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Mypsup.org “ <https://elearning.mypsup.org> ”

Global south context : Informal Settlements and Slums

- 1 billions slum dwellers – Mainly in global south
- Inequalities & segregation
- Market and Policy failures
- Resettlements, evictions, removals never a solution
- Upgrading/Prevention - Slum upgrading & affordable housing
- Partnership – People PPP
- Financing – Land as a resource, Public investments & subsidies are required

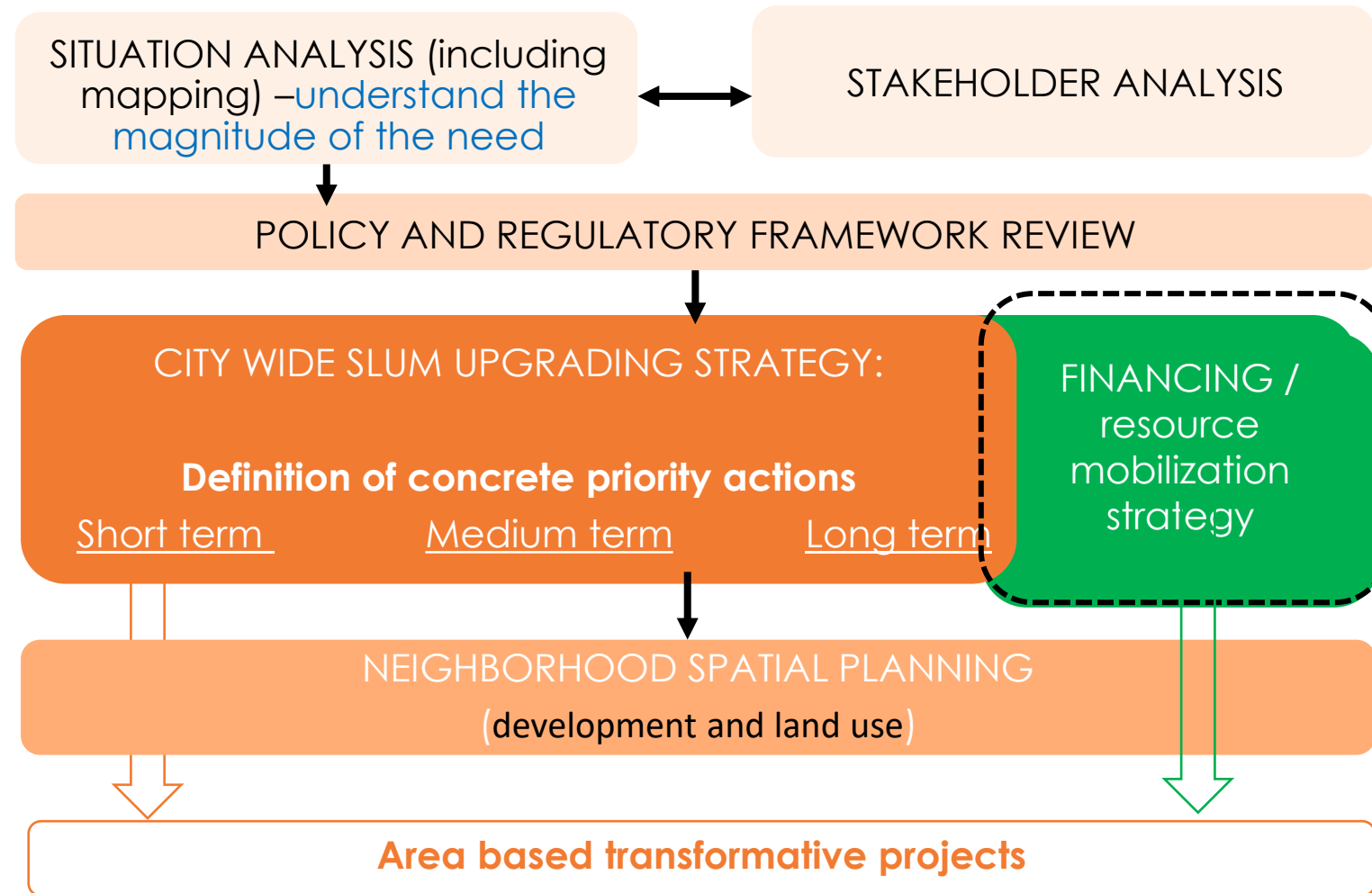


one in four of us, in Urban Areas

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CITY-WIDE INFORMAL SETTLEMENTS UPGRADING STRATEGY



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CITYWIDE SLUMS/ INFORMAL SETTLEMENTS UPGRADING STRATEGY (CWSUS)

Legal & Policy
Review

Stakeholder
Analysis

Situation Analysis (incl.
Mapping and Urban Profiling)

Resource Assessment

Country Team (Multi-
stakeholders)

Action Plan / Prioritization

Short Term

Mid-Term

Long Term

TARGET SETTING

Understand the magnitude of the need, available resources, and phasing

BASELINE

POLICY AND REGULATORY FRAMEWORK

Streamline policy decisions into an integrated city
wide /national slum upgrading and prevention
programme

ENABLING POLICY ENVIRONMENT

PLANNING:
Approaches for
Upgrading &
Prevention

AFFORDABILITY:
Improve affordability
and access to finance

SUBSIDY:
Design
subsidy/incentives to
create enabling
environment

**STRATEGIC
ENTRY POINTS**
Identify strategic
interventions at
different scale: max
cost benefit

SCENARIO ANALYSIS

MULTI-GOVERNANCE FRAMEWORK

Establish a participatory governance
structure (multi-partnership) and
institutional arrangement to coordinate
efforts and effective local delivery

DELIVERY MECHANISM

PROGRAMME DEVELOPMENT FINANCE

Financing

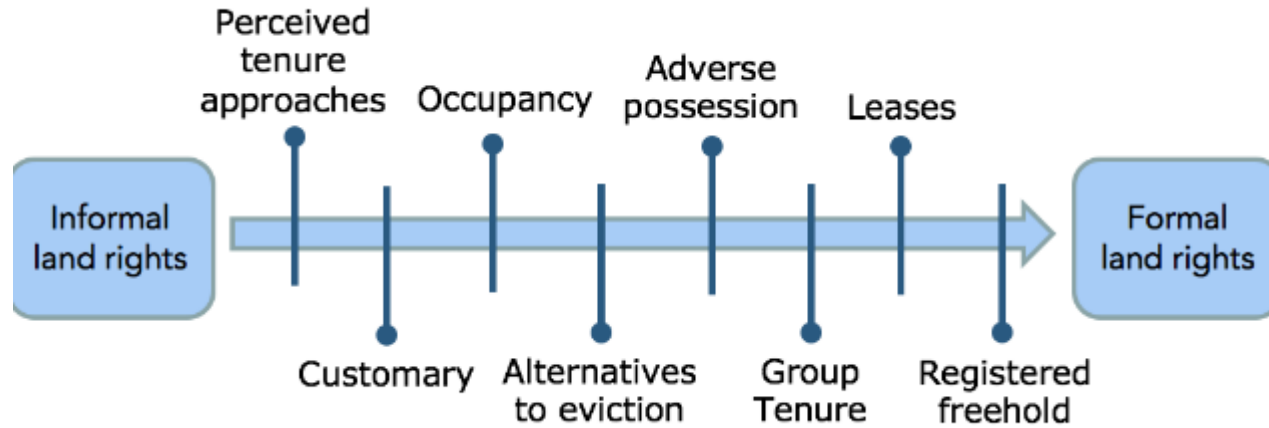


Citywide
Strategy

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Land and Tenure Security



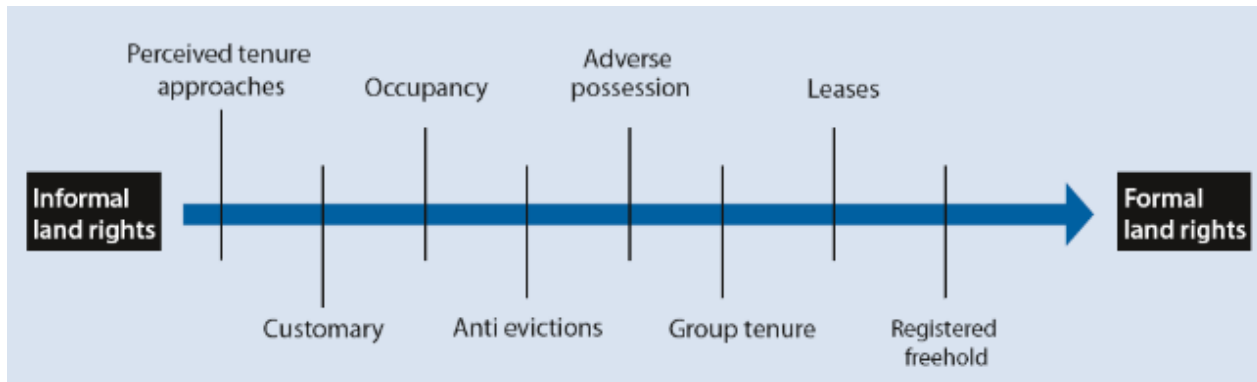
- Flexible tenure system
- Land regularization
- Mechanisms to resolve disputes
- Eviction and involuntary relocation
- Reduce administrative hurdles and fees on land titling, registration and transfers

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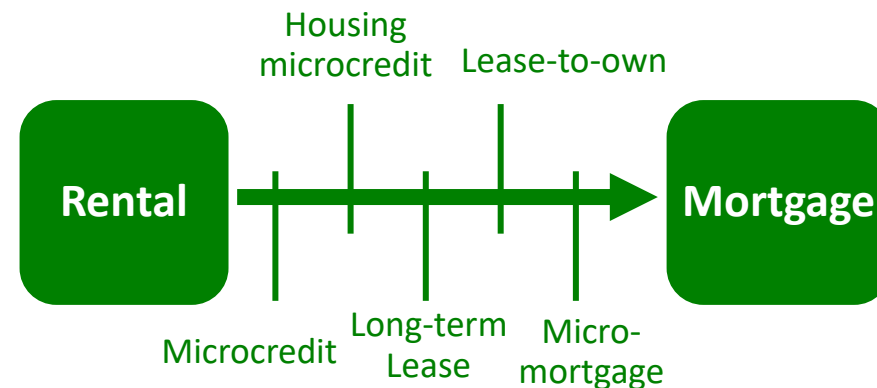
Tenure Security – Financing- CITY WIDE SLUM UPGRADING

- Adopt city-wide approaches using incremental upgrading designed to maximize program reach in multiple sites and contribute city-wide development,
- Security of tenure exists without full title
- A policy response is needed to enable residents to move through the continuum over time, rather than expecting a big jump from illegal to legal. Sufficient security of tenure can be achieved by a combination of formal recognition of the settlement, establishing a cooperative working relationship with community groups, and investing in basic infrastructure and services.
- Developing a more nuanced approach to achieving security of tenure is needed to respond to legal and policy requirements that currently guide the design of financed informal settlement upgrading programs.

Tenure continuum



Finance Continuum



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Tenure Security – Financing CITY WIDE SLUM UPGRADING

- **The weak link between land title and access to formal credit**

There is little evidence from the Caribbean that suggests households rely on land title and equity as a means of financing home improvements through formal lending.

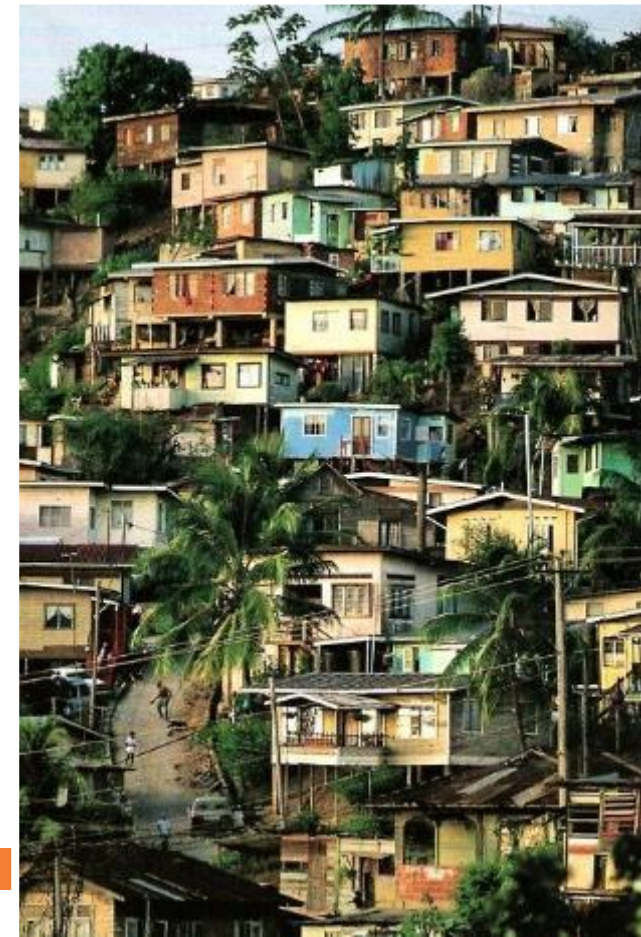
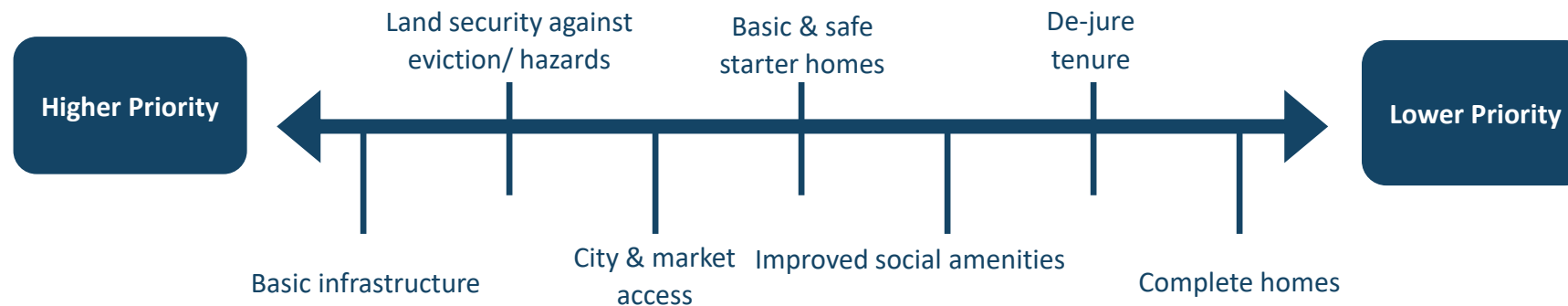
- **Caribbean Experience**

- ❖ **Guyana** : Letter of Allocation” from CH&PA

A total of 800 households eligible / only 223 application / only 163 households collected their documentation

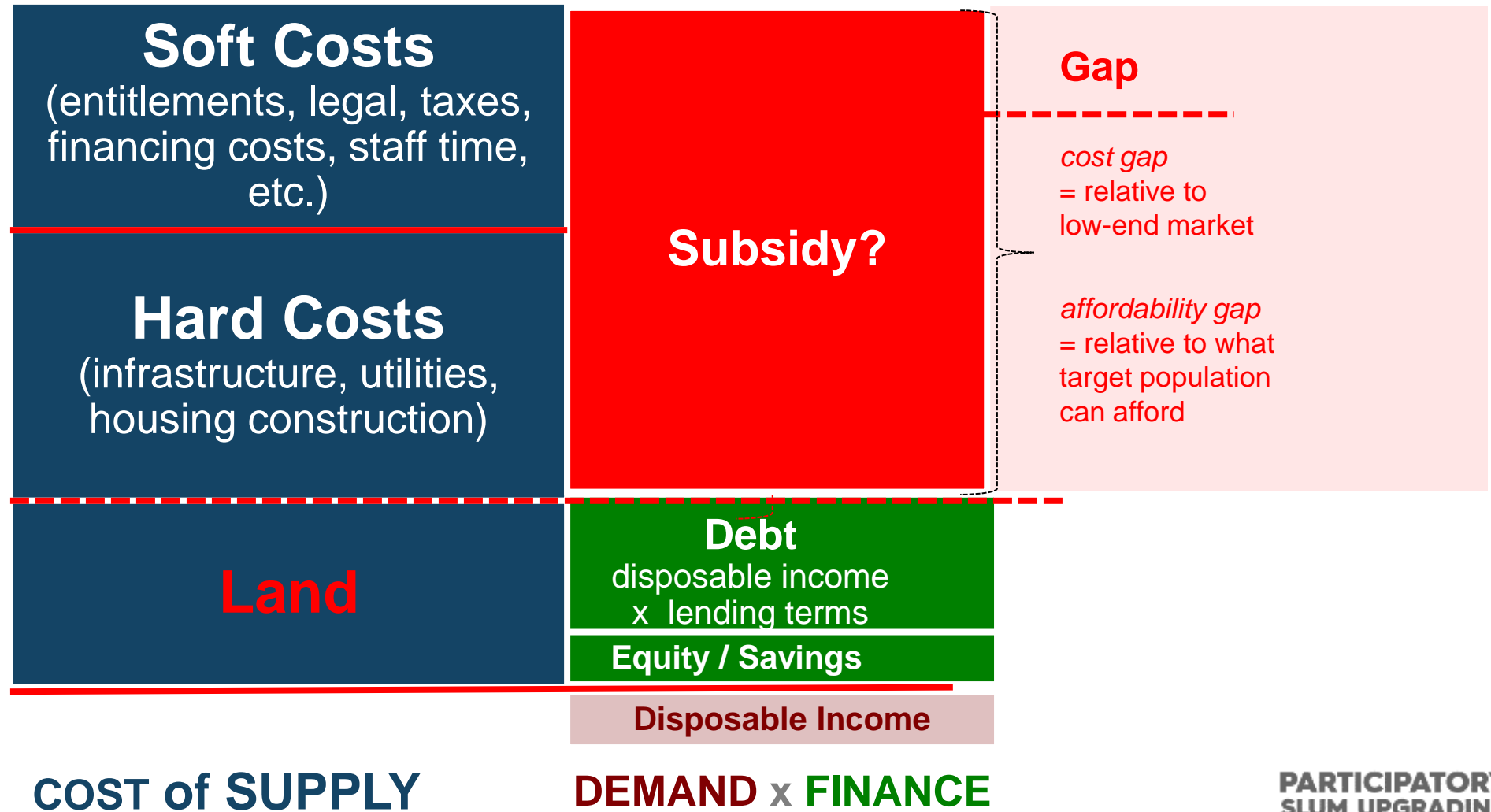
- ❖ **St Lucia**: Offer Letter

- ❖ **Trinidad and Tobago**: The Certificate of Comfort: A provisional form of tenure that takes the form of a physical document extending to eligible individuals a right to protection from eviction from State Land.



AFFORDABILITY: Balancing public interventions to improve affordability

How to
respond to
the
cost/affordability gap?



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PLANNING : Leveraging Land by differential land pricing

Recognize locational attributes for Cross-subsidies & Social Inclusion



Mixed use, mixed infrastructure and mixed housing prototypes enable cross-subsidies, local job opportunities and mixed-income

Zone 1	Best infrastructure (trunk road) Commerce or mixed use, bigger plot size, high level
Zone 2	Medium level of infrastructure e.g. middle income housing
Zone 3	Medium level of infrastructure e.g. public housing
Zone 4	Lowest level of infrastructure e.g. lower middle income hsg
Social Use	Public amenities

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social function of land – informal settlements

- The social function of property is the notion that the right of private ownership includes an obligation to use property in ways that contribute to the collective or common good
- Owners are obligated to use the land productively instead of holding it for speculative purpose

Brazil:

Onerous concession of building rights

Special zones of social interest – ZEIS

Mandatory parcelling, use or build of under-utilized properties

Mexico:

Public Policies and Programme – NUP,

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Special zones of social interest – flexible standards and secure tenure & well-located land for low-income housing - Brazil

SPECIAL ZONES OF SOCIAL INTEREST IN OCCUPIED AREAS



Guaranteed land tenure for low income families for future integrated urbanization action



Source: Master Plan of Taboão da Serra, SP.

SPECIAL ZONES OF SOCIAL INTEREST IN VACANT AREAS



Areas reserved for future provision of social interest housing



Source: AnaClaudia ppt (Cities Alliances)

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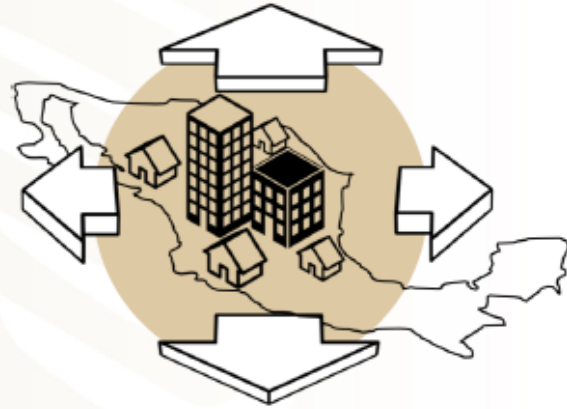
Public policies and programs - Mexico



National Housing Program

First in the world to consider the seven UN-Habitat adequate housing criteria:

1. Legal security of tenure
2. Availability of services, materials and infrastructure
3. Affordability
4. Habitability
5. Accessibility
6. Location
7. Cultural adequacy



National Strategy of Spatial Planning

General framework that establishes the long term definitions, policies, actions and projects that will guide national, state and local territorial planning.

1. Urban-rural systems.
2. Regional and urban development.
3. Policy priorities in terms of land, environment and projects that affect them.



National Land Policy

Defines general guidelines for decision making at the state and local level.

The National Land Policy states the need to balance the discrepancies between the Social Function of Land and Property, and the pursuit of private interests:

- Balancing the benefits and costs of cities' development.
- Guaranteeing the **Right to the City** for everyone.
- Implementing land policies and instruments to manage the urban land and to finance cities' development.

The Determining Role of **Land Policies and Instruments**

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National Land Policy: Strategic challenges



Strategic challenge 1: To recover the social and environmental function of urban land and property

Strategic challenge 2: To contribute to the planning of sustainable and resilient cities



- Mexico experience



Strategic challenge 3: To update the slum upgrade policies

Strategic challenge 4: To manage urban land to fulfill the most pressing land and housing needs



The
Determining
Role of **Land
Policies** and
Instruments



Strategic challenge 5: To manage territorial information and data for decision making

Strategic challenge 6: To advance toward land governance



Strategic challenge 7: To promote the implementation of land management, and urban development financing instruments

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THE CHALLENGE OF **SLUMS**

GLOBAL REPORT ON HUMAN SETTLEMENTS 2003



• United Nations Human Settlements Programme



Solutions to Slums 2020 MDGs-SDGs

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A Regional approach

CARIBBEAN STRATEGY FOR INFORMAL SETTLEMENT UPGRADING

A guide to inclusive and resilient urbanisation

SDG in Informal Settlements

- A **guiding framework** to promote a coherent approach in the region for slums/informal settlements upgrading;
- An **opportunity for capacity building /sharing** and knowledge exchange, data collection and experience sharing platform to be able to support the implementation and reporting on SDG 11.1 and NUA;
- A **guide for national slums/informal settlements upgrading** strategy/policies in the region to achieve the inclusive urbanization and social equity.

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Regional Approach

Upcoming Cooperation

- The Southern African Development Community (SADC)
 - In partnership with South Africa
 - 20 years of SA experience of Informal Settlements
 - Regional hub and knowledge center



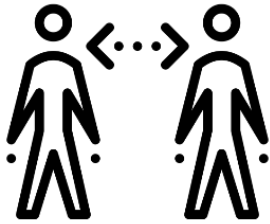
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COVID-19 in slums and informal settlements: adapted measures



Hands
sanitising



Physical
distancing



Self-quarantine
and homecare



**COMMON
PREVENTION
MEASURES
IMPRACTICAL**

- COVID19 is a diagnostic test to assess the pre-existing vulnerability +
- Scale of poverty is not same as scale of vulnerability – it takes only one tiny shock (death of family member, injury, unemployment, disaster such as COVID19, illness) to fall in below the poverty line
- Resilience building is all about learning and adapting, participation, governing multi-sector/partners

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UN frameworks and policy briefs

A UN framework
for the immediate
socio-economic
response to
COVID-19

17 JUL 2020



UN-Habitat COVID-19
Response Plan

April 2020



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Pillars for building back better towards the 2030 Agenda:

1. Health First
2. Protecting People, Social Protection and Basic Services
3. Protecting Jobs and Economic Recovery
4. Macroeconomic Response and Multilateral Cooperation
5. Social Cohesion and Community Resilience

There will be no return to the "old normal"

Health, Humanitarian and socio-economic response focusing on:

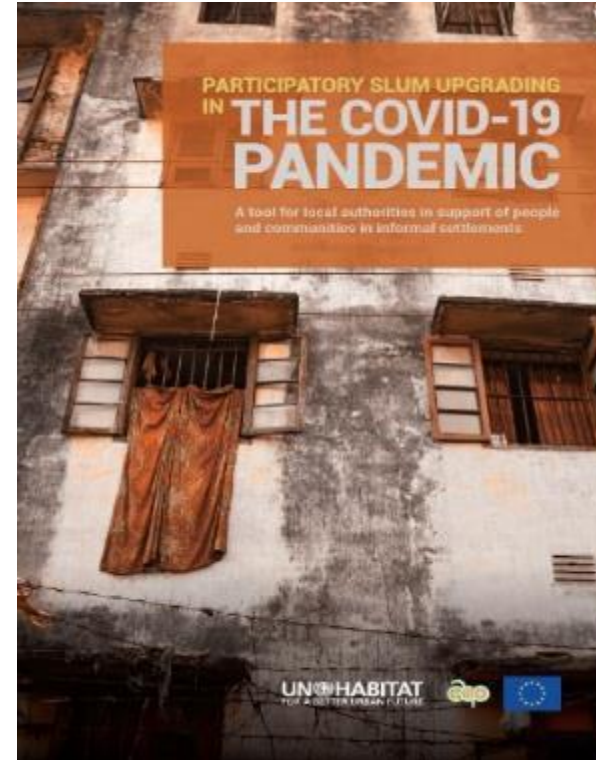
1. Support local governments and community driven solutions in informal settlements
2. Provide urban data evidence-based, mapping and knowledge for informed decision making
3. Mitigate economic impact and initiate recovery

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PSUP RESPONSE TO THE PANDEMICS

1. Global advocacy- World Habitat Day, World Cities Report, sub regional reports on social economic impacts of COVID-19 on informal settlements
2. Webinars Series, COVID-19 Platform on mypsup.org, interactive COVI19 project catalogue,
3. Participatory Slum Upgrading in the COVID-19 Pandemic : Tools for Local Authorities in Support of Communities in Informal Settlements
4. WhatsApp groups for instantly sharing information and the best practices
5. Water and sanitation services, awareness, and livelihood support for vulnerable urban groups in **Africa (14 countries), Caribbean (Haiti, Jamaica), Pacific (PNG, Fiji)**



E-learning on mypsup.org

- 12 Modules in French and English



Start or resume course

Module 07 - Financing Strategies for Sustainable Slum Upgrading

(PSUP07)

★★★★★

This module is the seventh (7) out of 12 modules describing the methodology for slum upgrading developed through the PSUP. The module describes how financing strategies aligned with the City-Wide Slum Upgrading Strategies enable the identified actions to be financed aiming at leveraging international and national funds but also the contribution of the communities and private sector partners.



PSUP approach English

Module 06 - City-Wide Slum Upgrading Strategies (PSUP06)

★★★★★



★★★★★

Module 01 - Princ... (psup01)



★★★★★

Module 02 - Commun... (psup02)



★★★★★

Module 03 - Profil... (psup03)



★★★★★

Module 04 - Analys... (psup04)



★★★★★

Module 05 - Révisi... (psup05)



★★★★★

Module 06 - Straté... (psup06)



★★★★★

Module 07 - Straté... (psup07)



★★★★★

Module 08 - Organi... (psup08)



★★★★★

Module 09 - Planif... (psup09)



★★★★★

Module 10 - Projet... (psup10)



★★★★★

Module 11 - Fonds... (psup11)



★★★★★

Module 12 - Mise à... (psup12)



★★★★★

Module 01 - Princ... (psup01)



★★★★★

Module 02 - Commun... (psup02)



★★★★★

Module 03 - Profil... (psup03)



★★★★★

Module 04 - Shaleh... (psup04)



★★★★★

Module 05 - Policy... (psup05)



★★★★★

Module 06 - City-W... (psup06)



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Module 07 - Financ... (psup07)



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Module 08 - Commun... (psup08)

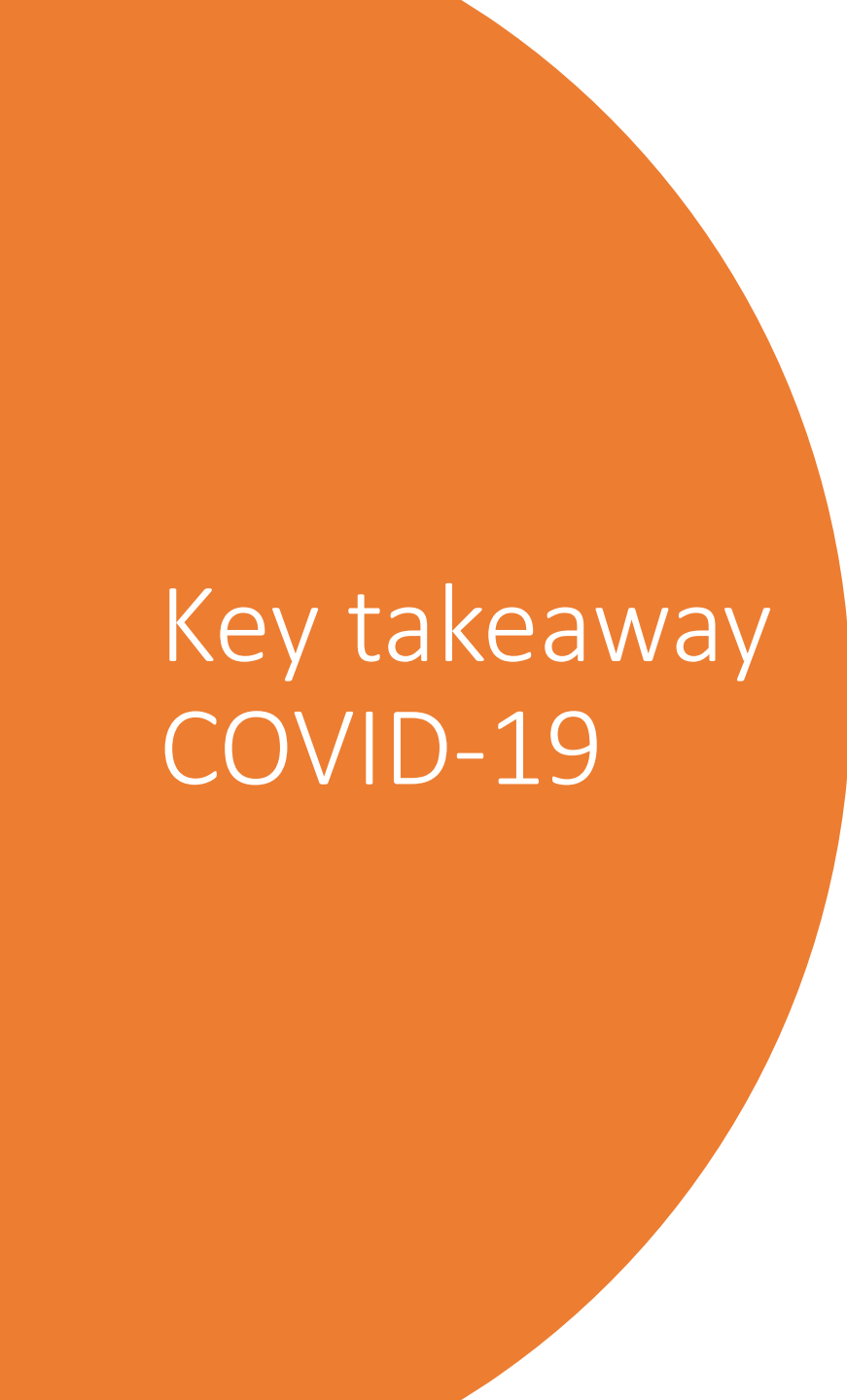


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Module 09 - Partic... (psup09)

Key takeaway

- **Data is critical, a comprehensive baseline survey**
- **Citywide Slum upgrading approach** has potential to **reduce evictions** by addressing slums uniformly.
- **Planning, regulations & governance** are key to ensure the social function of the land, property & city – the Right to the City
- Appropriate legal framework at different level
 - At national level: robust **urban legal framework**
 - At city level: updated, **inclusive & participatory planning**
- Upgrading strategy provides opportunities for participation **in evaluating options for upgrading and financing sources**. Not all slums are similar
- **Land-based financing mechanisms for internal cross subsidies** (e.g. inclusion of commercial components, differential land use pricing, land sharing etc).
- **LVC for reducing the supply cost and** adopting mixed used planning approaches to slum improvement and prevention
- **Promoting continuum of tenure approach as oppose to title deed** to leverage tenure for upgrading and development,
- **Consideration of various collective action partnerships** – PPPs
- Enable **slum upgrading & supply of well-located land** for affordable housing
- Maximise the use of **vacant and underutilized land** in the city
- Ensure **flexible standards for infrastructure and buildings** – slum upgrading

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Key takeaway COVID-19

- **Policy framework matters**
 - **A grassroot level response is effective and impactful**
 - **Beyond basic services:** health, education, livelihood
 - **Vulnerability based local action**
 - **Opportunity for “Build back better”**
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THANK YOU!

[Mr. Emrah Engindeniz](#)

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