Providing Affordable and Adequate Housing Options for the Poor

Housing Policy Matters!

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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

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<td>1. Bottom-up</td>
<td>1. Follows its own terms &amp; norms</td>
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<td>2. Community-based</td>
<td>2. Demands organization</td>
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<td>3. Individual Empowering</td>
<td>3. Not controlled by government</td>
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<td>5. Sense of ownership</td>
<td>5. Individuals unpredictable</td>
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<td>6. Participatory decision-making</td>
<td>6. Time-consuming</td>
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<td>7. Co-responsibility</td>
<td>7. No contractual obligations</td>
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<td>8. Social sustainability</td>
<td>8. Depends on self-organization</td>
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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**
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.

Emerged 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....
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

**FORMAL URBANIZATION**

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

**INFORMAL URBANIZATION**

Based on P. Baross, 1989;

1. OCCUPATION
2. CONSTRUCTION / consolidation
3. SERVICES AND BASIC INFRASTRUCTURE
4. PLANNING
5. REGULARISATION
6. LEGALISATION
1. Land Assembling
2. Planning
3. Infrastructure Provision
4. Construction
5. Occupation

FORMAL LAND DEVELOPMENT

Legal Regime clear from start

INFORMAL LAND DEVELOPMENT

Legal Regime to be Defined

6. Legalisation & Regularisation
5. Planning
4. Building & Densification
3. Infrastructure Provision
2. Land Invasion / land holding / Parcelling
1. Land Assembling
0. Legal ID, cadastre

Based on P. Baross, 1989;
Source: John Hopkins, "SOCIAL HOUSING IN SOUTH AFRICA", Southern African Housing Foundation
FORMAL / PLANNED LAND DEVELOPMENT PROCESS

Based on Paul Baross

Final Price/Value paid by final occupants

Private developers profiting Land owners benefiting

Government decides & publicises land conversion; values increase; speculation starts

Structure Plan Land acquisition Land banking

Land Parcelling; selling out large parcels for development (Priv & Pub)

Detailed designs

Land Consolidation

Infrastructure investment

Land Zoning

Trunk Infrastructure Provision

Government investing in Infrastructure

OCCUPANCY

Supply Secondary Infrastructure Services

Recapture land price increase by taxes; final sale to occupants

Building Construction

Planning Design

Based on Paul Baross
FORMAL / PLANNED LAND DEVELOPMENT PROCESS

Based on Paul Baross

I. Land Assembling
II. Planning
III. Infrastructure Provision
IV. Construction
V. Occupation

Overview:
1. Fringe Land
2. Rural Land
3. Vacant Land
4. Land Zoning
5. Land Consolidation
6. Trunk Infrastructure Provision
7. Planning Design
8. Supply Infrastructure Services
9. Building Construction

V. Occupation
IV. Construction
III. Infrastructure Provision
II. Planning
I. Land Assembling
INFORMAL / UNPLANNED LAND DEVELOPMENT PROCESS

Based on Paul Baross

VACANT LAND

Commercial Land Subdivision or Land Invasion

Building Temporary Occupancy

Trunk Infrastructure Provision

On-site Infrastructure Supply

Individual connections

People starts building, pressure, mobilisation, recognition, services

Densification OBIP

Government Intervention

Regularisation Legalisation

Planning Design

Sites without services

Autonomous development

Informal land delivery

On-site Infrastructure Supply

Trunk Infrastructure Provision

Building Temporary Occupancy

Commercial Land Subdivision or Land Invasion

VACANT LAND

Based on Paul Baross
INFORMAL / UNPLANNED LAND DEVELOPMENT PROCESS

I. Land Invasion/land holding

II. Building & Densification

III. Infrastructure Provision

IV. Planning

V. Legalisation

VI. Regularisation/Legalisation

Autonomous development

Sites without services

Based on Paul Baross

1. VACANT LAND

2. Commercial Land Subdivision or Land Invasion

3. Building Temporary Occupancy

4. Trunk Infrastructure Provision

5. On-site Infrastructure Supply

6. Planning Design

Government Intervention
Getting the Settlement Layout Planning right

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

Demolition & Relocation

Infrastructure Networks

Public Domain

Private Domain

Gaining space/land for street & infrastructure provision
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
15.

Housing by the People:

Understanding the people’s housing development process and its outcomes and the lessons learned for policy formulation.
Ocuppy, build, hold your ground

Tolerance: continue x stop!

Negociate, investment, services & land consolidation

Tolerance: resources to change from provisory to permanent

More resources & expansion

Consolidation & security of tenure: regularisation?

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
Housing production process is bound to needs & it is incremental

Process of transformation is continuous & follows its own norms & standards

Enabling Housing Policy

Materials
Security of Tenure
Resources

Public Housing
First Step Transformation

2nd Step Expansion conditioned to time & resources

More improvements as resources are made available

More resources then 3rd Step expansion

Consolidation & Final Steps in Housing Improvement
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
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

And now:
A broad range of ‘starter core’ house options

No longer just a core

A choice: Control versus Flexibility


Consider Physical control Vs Regulatory control

Which more powerful? At lower levels physical more powerful?
Growing Up!

THE SEARCH FOR HIGH-DENSITY MULTI-STORY INCREMENTAL HOUSING

SIGUS - Special Interest Group in Urban Settlement
Affiliated with the MIT Media Lab Center for Advanced Urbanism
Available resources: affordability to the urban poor and public policy strategy for financing the gap

Housing standards: starter options and the implied cost

Financial and political viability

Social norms: sociocultural values and perceptions

Housing demand: scale, speed and quality

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

http://web.mit.edu/incrementalhousing/WUFe-Rio/pdfs/Goethert_Nohn_MultiStory_IncrementalHousing_online.pdf
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)
La planta de conjunto muestra tres etapas:

- **Primera etapa**: Área construida 68.80 m²
- **Segunda etapa**: Área construida 93.30 m²
- **Tercera etapa**: Área construida 118.45 m²
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
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, cleans 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. TheClicked 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 cible 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
Resident’s Responsibility

Project Support
Chile & Other Countries
ELEMENTAL

Arch Alejandro Aravena
Incremental Housing Development

There is money.

Elemental

There is no money?

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 debíamos probar que se podía construir viviendas con potencial de clase media en un suelo 3 veces más caro conservando las redes que habían construido en los últimos 30 años.

Source: Alejandro Aravena, ELEMENTAL, 2014
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Source: Alejandro Aravena, ELEMENTAL, 2014
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
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

- **Time**
  - Differentiated Norms
  - Flexible & Different Duration
  - Evolutionary Infrastructure
  - Evolutionary Housing

- **Materials**
  - Building Materials Loans
  - Fiscal Incentives to Producers & Retailers
  - Tecnologies, Capacity Building of labour force, self-help housing, self-constuction

- **LAND & Security of Tenure**
  - Land Regularization
  - Property registration & formalisation
  - Provisory possession, concessions & Occupancy certificate Continuum of rights

- **Resources**
  - Flexible Finance
  - Micro-Financing
  - Guarantee Fund
  - Short-term & Long-term Loans

Planning
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 Ownership Options
DESIRABLE OUTCOMES OF HOUSING POLICIES

Affordable Housing Opportunities

Scaled-up
Variety of Options
Diversity in Size, Location, Quality, Standard, Price
Rental and Ownership Housing
SLUM PREVENTION

Housing Policies

Provision of Serviced Land

Housing Finance

Regulatory Reforms

Building Industry Capacity

People’s Housing Production Processes

Go Formal
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.