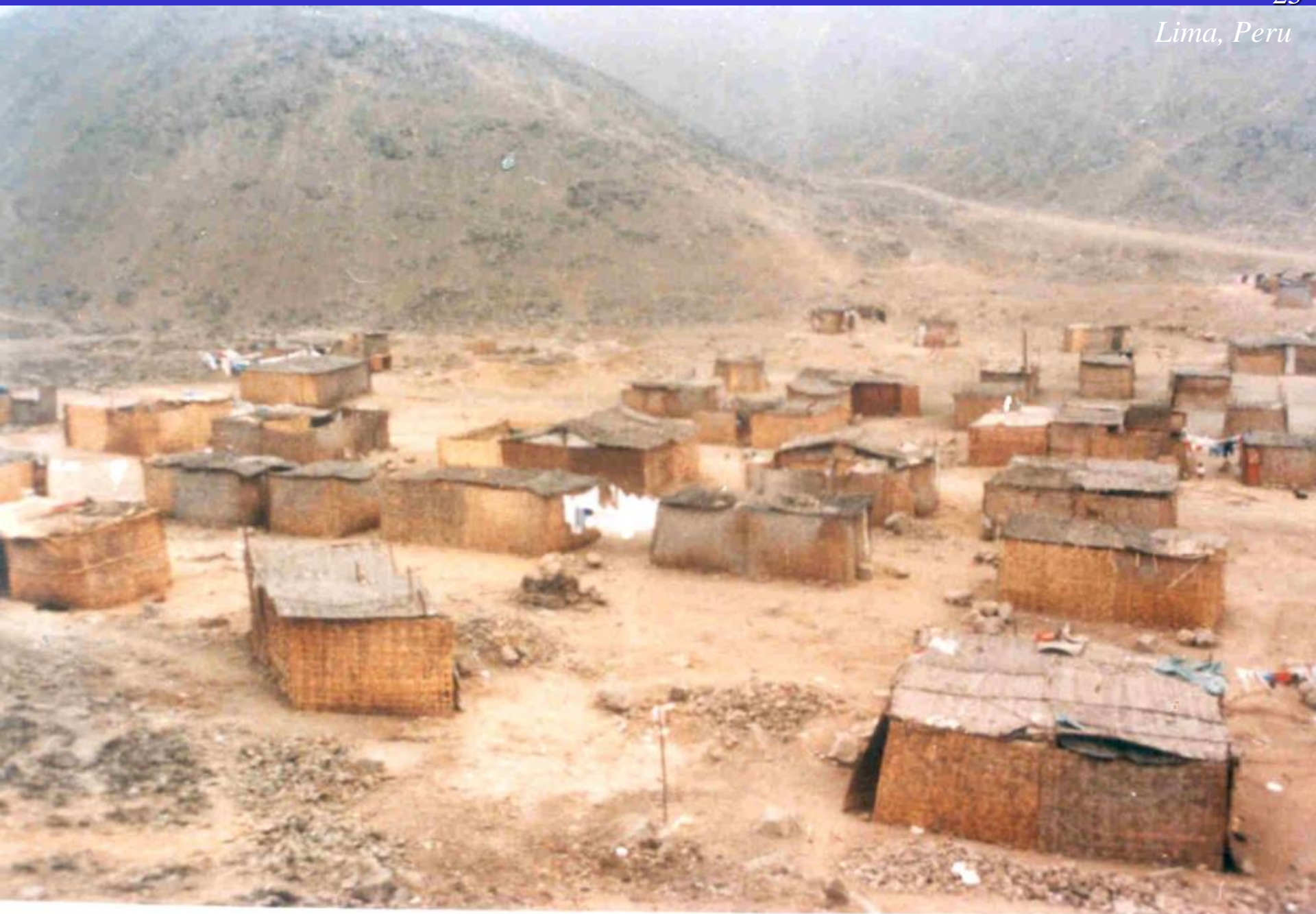
Private Domain

14.

The People's Process to Housing:

Cities built by people and social-political processes, self-organization and creativity of people.





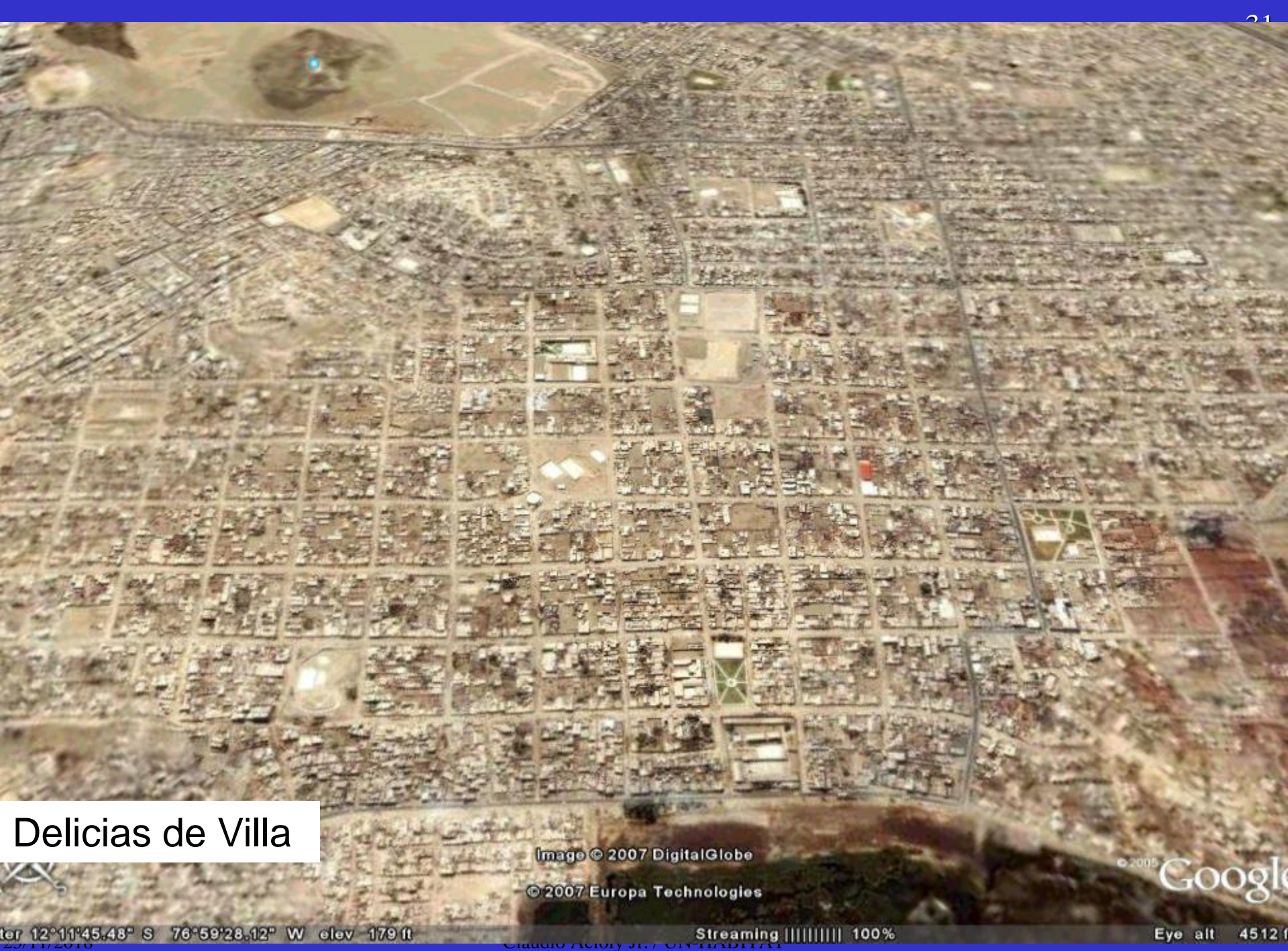












Delicias de Villa

Image © 2007 DigitalGlobe

© 2007 Europa Technologies

© 2005 Google

tor 12°11'45.48" S 76°59'28.12" W elev 179 ft

Streaming ||||| 100%

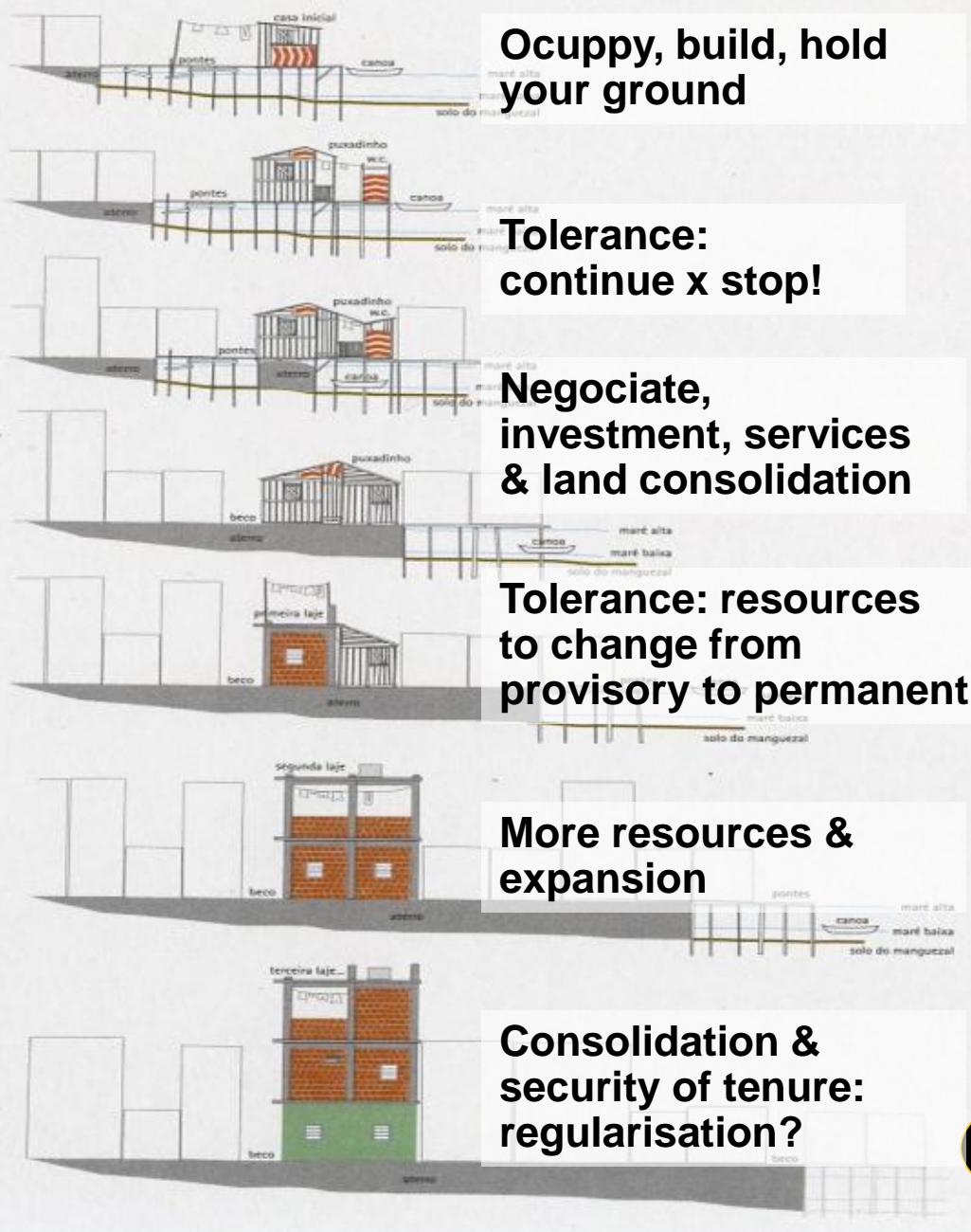
Eye alt 4512 ft

Claudio Acely Jr. / UN-HABITAT

15.

Housing by the People:

Understanding the people's housing development process and its outcomes and the lessons learned for policy formulation.



The process of housing
production is **Incremental**

The consolidation of the
right to land is **Incremental
& Evolutionary**

**Policy to
Regularisation needs
to be Incremental**

Time

LAND

Resources











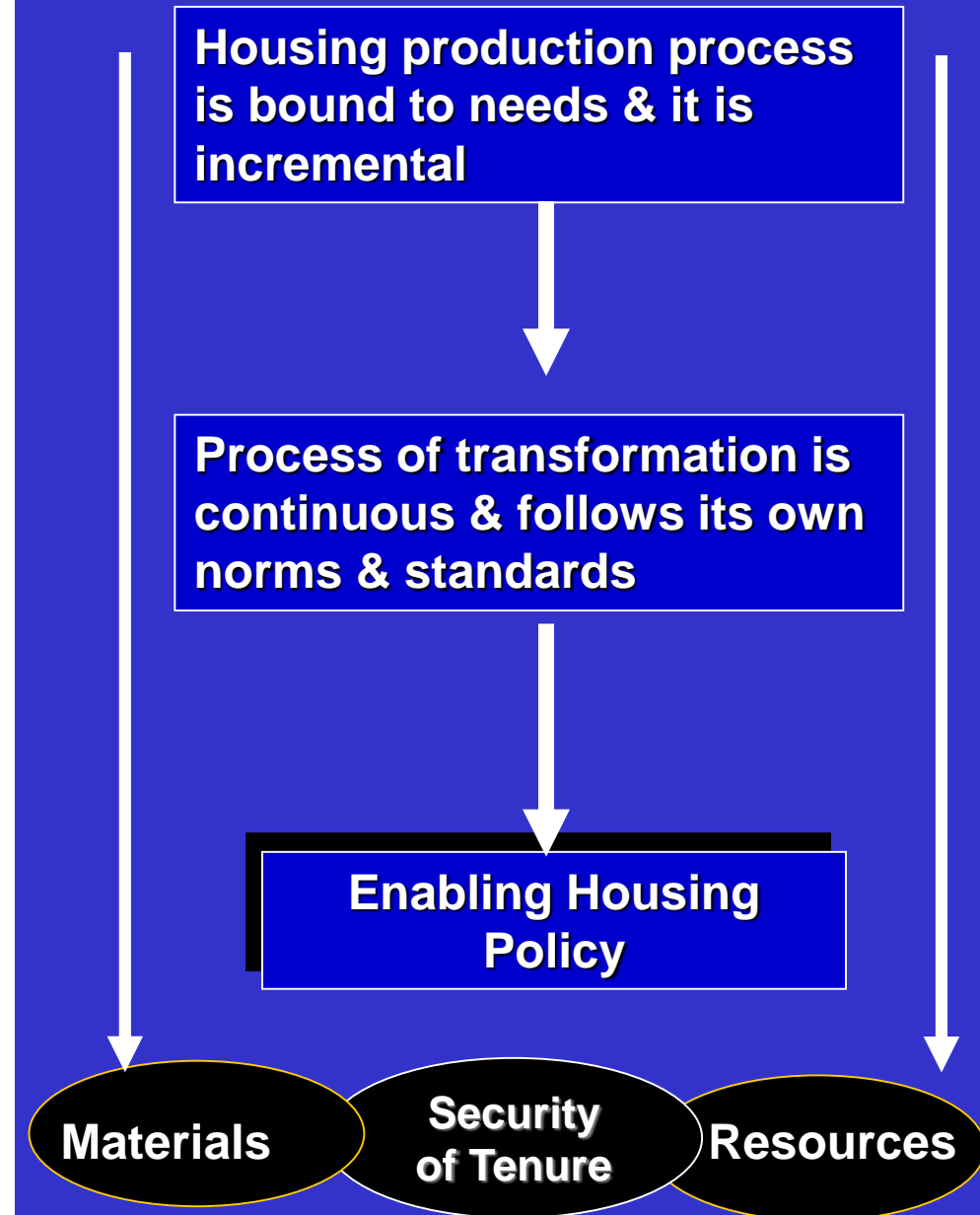
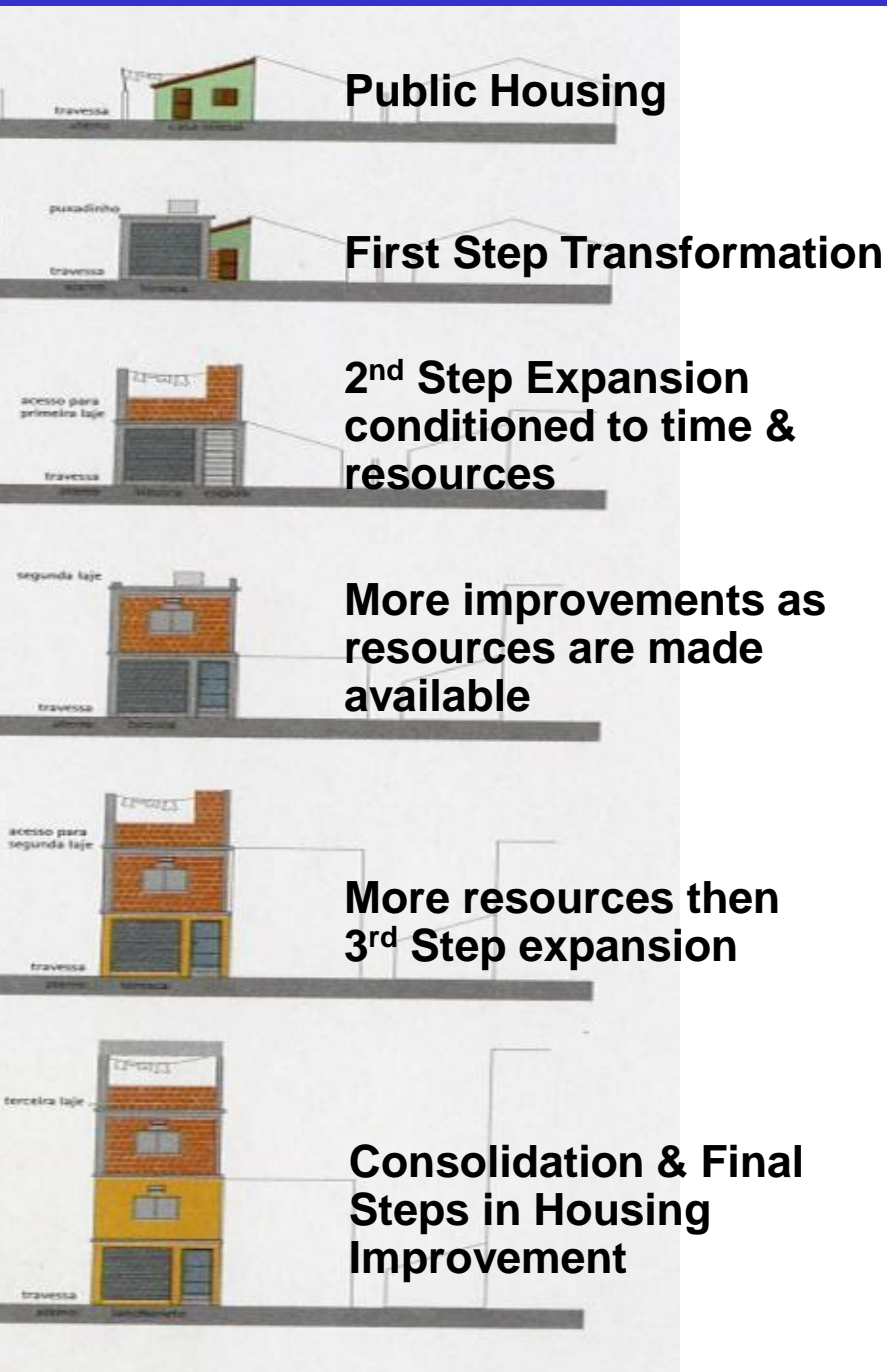
25/11/2018











EGYPT

Illegal Land Subdivision of Agricultural Land for
informal housing development

































16.

Incremental Housing and Evolutionary Housing Building:

**Unveiling the incremental housing
process for designing public policies.**

MIT Incremental Housing Project

Reinhard Goethert

Incremental Housing
UN-Habitat Global Urban Lecture

<https://www.youtube.com/watch?v=DuQrOLxUfTI>



Source: Reinhard Goethert, MIT, 2013. <www.mit.edu/IncrementalHousing>

Source: Reinhard Goether, MIT, 2013. <www.mit.edu/IncrementalHousing>

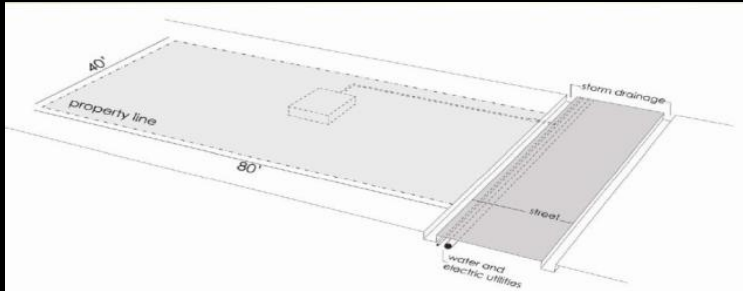


Source: Reinhard Goethert, MIT, 2013. <www.mit.edu/IncrementalHousing>

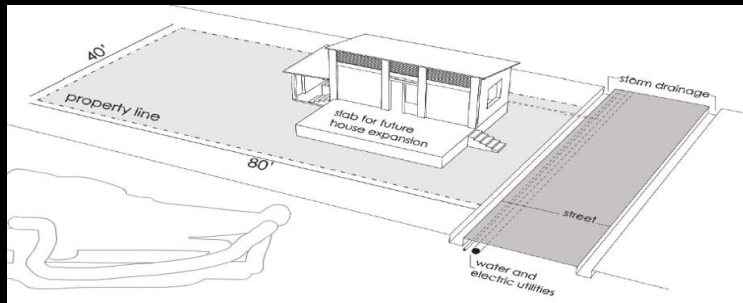


Once upon a time

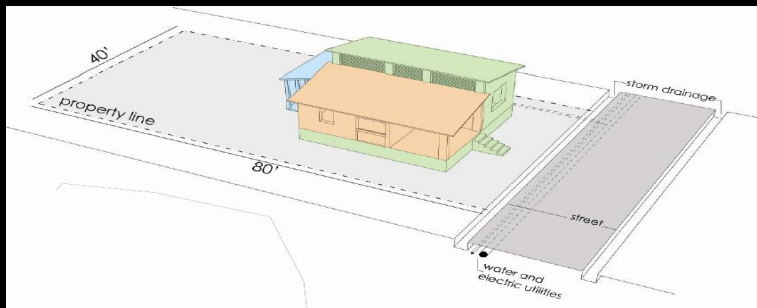
The Starter Core house: typical 'family' of house types in a project



Lot only, with services



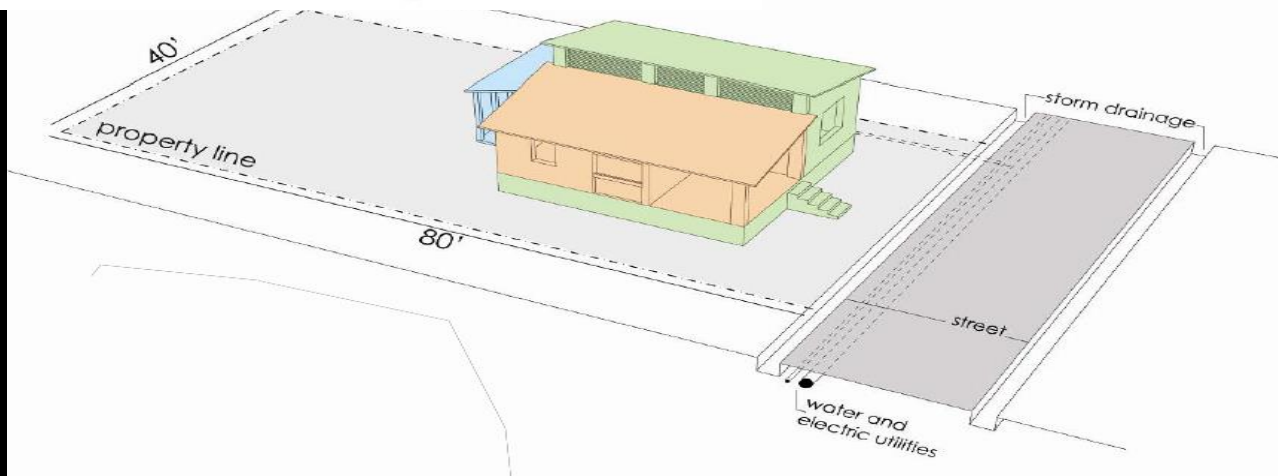
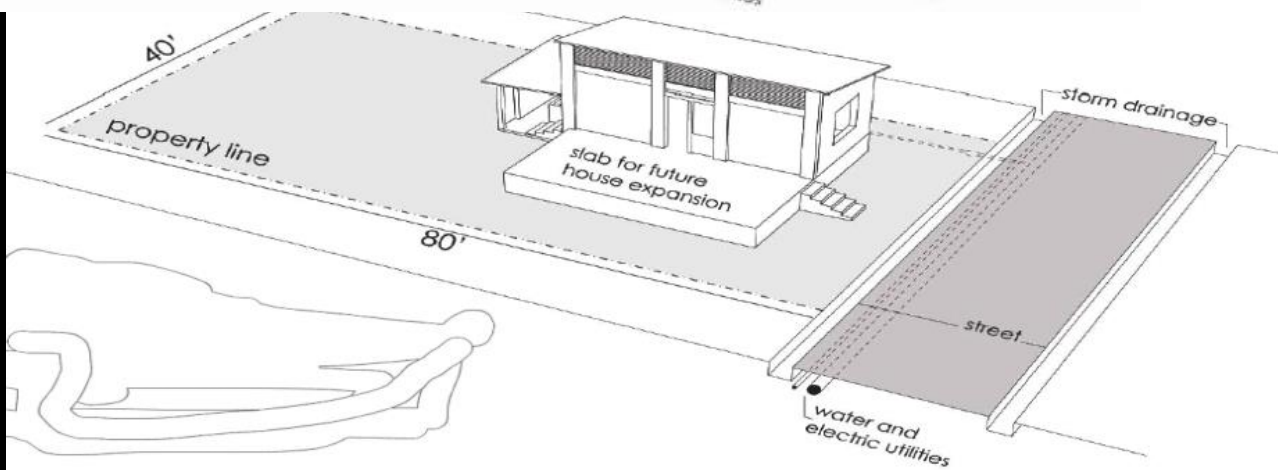
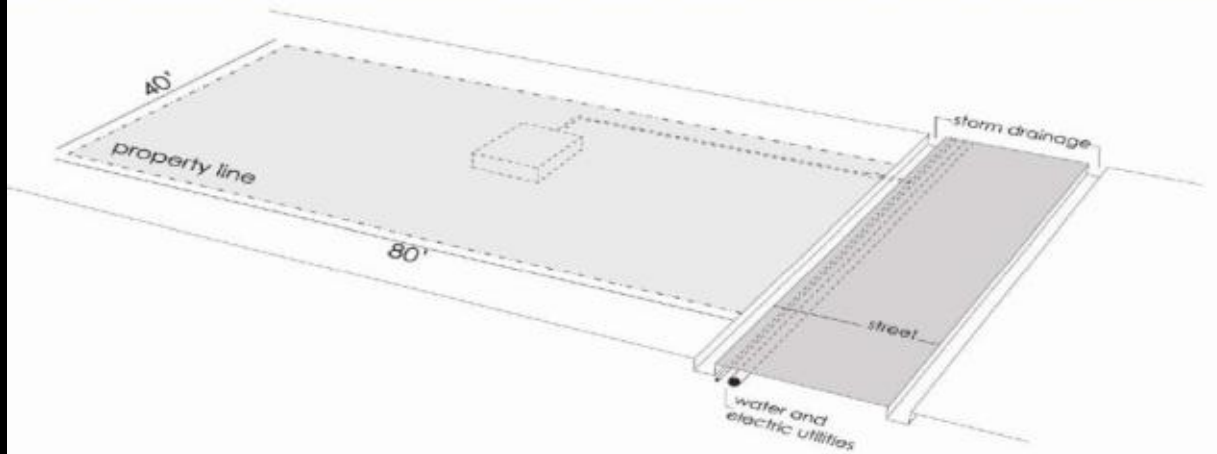
Lot, services, with **starter core** (most favored)



Lot, services, small house

*Secure tenure a key component,
With various support*

Source: Reinhard Goethert, MIT, 2013. <www.mit.edu/IncrementalHousing>



And now: A broad range of 'starter core' house options

No longer just a core



Multi-story



Small House



Shell

Single Room

Roof

Utility Core

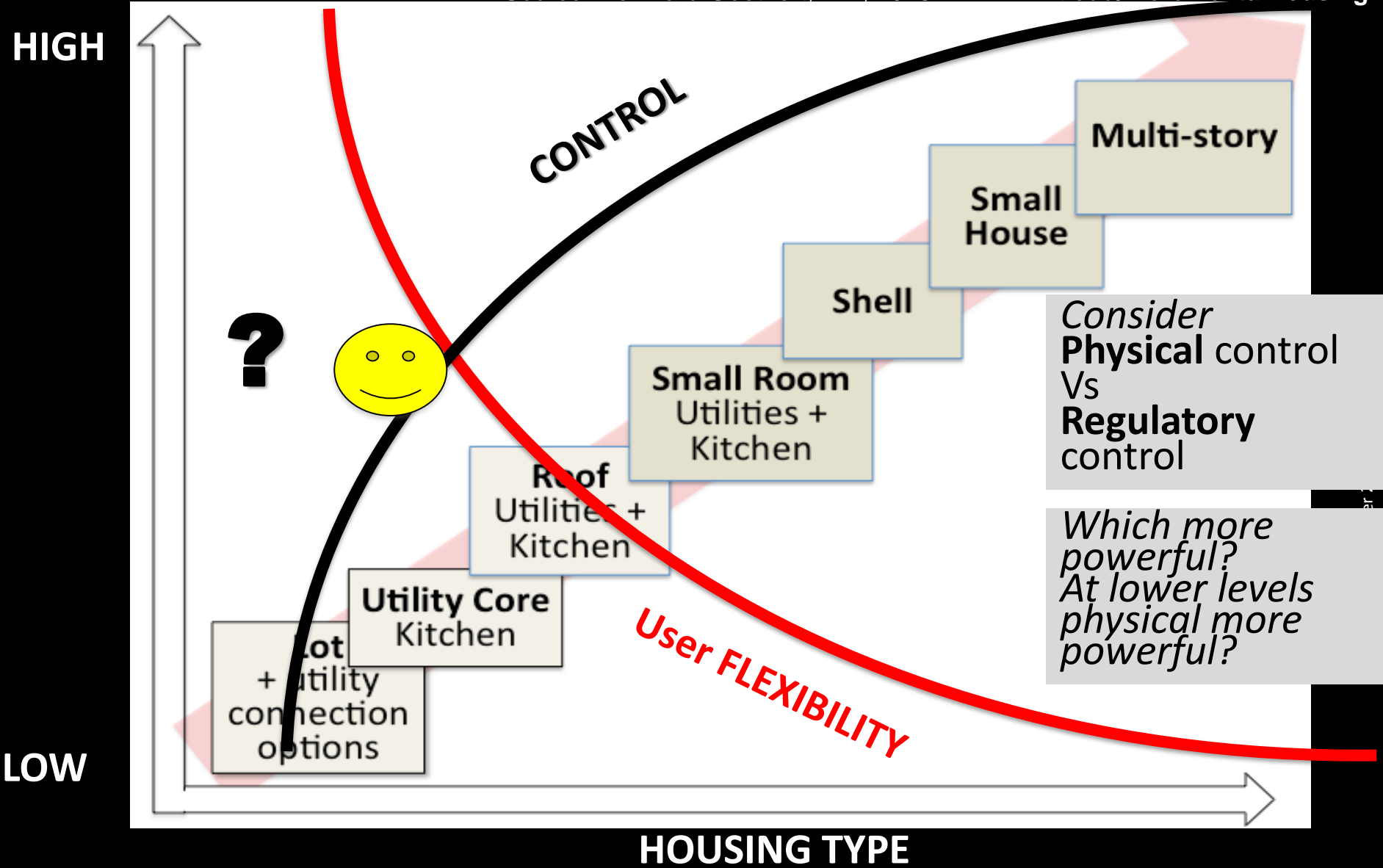
Lot+



Source: Reinhard Goethert, MIT, 2013. <www.mit.edu/IncrementalHousing>

A choice: Control versus Flexibility

Source: Reinhard Goethert, MIT, 2013. <www.mit.edu/IncrementalHousing>



Growing Up!

**THE SEARCH
FOR HIGH-DENSITY
MULTI-STORY
INCREMENTAL
HOUSING**



mu International Cooperation
and Urban Development

SIGUS - Special Interest Group in Urban Settlement **MIT**

Associated with the MIT Leverthal Center for Advanced Urbanism



Figure 2: Normative considerations for designing low-income housing programs that address rapid urbanization at a meaningful scale

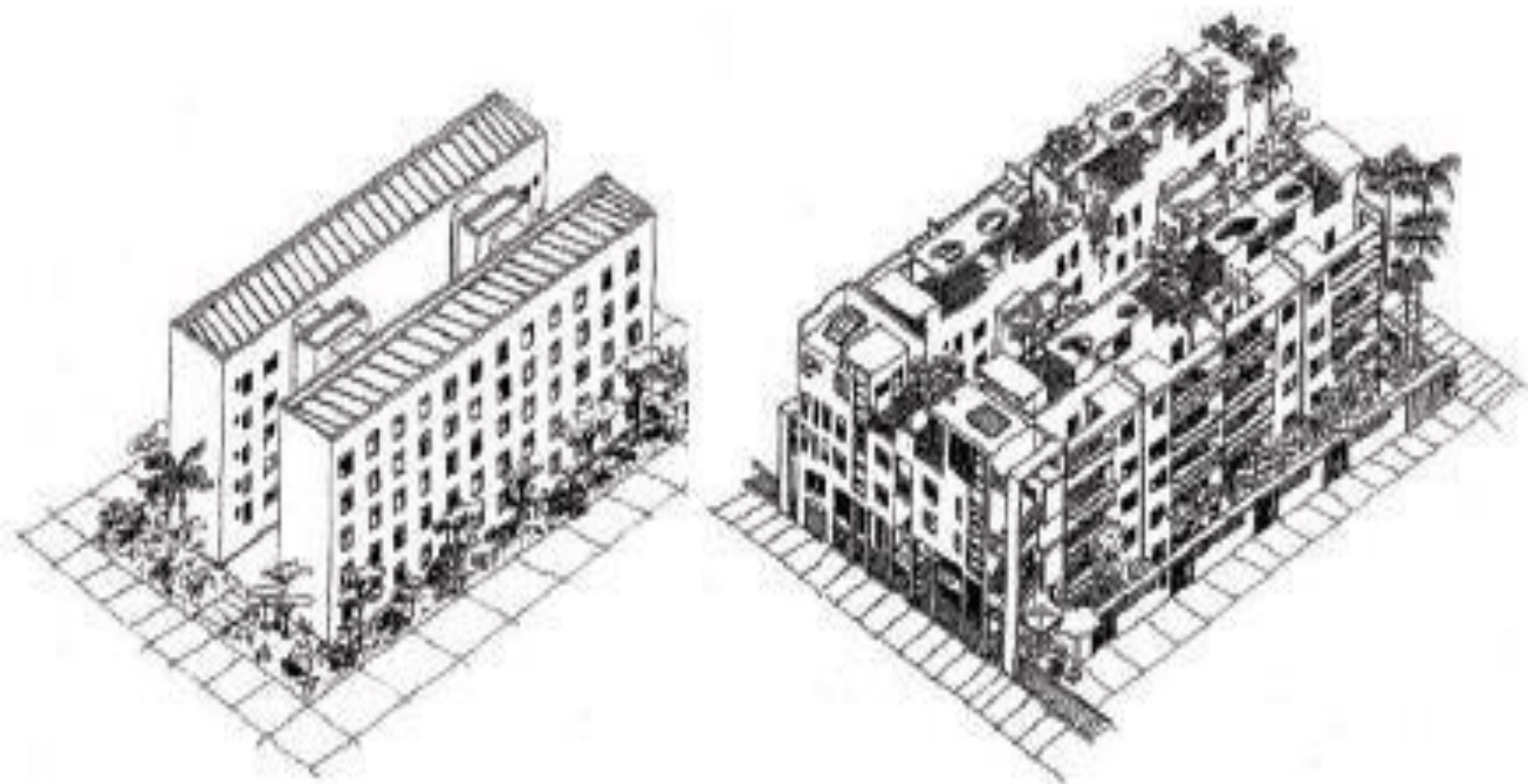


Figure 5: Potential result of inclusive regulations and technical assistance supporting extensions

Left: the original public housing project.

Right: modification scenario according to proposed rules and with assistance of an architect.

(Source: Solari, 1999)

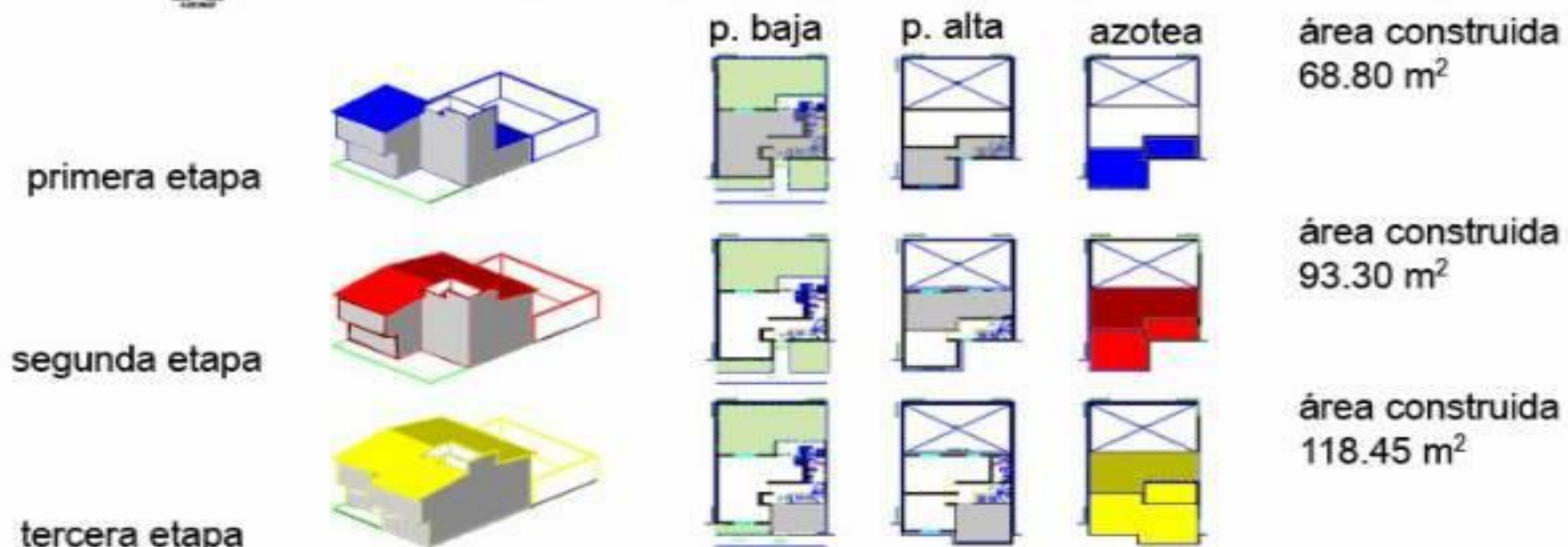


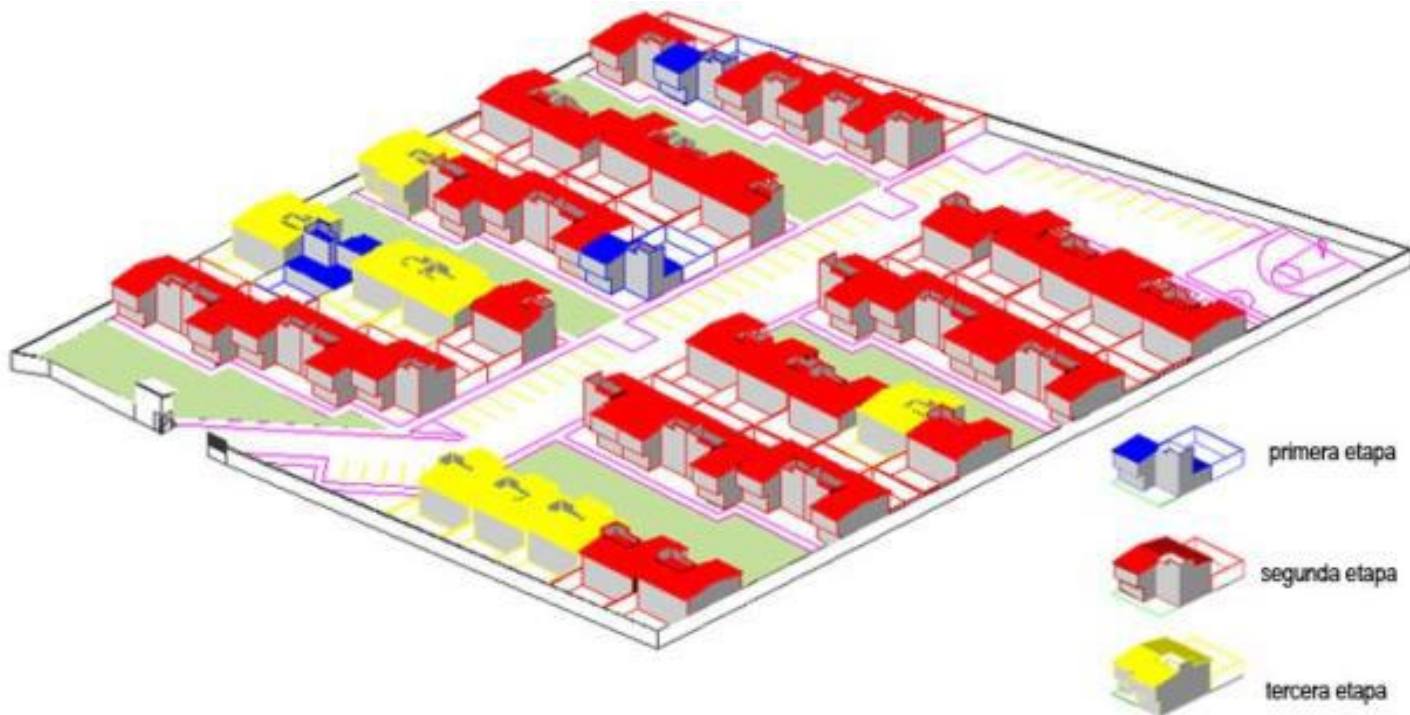


Source: *Journal of Architecture*
 Photographs by *Journal of Architecture*
 Photos by *Journal of Architecture*









1998

2003

25/11/2018

Claudio Acioly Jr. / UN-HABITAT

Bangkok, Thailand

The Building Together Project

Solly Angel & Stanley Benjamin

The Building Together Project Bangkok, 1978

- 200 housing units
- Assisted Self-help and mutual aid building process
- 5 years to complete all units
- 20 families organized in brigades to build elements such as beams, pillars, staircases, foundations, etc and the basic house during evenings and weekends
- After basic house ready, 7-12 months to complete the full house,

Namibia

Community-based Action Planning for Slum Upgrading and Housing Improvement







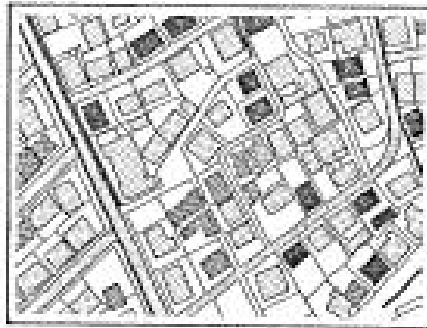


17.

**Evolutionary Housing:
incremental housing
development.**

Transforming ideas into practice

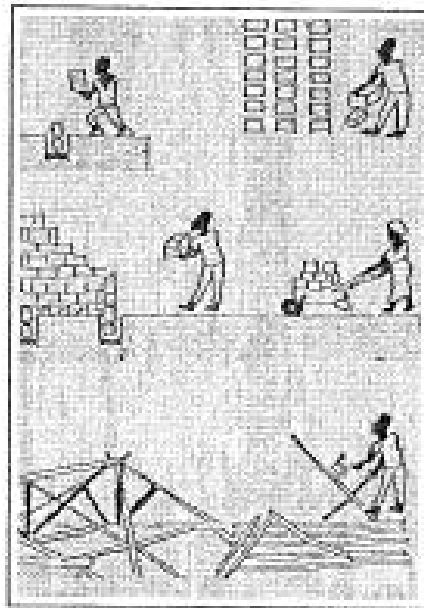
Assisted Self-Help Housing in Guinea-Bissau



Serie Integrale Stadsvernieuwing

SETTLEMENT PLANNING AND ASSISTED SELF-HELP HOUSING:

an approach to neighbourhood upgrading
in a Sub-Saharan African city



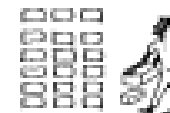
1. the project takes care of the demolition of the house, clears the area and prepares the site for construction. The resident is already busy with the production of adobe blocks.



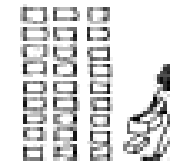
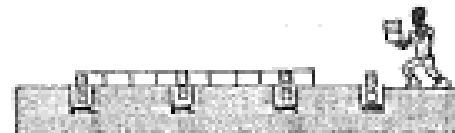
2. A working brigade of the project starts to dig the foundation of the house while the resident is still occupied with adobe production.



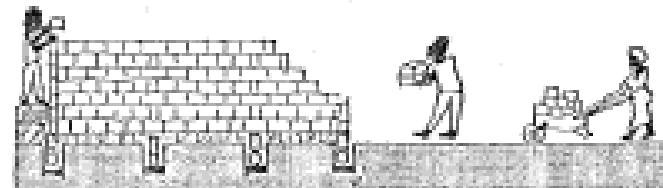
3. the elastic concrete layer is executed by the project. The resident is still producing adobe blocks to be used in his house.



4. A working brigade of the project executes the foundation of concrete blocks while the resident completes the production of 5,000 adobe blocks.

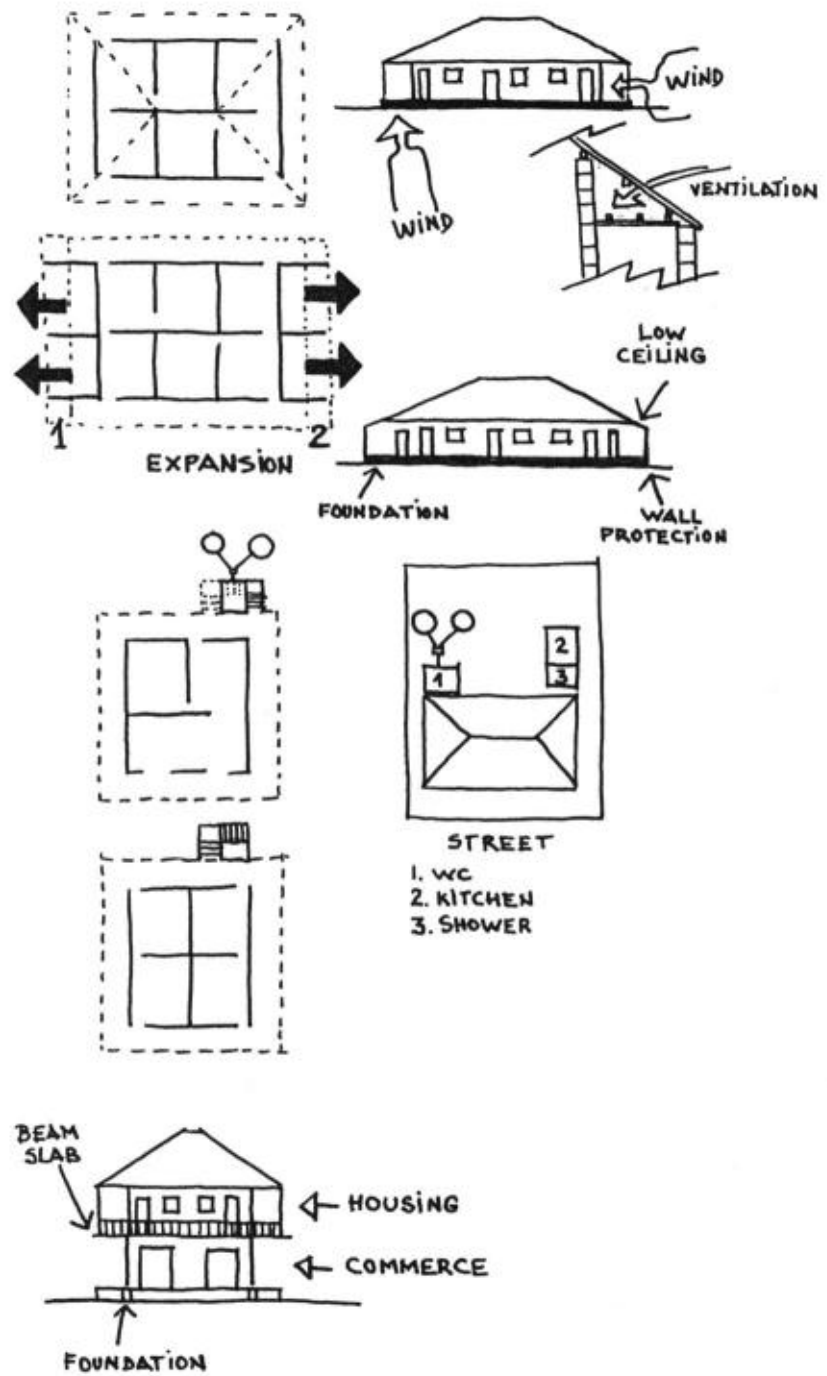


5. the resident builds the wall and is occasionally helped by his family.



6. The resident prepares the ribs wood and starts building the roof structure. When this part is completed, the project will place the corrugated metal sheets.





Basic Principle for the Assisted Self-Help Housing in Guinea-Bissau

What the
Resident was
able to do on
his/her own.

What the
Resident needed
Support

What the
Resident was
unable to do on
his/her own

NCIA DE LUTA EM CADA MOMENTO.
AR O MELHOR E PREPARAR-SE



CUPILON DE BAIXO

Norte

7-A

Projecto Melhoramento dos Bairros de Bissau

CÂMARA MUNICIPAL DE BISSAU	CMB	Data:
SERVIÇO HOLANDÊS DE COOPERAÇÃO	SNV	14.109/89
Projecto: ASSENTAMENTO EXISTENTE		Esc.1: 2000
Projectante: Levantamento de SIDI M. JAQUITÉ		Visão
Desenhador: EDUARDO OLIVEIRA SANCA		

LEGENDA

MORANÇAS

13 MORANÇAS NO SECTOR DO NORTE

25 II II II II SUL

Mesquita

AMEDALAI

CUPILON
DE CIMA

SINTRA

REINO

CUPILON DE CIMA

CUPILON DE BAIXO

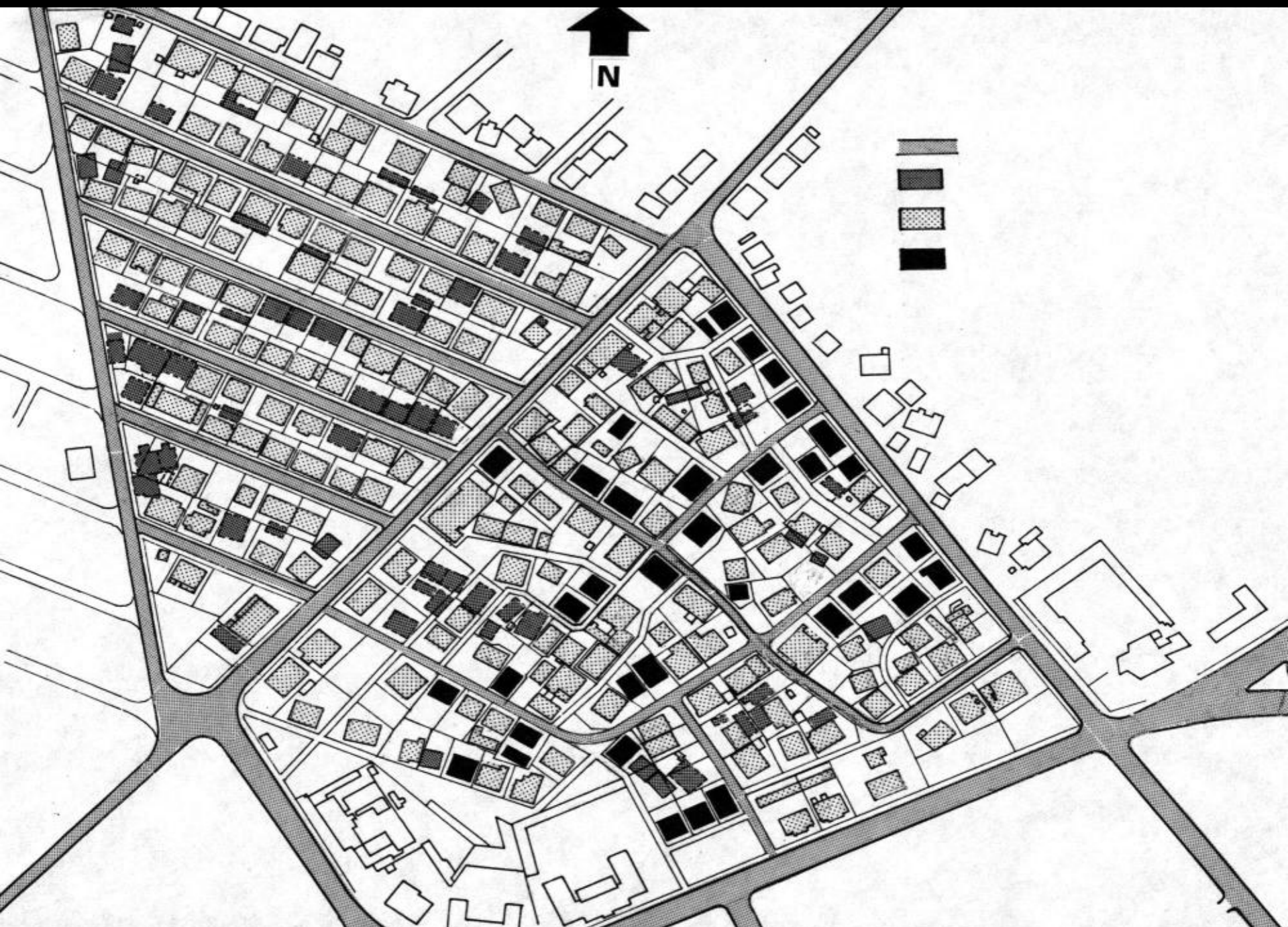
Africana

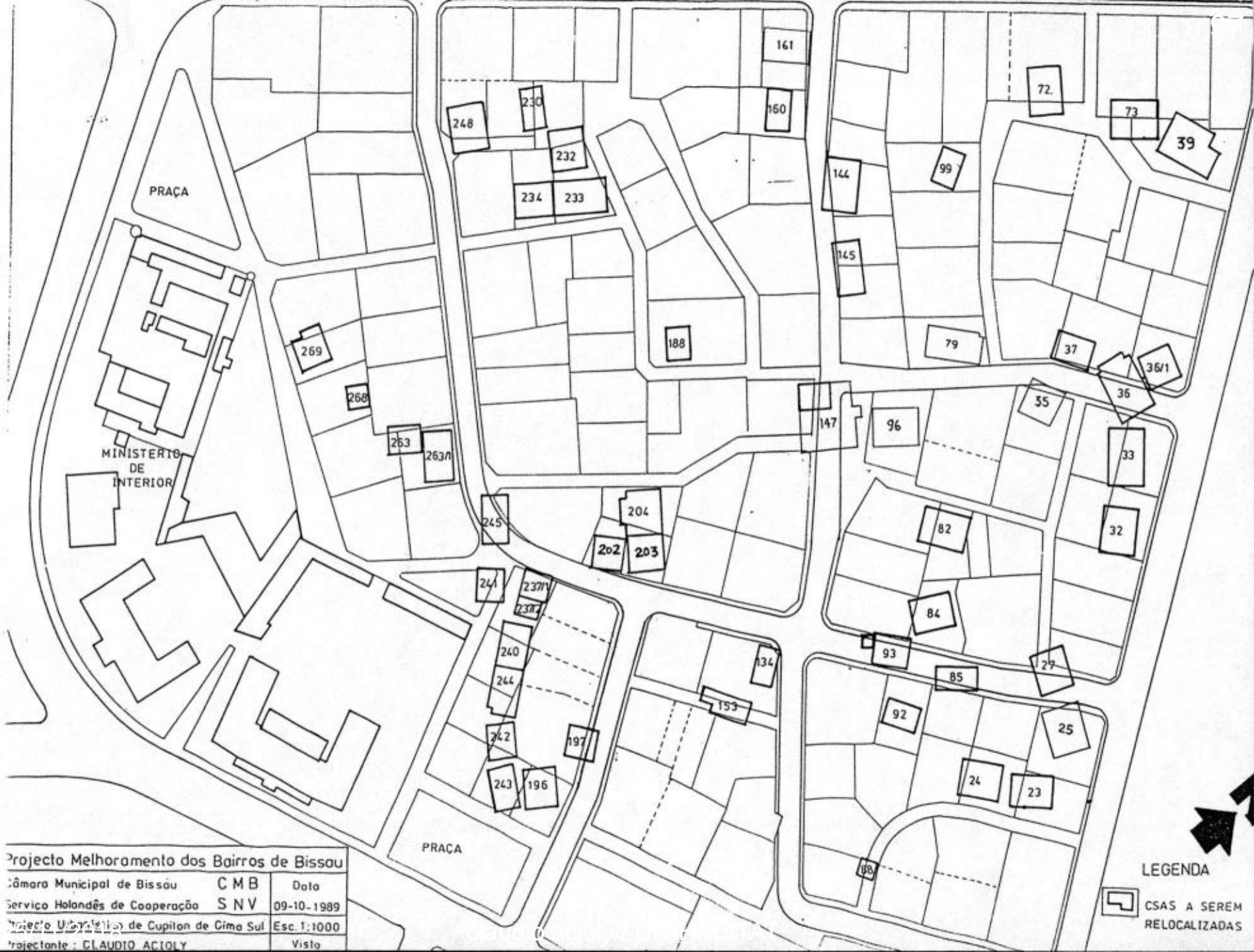
Rua de Bolama

Unidade

Presidência do conselho
de Estado








Projecto Melhoramento dos Bairros de Bissau

Câmara Municipal de Bissau	CMB	Data
Serviço Holandês de Cooperação	SNV	09-10-1989
Processo Urbanístico de Cupilon de Gima Sul	Esc. 1:1000	
Projectante: CLAUDIO ACTOLY		Visto

LEGENDA

 CSAS A SEREM RELOCALIZADAS

Projecto Melhoramento dos Bairros de Bissau

Câmara Municipal de Bissau CMB Data

Serviço Holandês de Cooperação SNV 10-10-1989

Projecto Urbanístico de Cupion de Cima Sul Esc. 1:1000

Projectante: CLAUDIO ACIOLY Visto

Desenhador: EDUARDO OLIVEIRA SANCA 76



LEGENDA

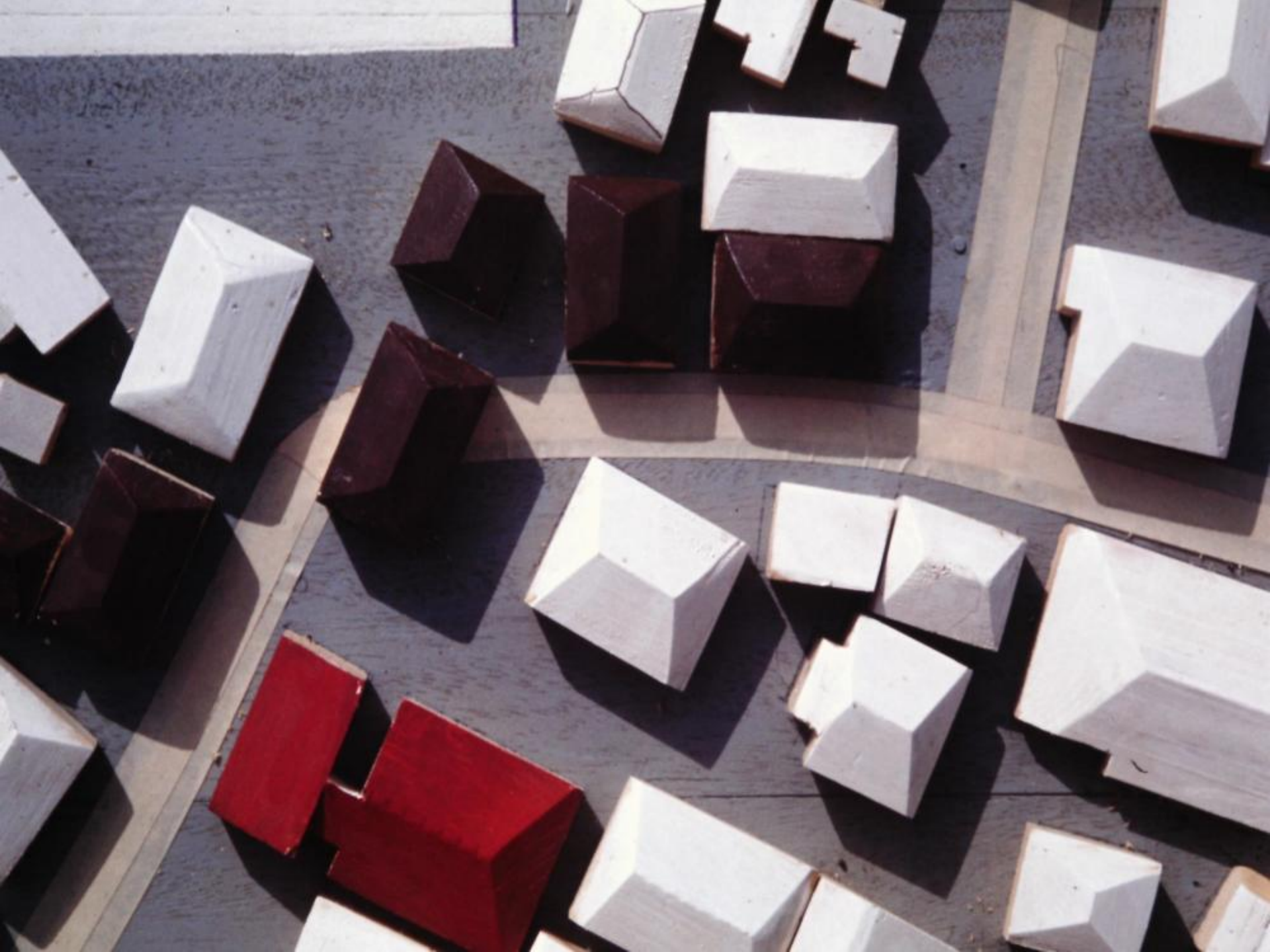
--- Moradas

□ Casas permanentes

□n Casas relocizadas em novos sítios

Ⓝ Casas relocizadas em novos sítios - 1ª fase







Resident's
Responsibility

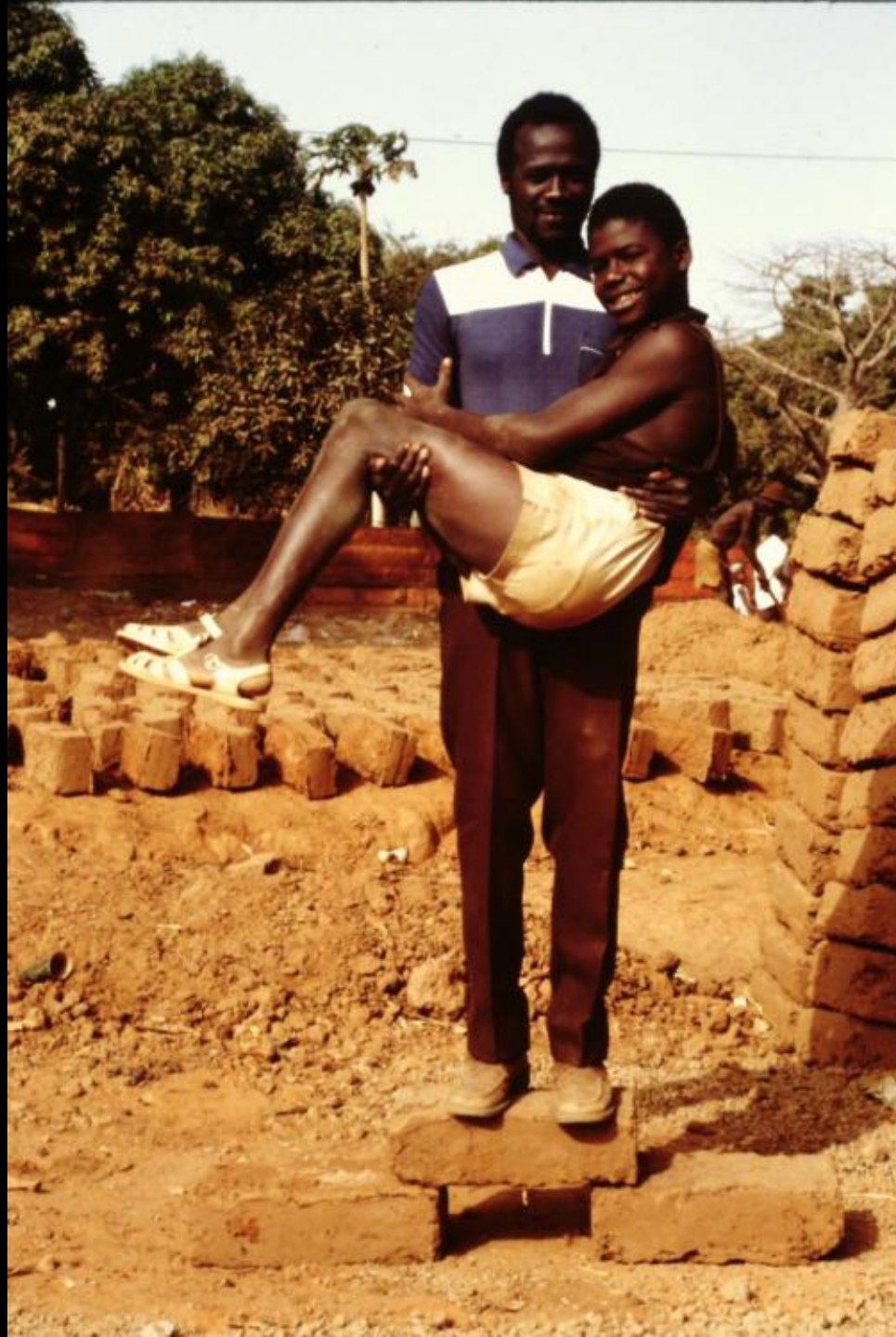


Project Support





































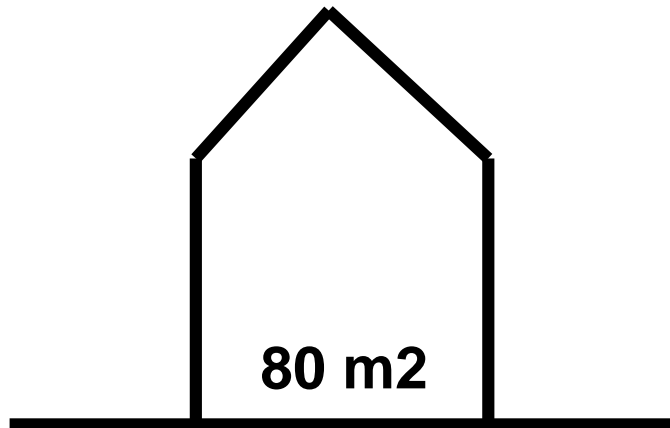




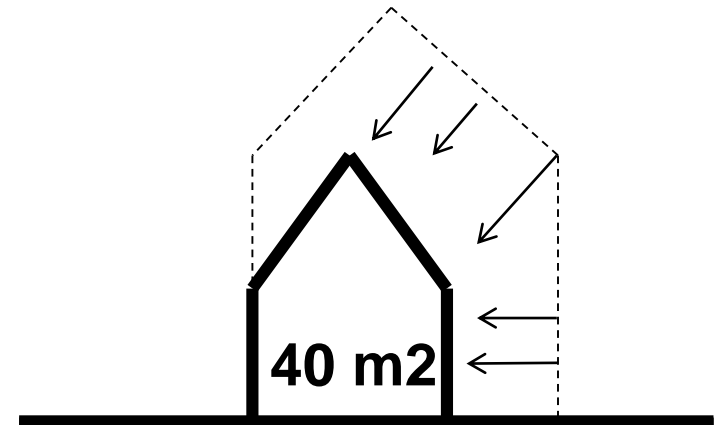
Chile & Other Countries ELEMENTAL

Arch Alejandro Aravena

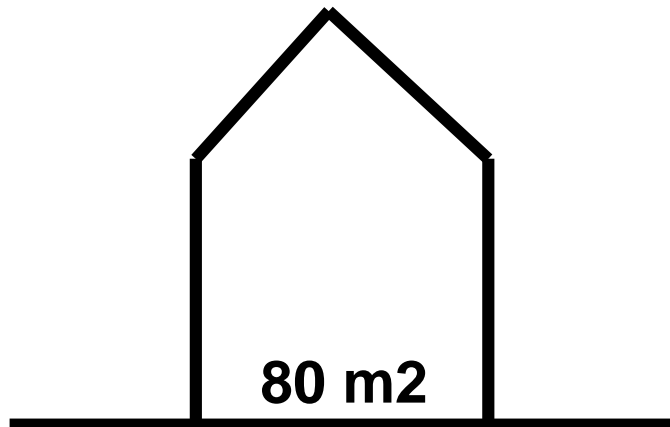
Incremental Housing Development



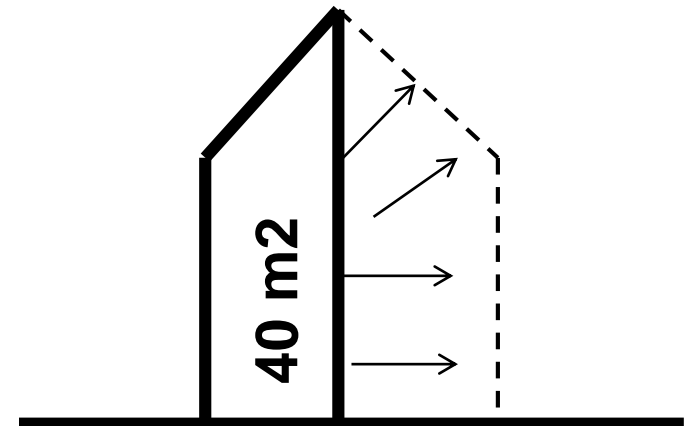
There is money.



There is no money?.



Elemental



Source: Alejandro Aravena, ELEMENTAL, 2014

Elemental: points of departure

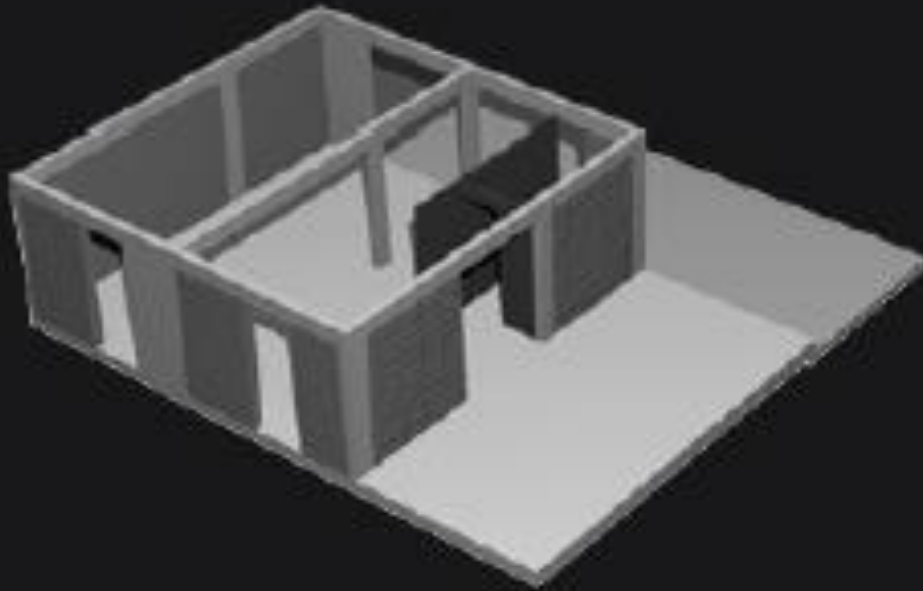
Source: Alejandro Aravena, ELEMENTAL, 2014

1. Small house = $\frac{1}{2}$ good house
2. Which half should we do?
3. The $\frac{1}{2}$ that the family is not able to do it on its own.

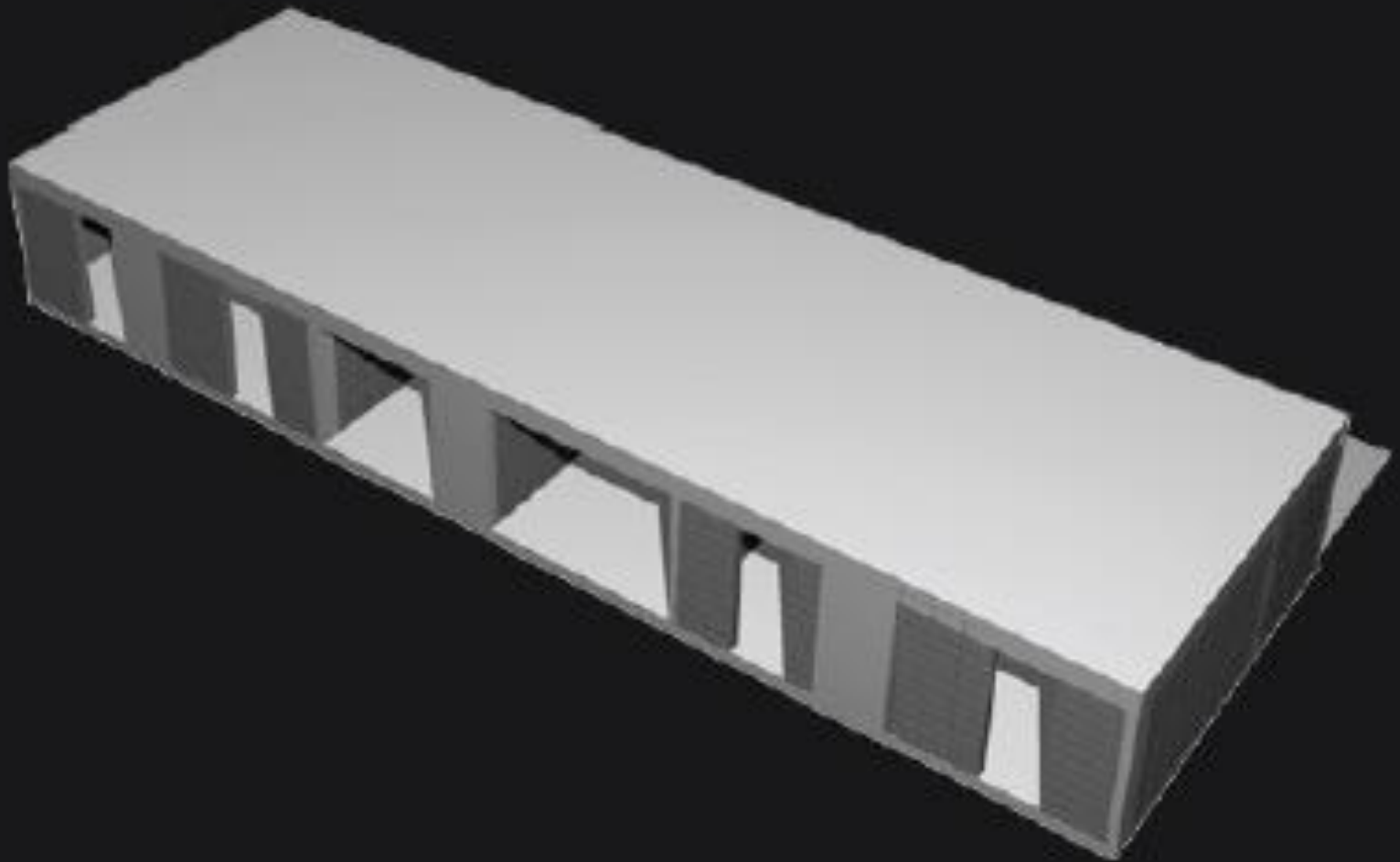
Five conditions for
the design

1. Location
2. Urban layout plan
3. Structure for the final housing outcome
4. Package of services/basic infrastructure
5. DNA of the middle class

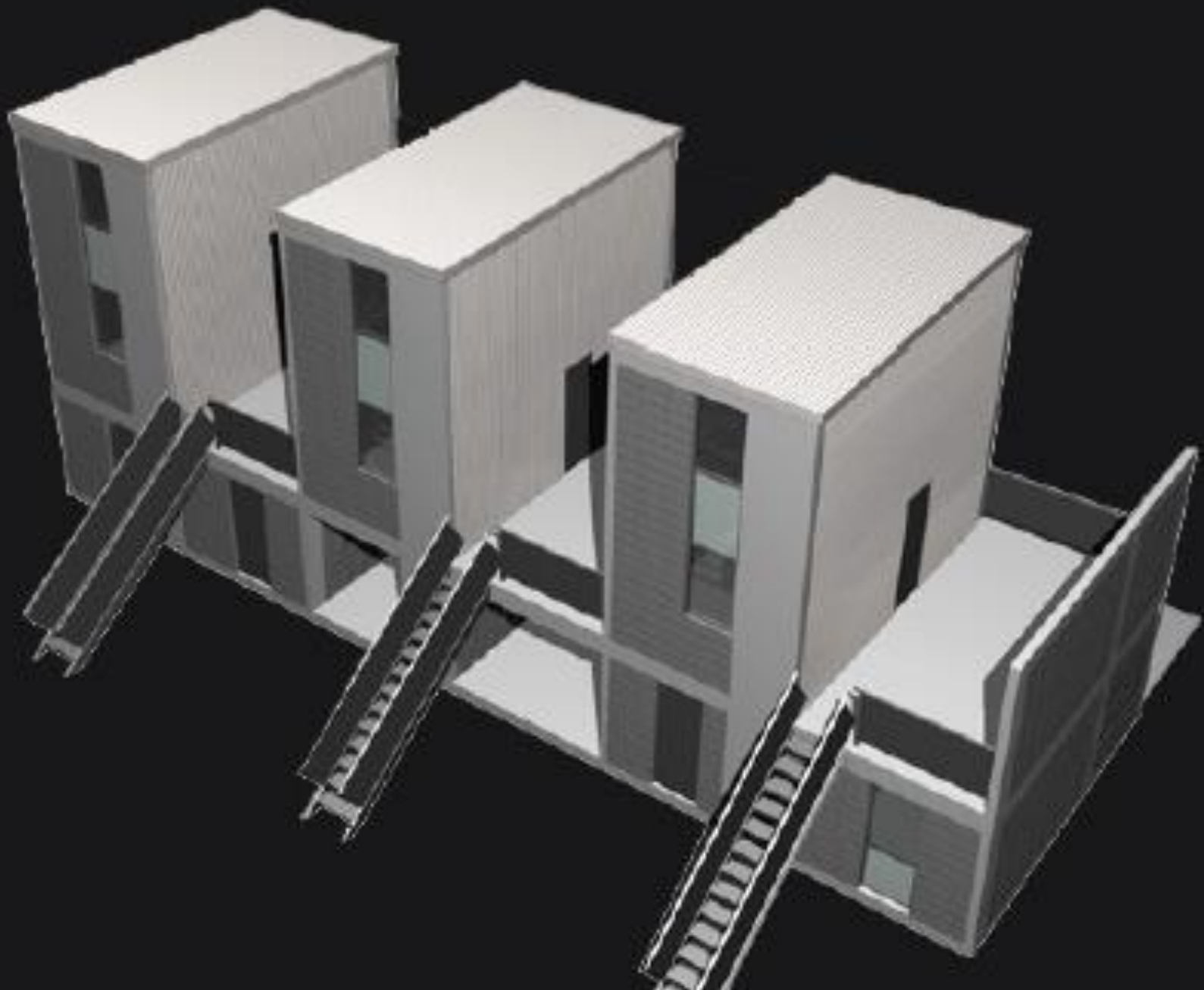
Source: Alejandro Aravena, ELEMENTAL, 2014

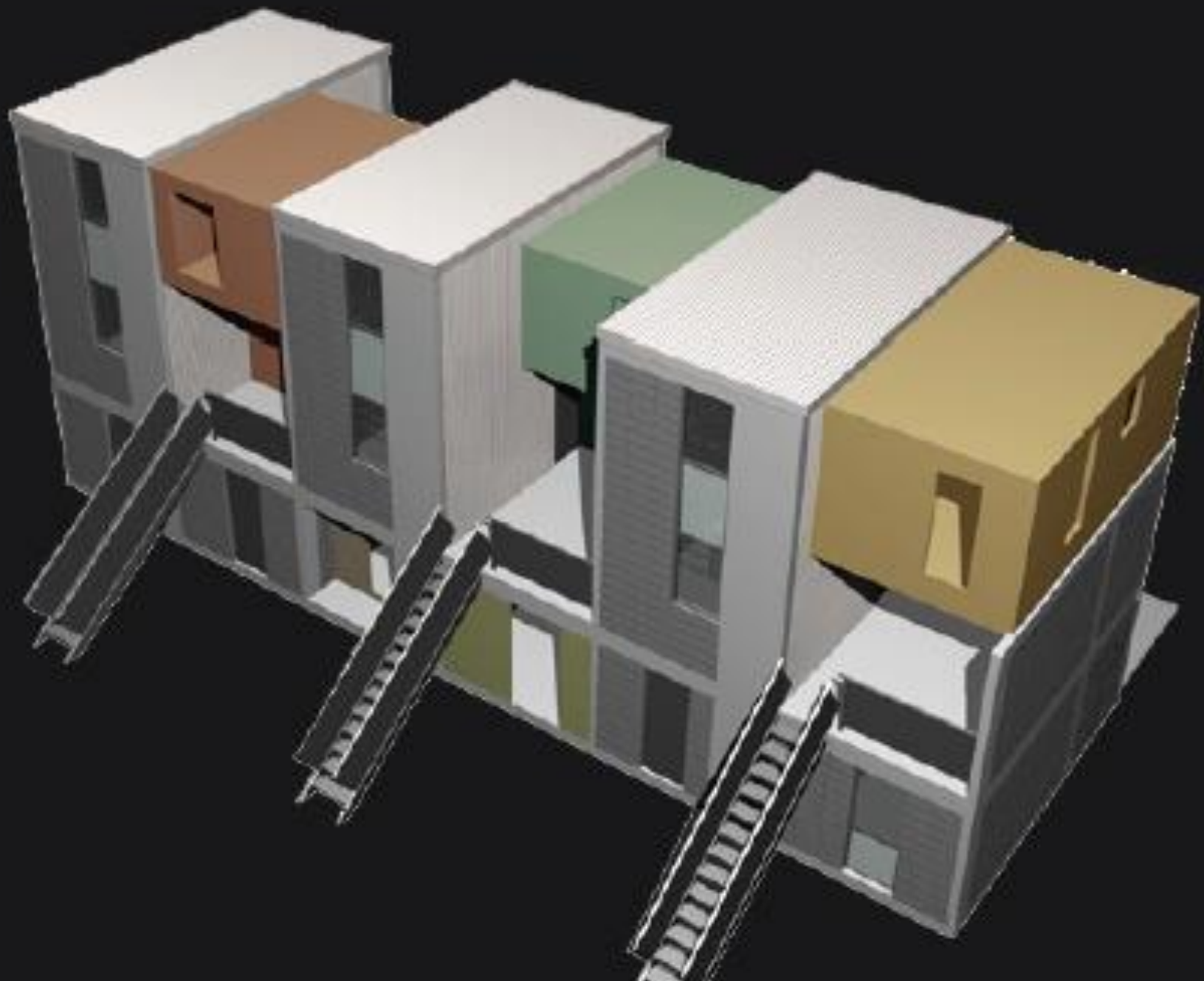


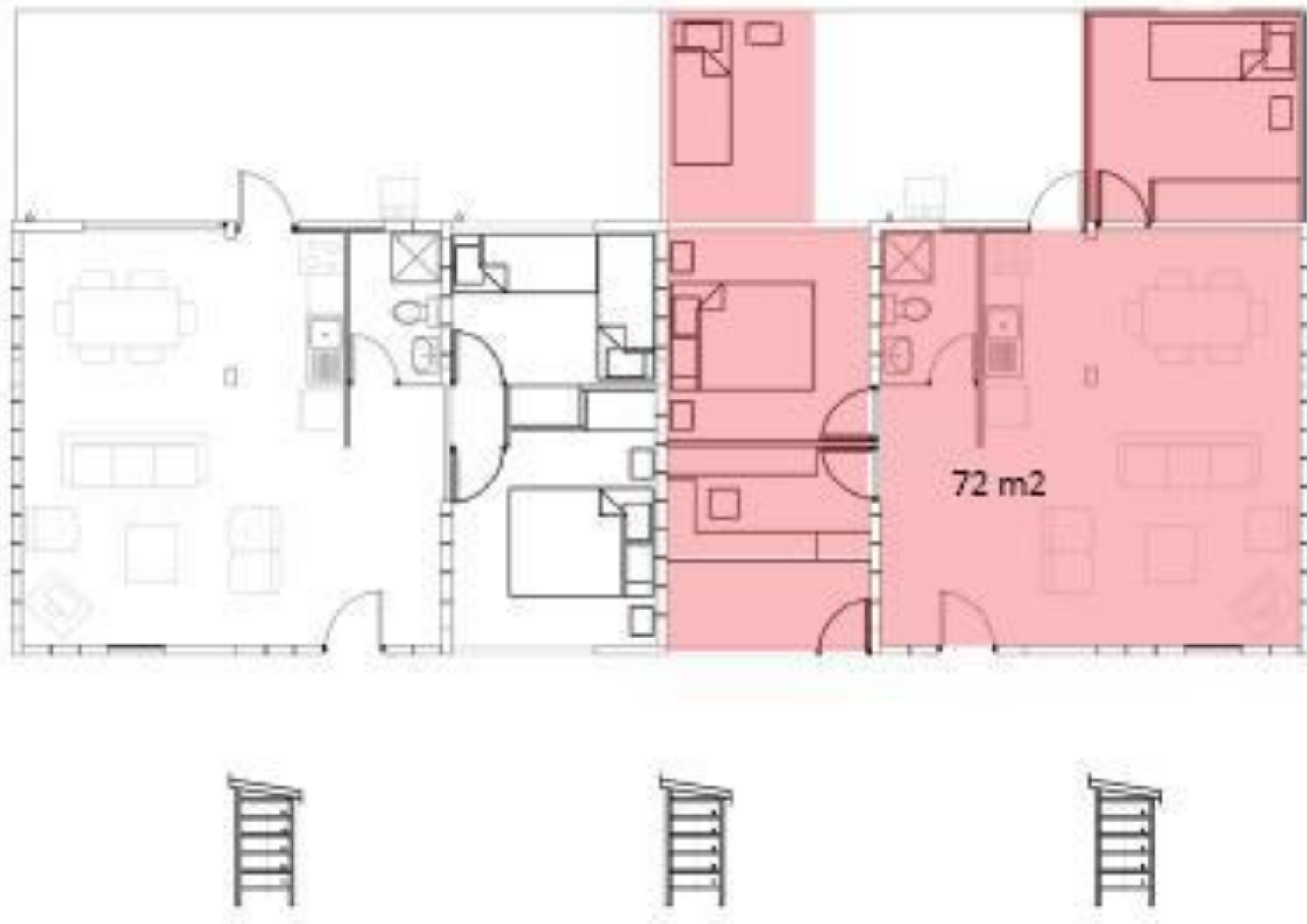
Source: Alejandro Aravena, ELEMENTAL, 2014



Source: Alejandro Aravena, ELEMENTAL, 2014



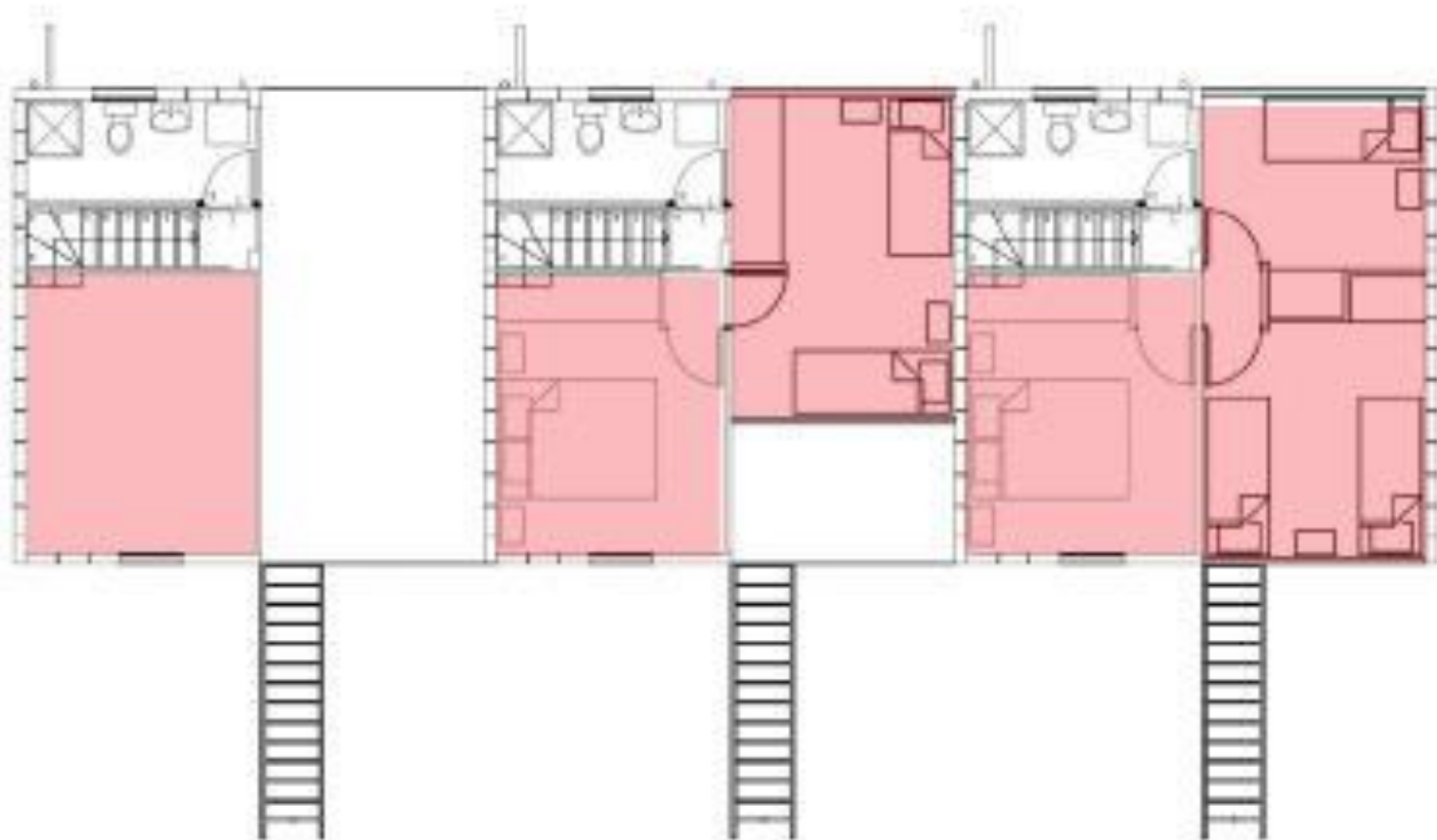




Source: Alejandro Aravena, ELEMENTAL, 2014



Source: Alejandro Aravena, ELEMENTAL, 2014



Source: Alejandro Aravena, ELEMENTAL, 2014

Por el mismo costo debiamos probar que se podia construir viviendas
con potencial de clase media
en un suelo 3 veces mas caro
conservando las redes que habian construido en los ultimos 30 años



Source: Alejandro Aravena, ELEMENTAL, 2014



ELEMENTAL

2006



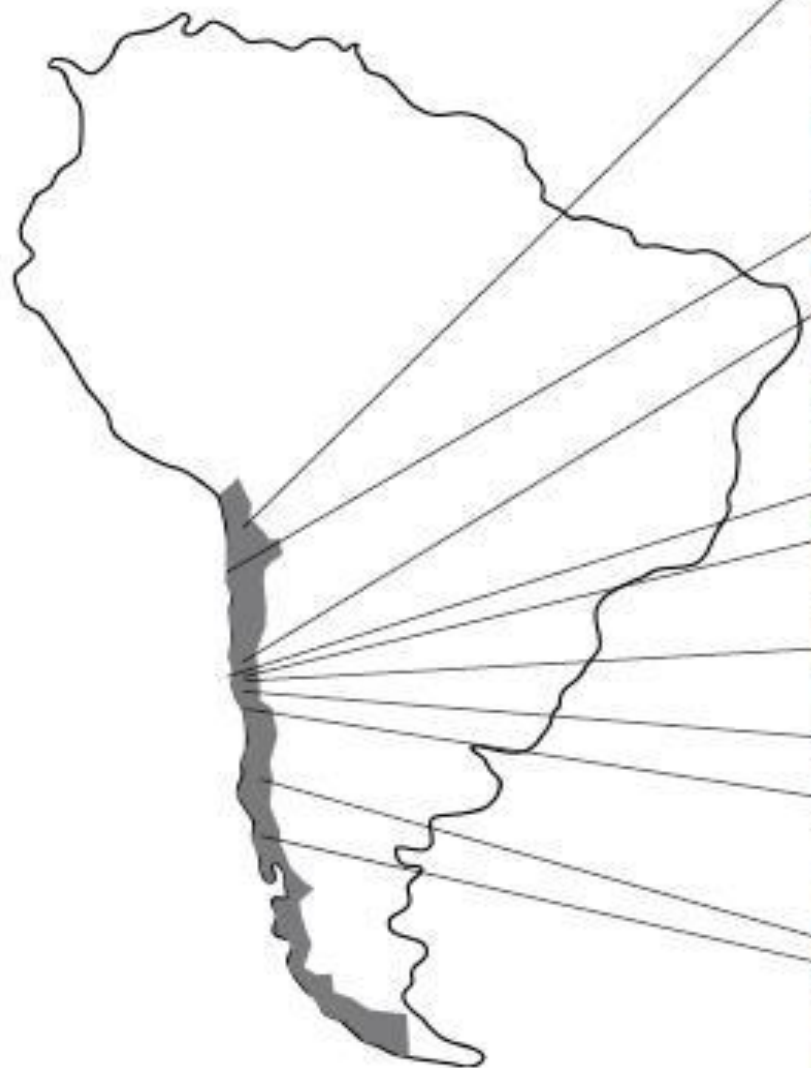
Source: Alejandro Aravena, ELEMENTAL, 2014

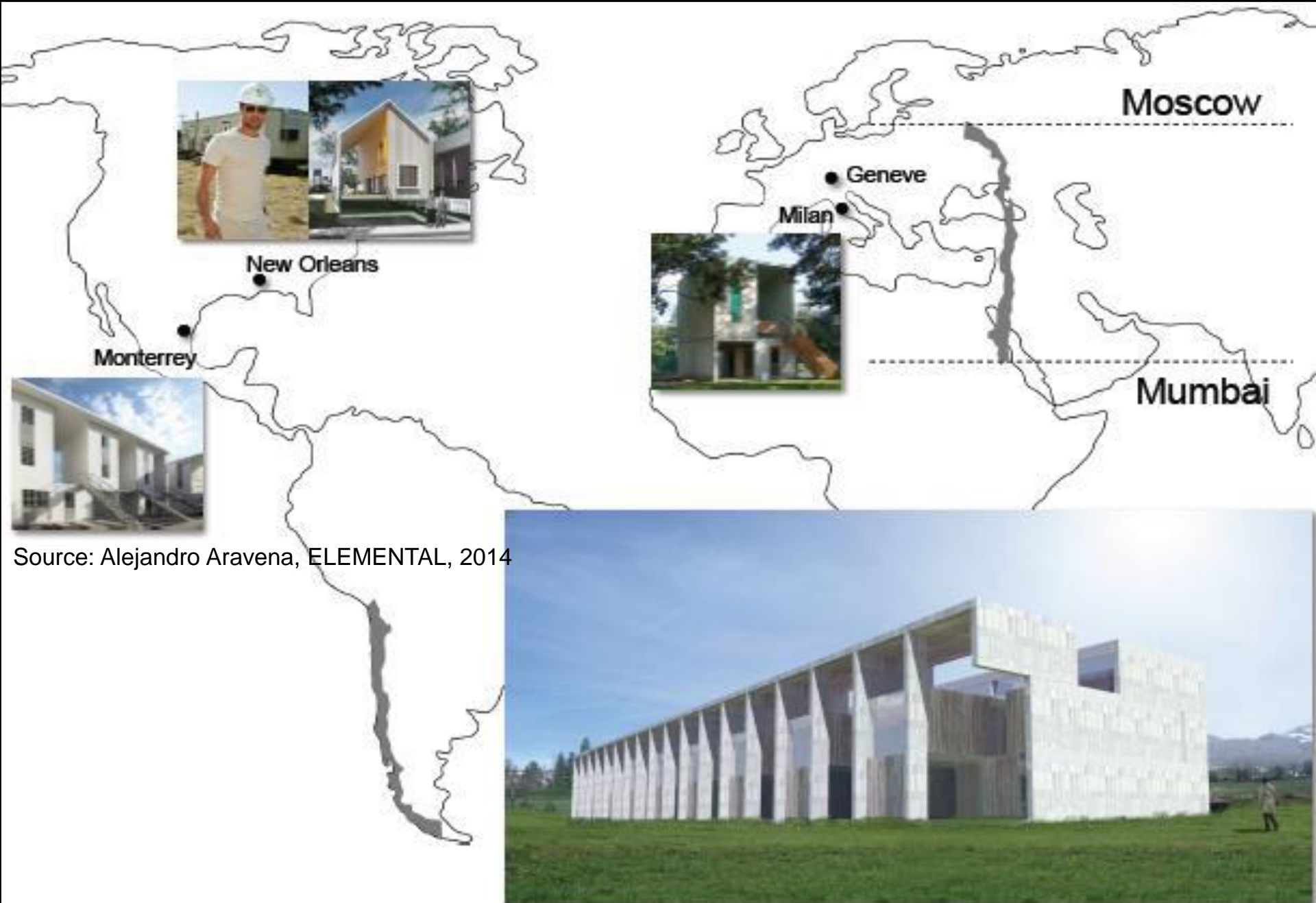




Source: Alejandro Aravena, ELEMENTAL, 2014

Source: Alejandro Aravena, ELEMENTAL, 2014





Source: Alejandro Aravena, ELEMENTAL, 2014



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Source: Alejandro Aravena, ELEMENTAL, 2014



Source: Alejandro Aravena, ELEMENTAL, 2014

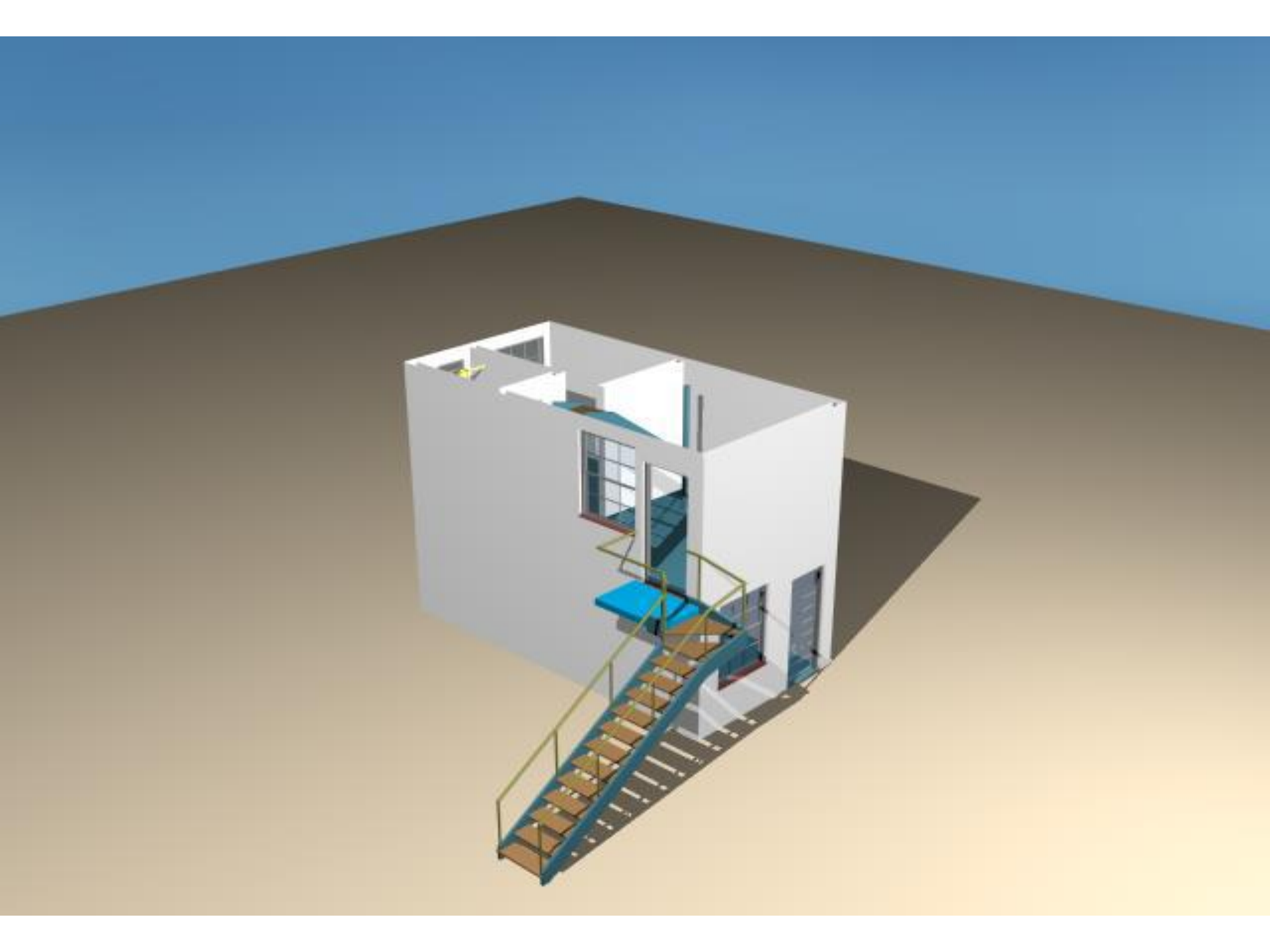
Anti-Seismic Housing

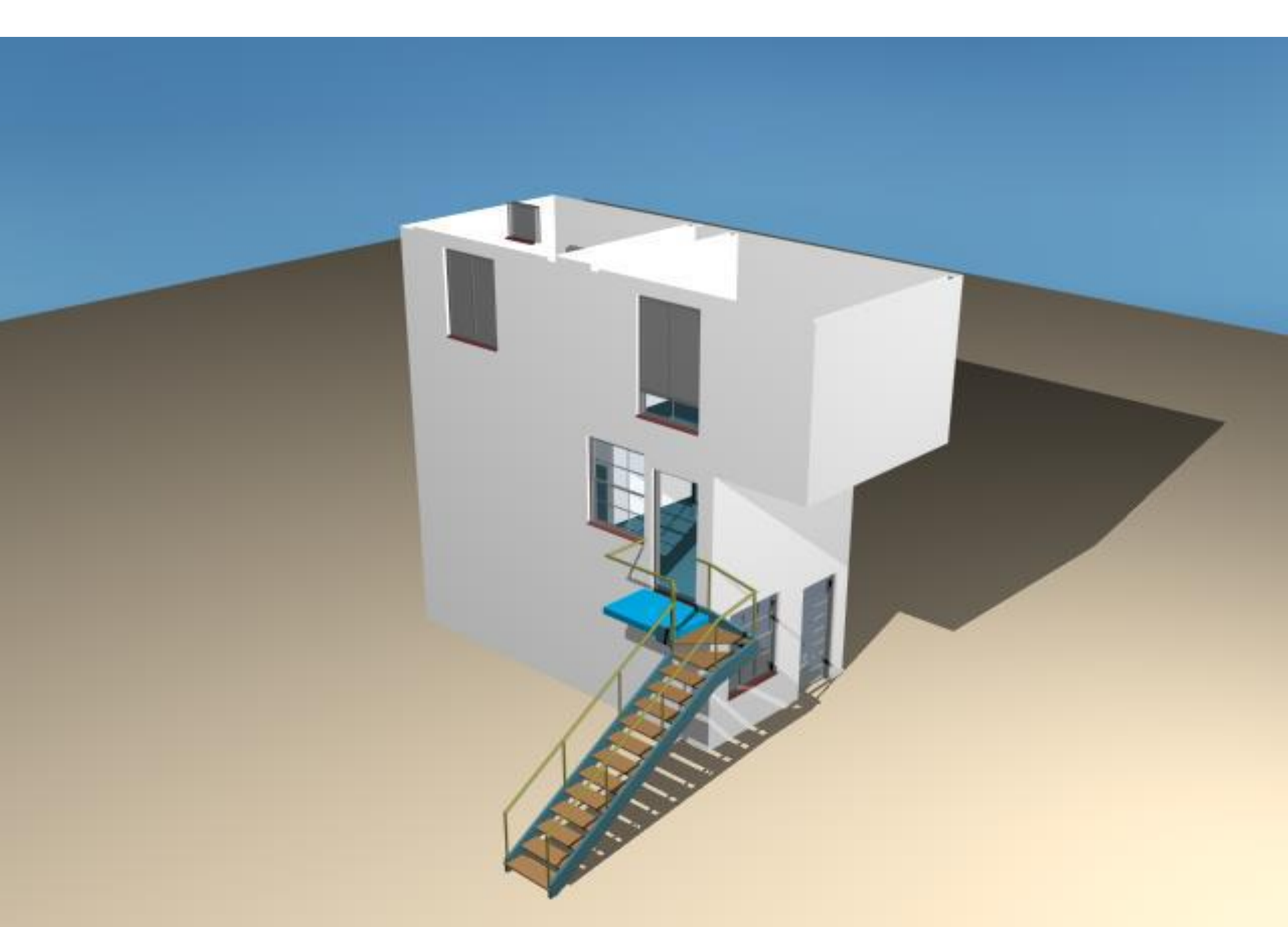


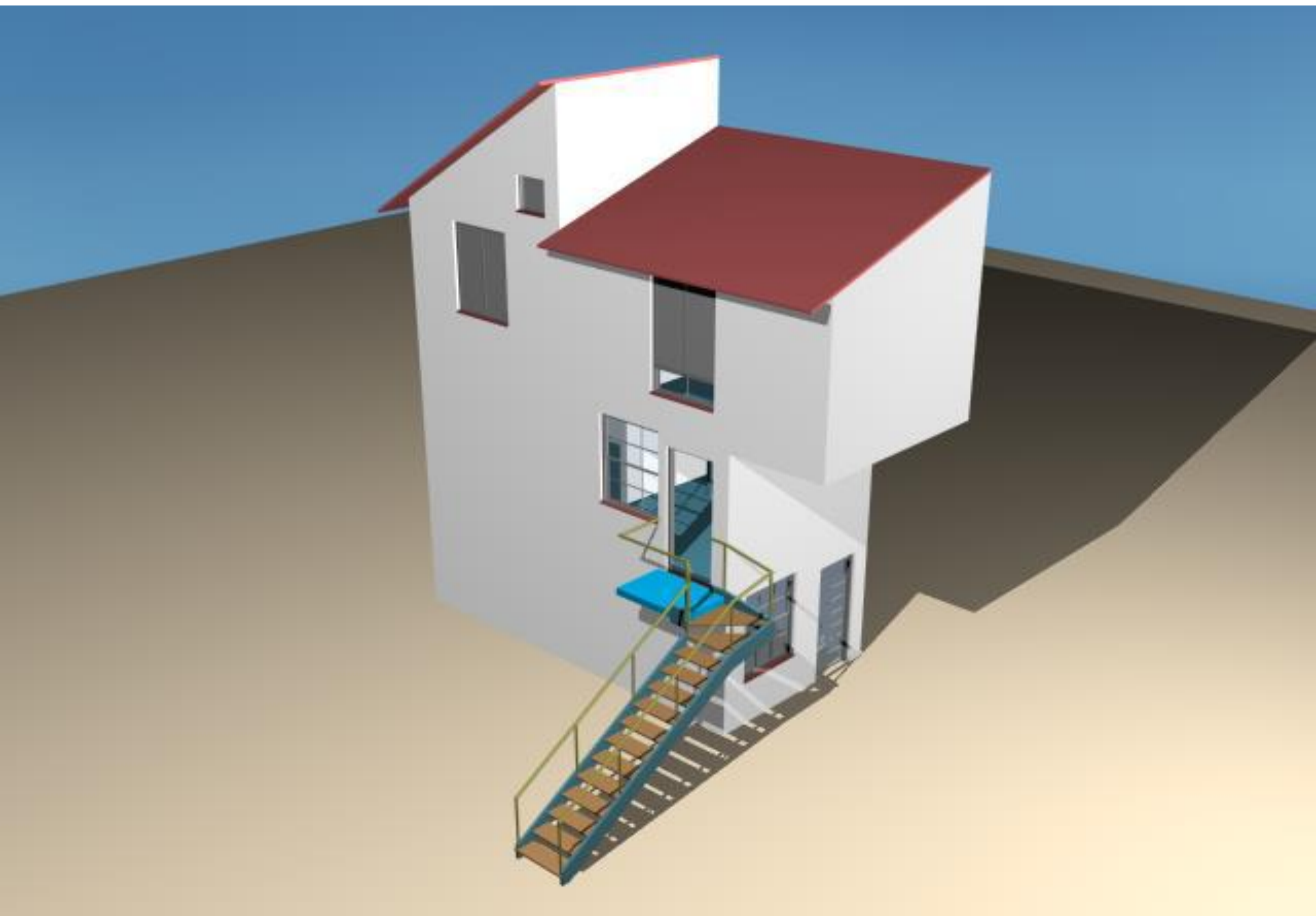
Source: Alejandro Aravena, ELEMENTAL, 2014

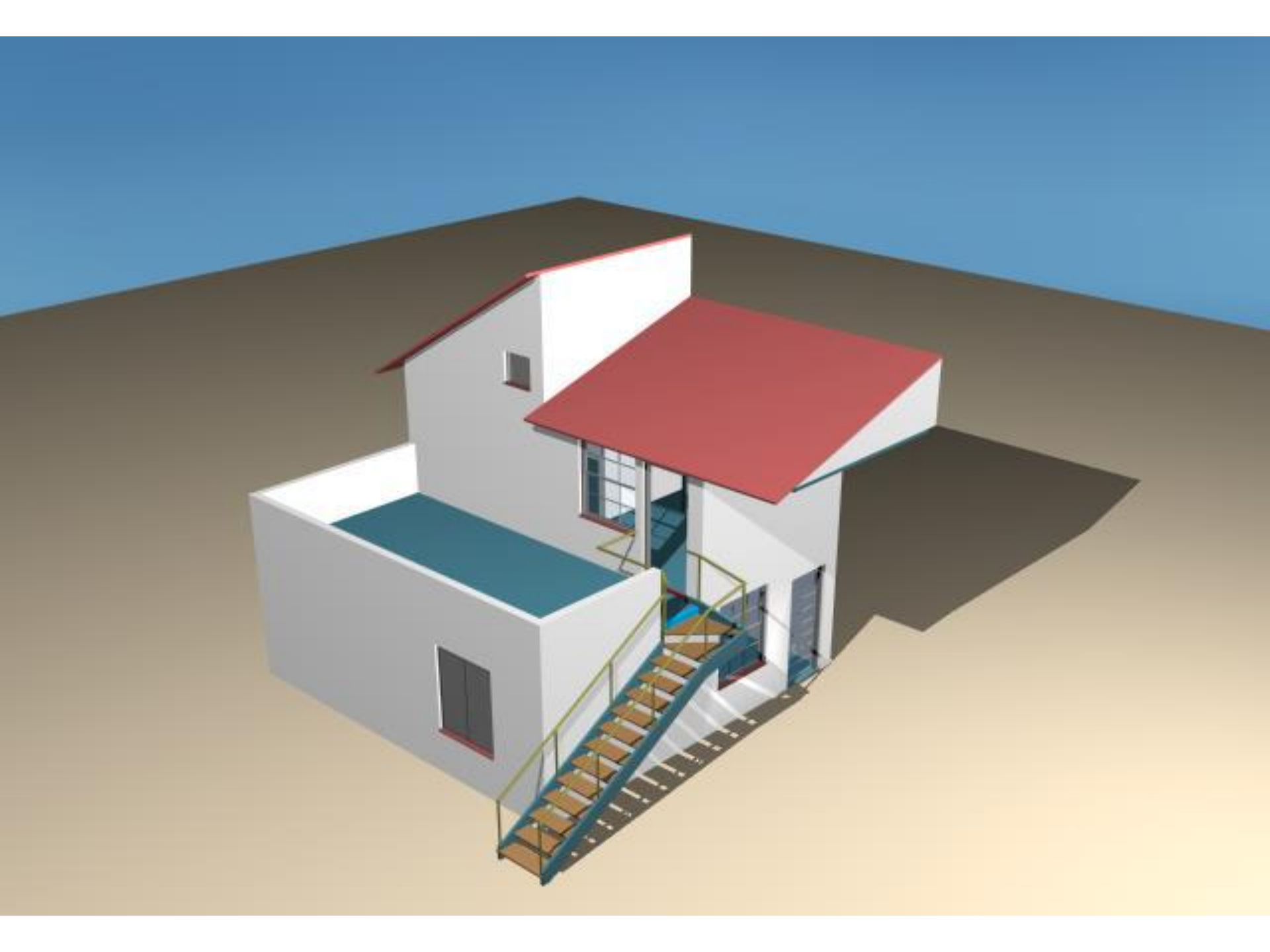
Rio de Janeiro & Salvador Brasil

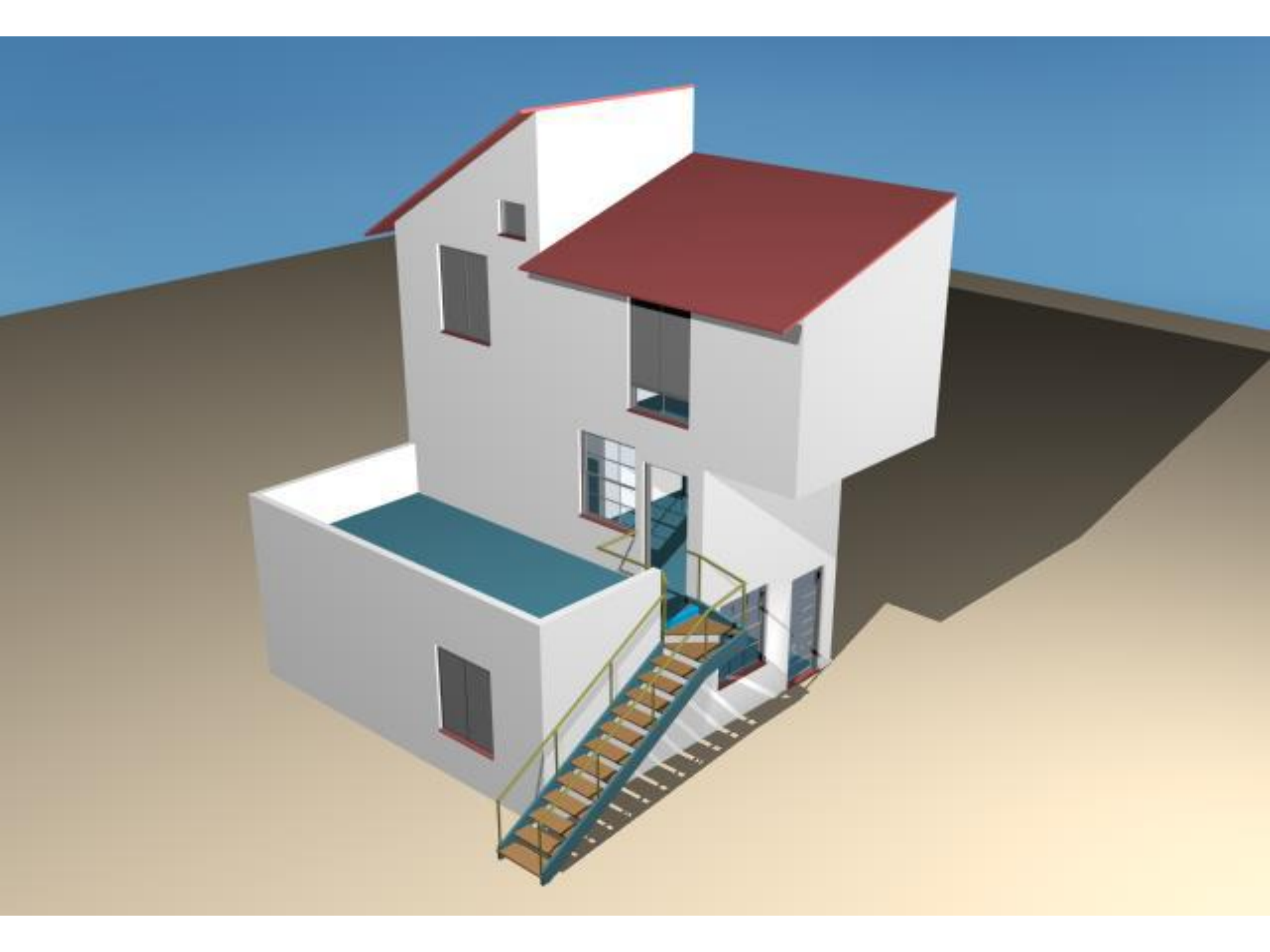
Demetre Anastassakis

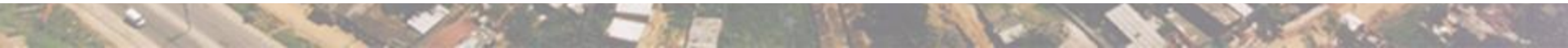




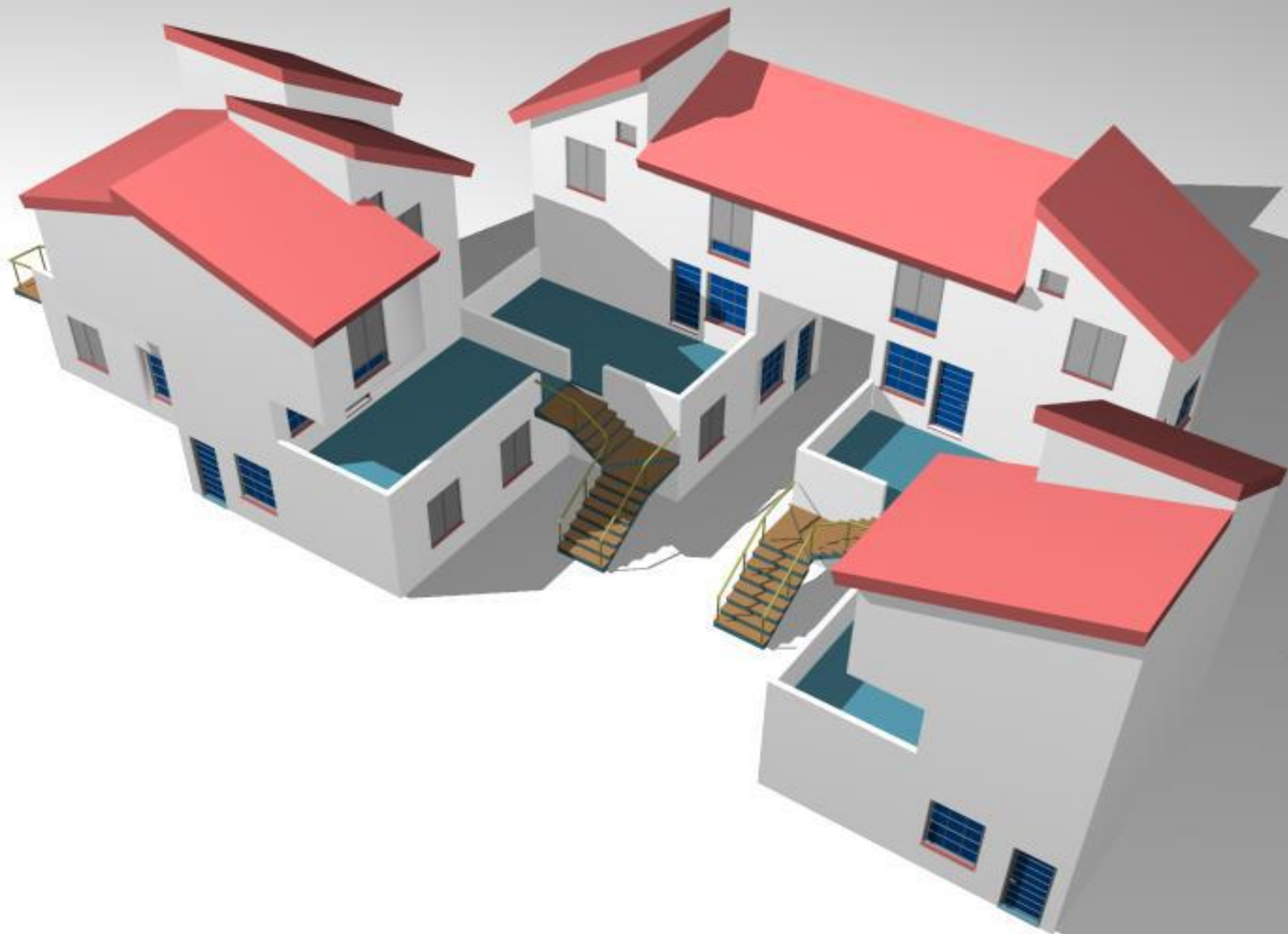










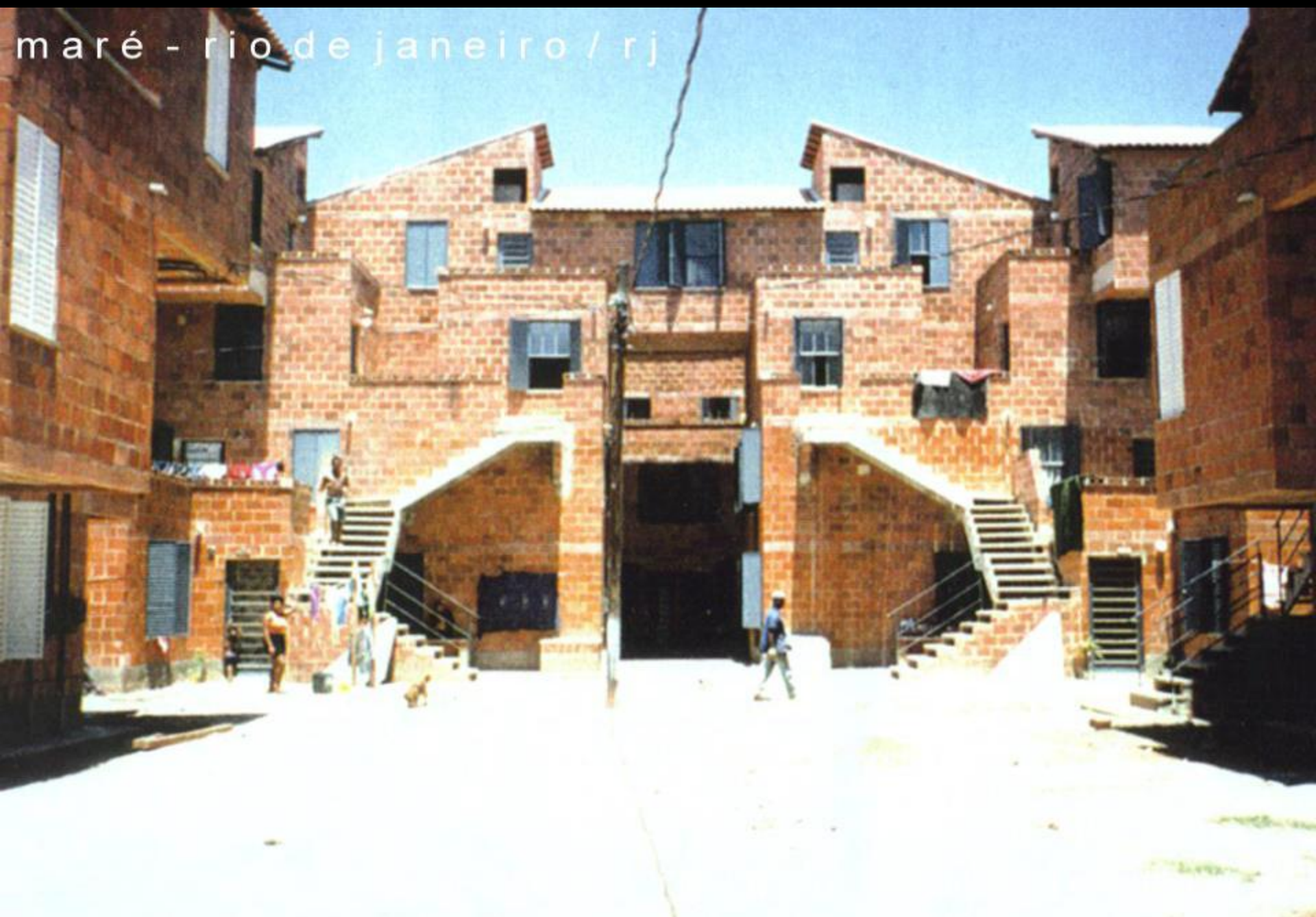




maré - rto de janeiro / rj



maré - rio de janeiro / rj



cidade de deus - rio de janeiro / rj

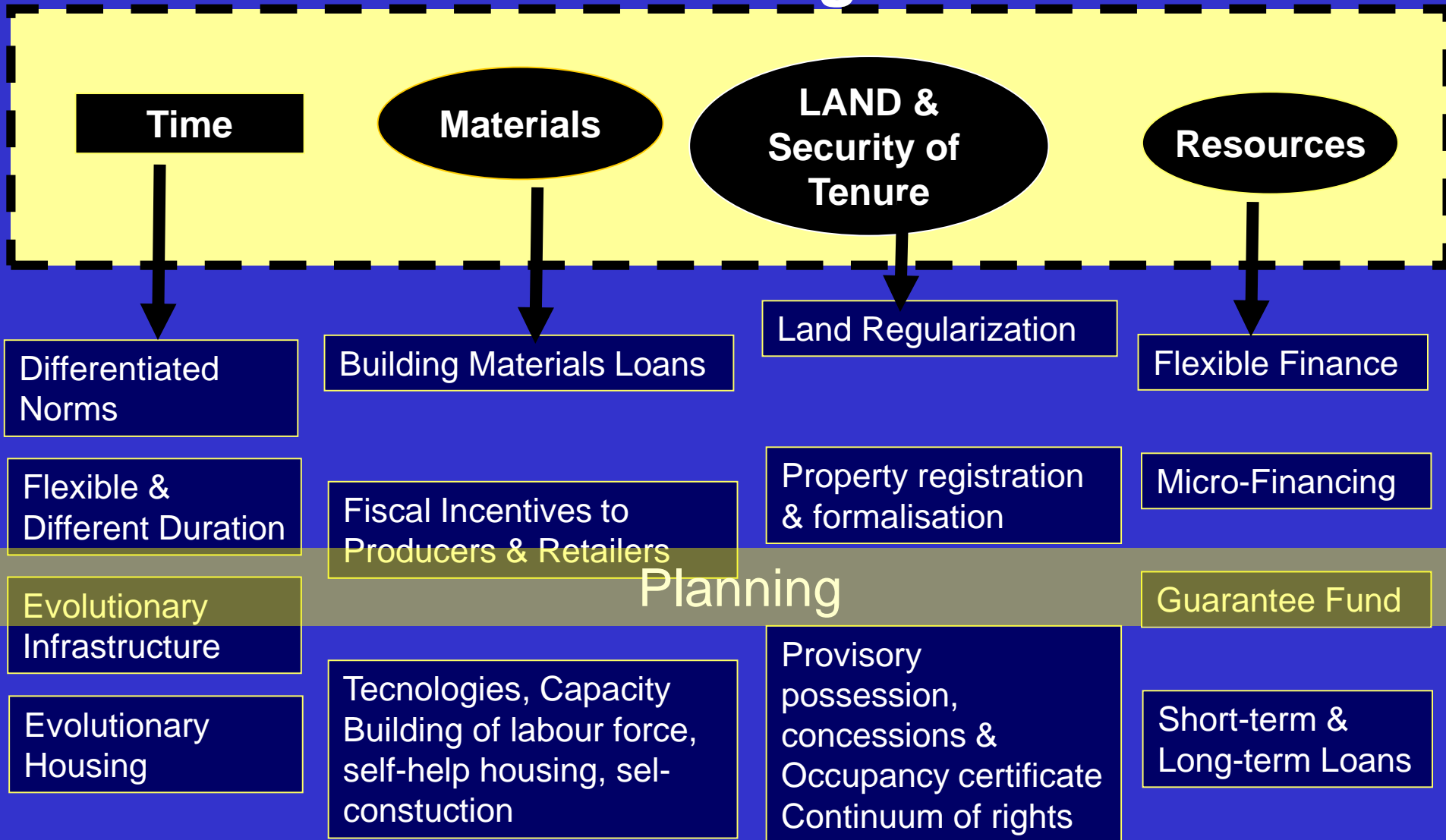


18.

**Constraints and obstacles
hindering people's housing
production process:**

**Do we draw lessons when designing housing
policies that are result-based and tailored to the
different types of demands and needs?**

Essential Variables Supporting People's Process of Housing Production



DESIRABLE OUTCOMES

Affordable Housing Opportunities

Serviced
Land at
scale

Affordable
Housing
Finance

Building
Materials
Loans

Support to
Technology
Development

Slum
Upgrading &
Regularisation

**Variety of Options and Combined Measures to Increase Diversity in Size,
Location, Quality, Price**

Rental and Onwership Options

DESIRABLE OUTCOMES OF HOUSING POLICIES

```
graph TD; A[DESIRABLE OUTCOMES OF HOUSING POLICIES] --> B(Affordable Housing Opportunities); B --> C[Scaled-up Variety of Options  
Diversity in Size, Location, Quality, Standard, Price  
Rental and Ownership Housing];
```

Affordable Housing Opportunities

Scaled-up

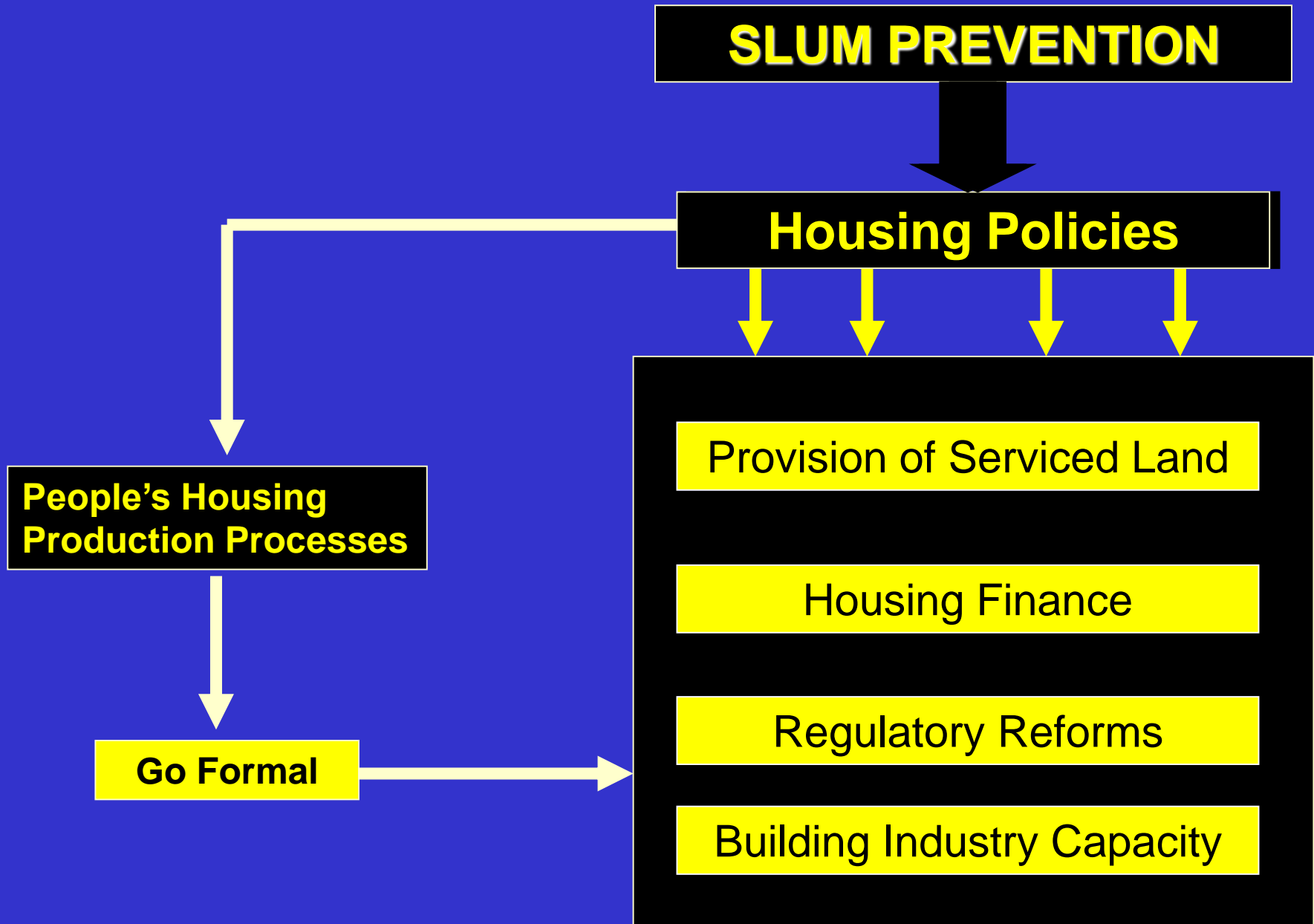
Variety of Options

Diversity in Size, Location, Quality, Standard, Price

Rental and Ownership Housing







Uruguay

Housing Cooperative - FUCVAM

Inspired FUNACOM

Influenced 'Minha Casa Minha Vida'
National Housing Programme

<https://www.youtube.com/watch?v=mc04jfN8iic>























Self-Help and Self-Management

The FUNACOM

The 'My Life My Housing' National
Housing Program in Brazil













THE END

Thank you.