UN HABITAT
FOR A BETTER URBAN FUTURE

# Housing, Urban Density & Inclusiveness in Urban Policies

## Housing Policy Matters!

Claudio Acioly Jr.

UN HABITAT
FOR A BETTER URBAN FUTURE

**United Nations Human Settlements Programme**

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

# 0.

# UN-HABITAT:

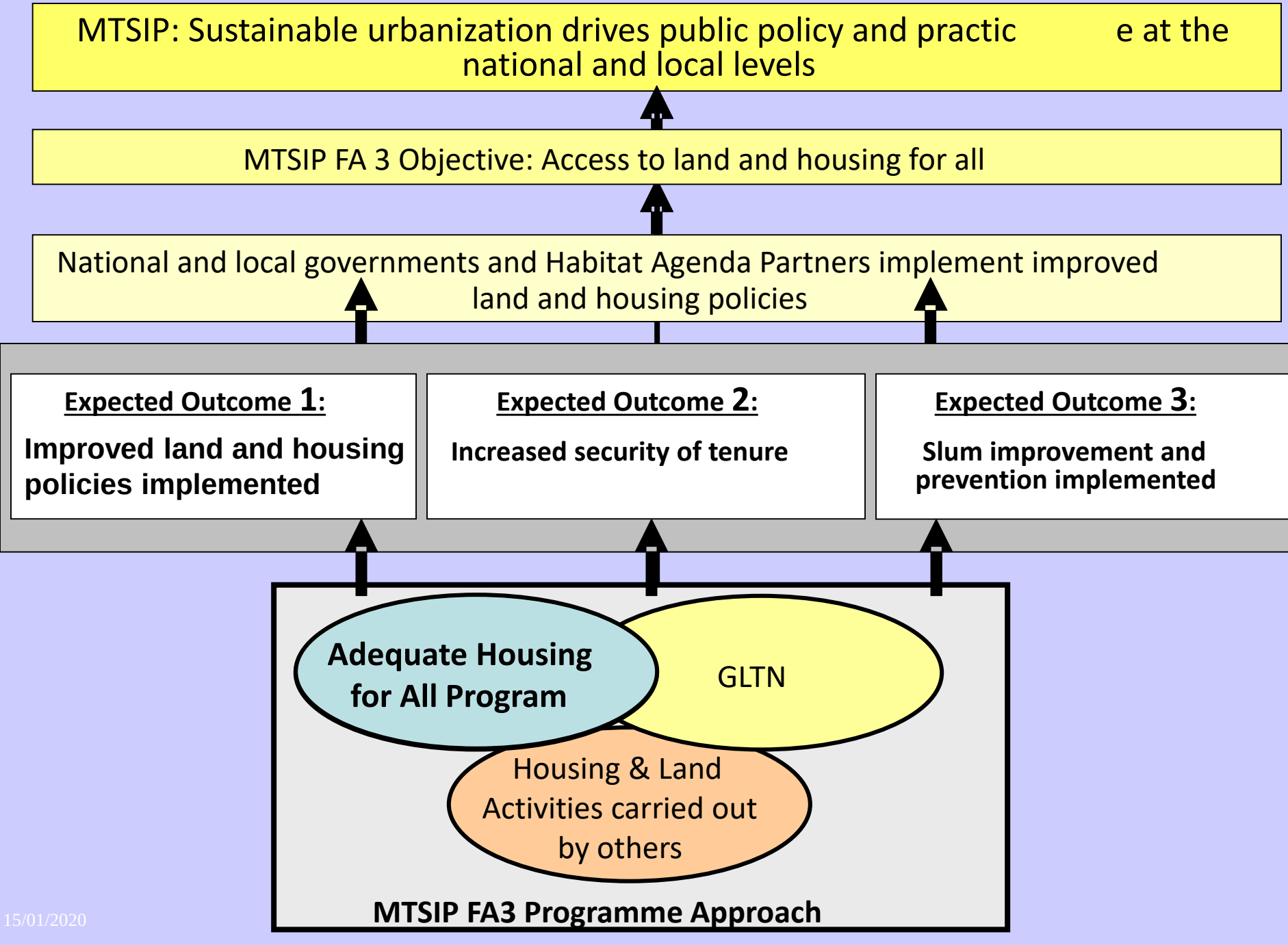
**Adequate shelter for all & the progressive and full realisation of the right to adequate housing.**

# UN-HABITAT's mission and vision

Sustainable urban development

Adequate shelter for all

**Socially and environmentally sustainable cities and adequate shelter for**

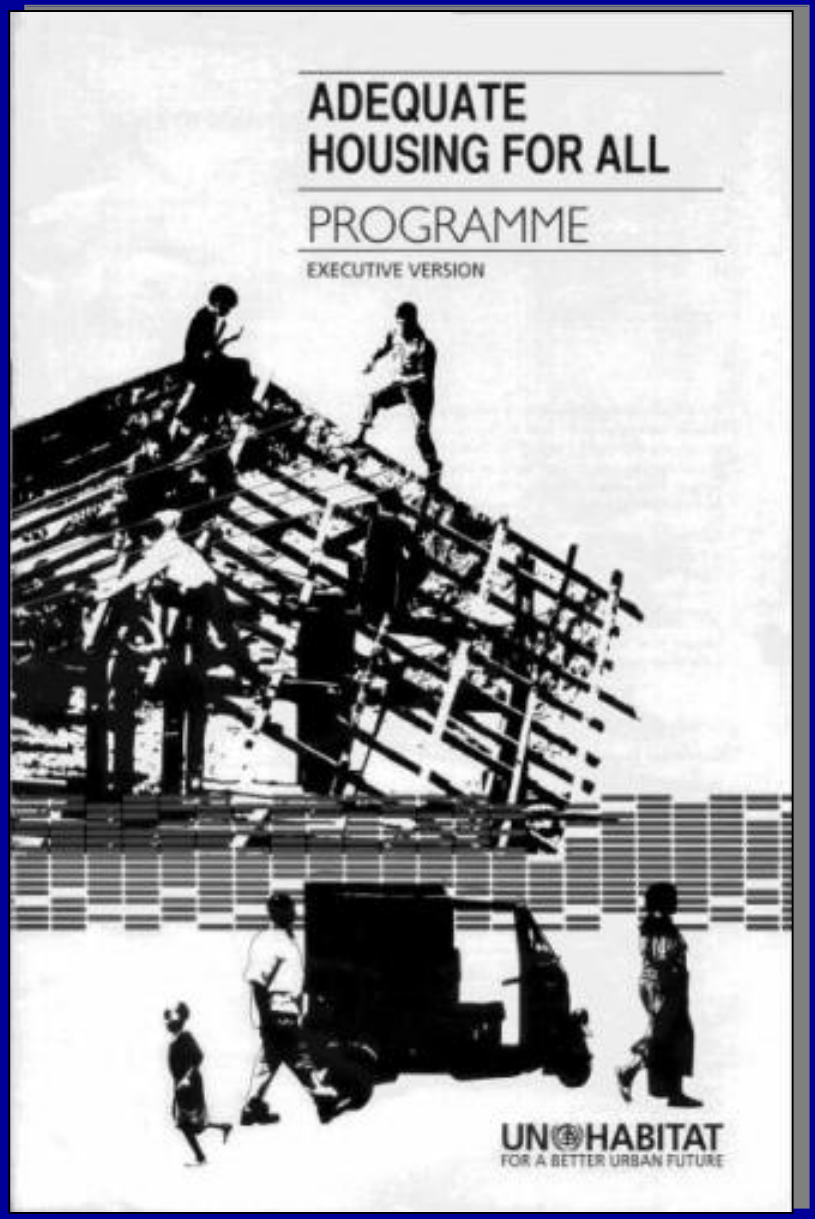

MTSIP: Sustainable urbanization drives public policy and practic e at the national and local levels
MTSIP FA 3 Objective: Access to land and housing for all
National and local governments and Habitat Agenda Partners implement improved land and housing policies
Expected Outcome 1:
Improved land and housing policies implemented
Expected Outcome 2:
Increased security of tenure
Expected Outcome 3:
Slum improvement and prevention implemented
Adequate Housing for All Program
GLTN
Housing & Land Activities carried out by others
MTSIP FA3 Programme Approach

# Global Programme

**Component 1:**
**Housing sector reforms**

**Component 2:**
**Global Eviction Monitoring & Prevention**

**Component 3:**
**Slum upgrading & prevention**



Housing rights
Why housing rights?
Background
Programme focus
Partnerships
Initiatives
Activities
Resolutions
Knowledge Bank
Publications
News
Press releases
Contact us

# HOUSING RIGHTS

"We [the Heads of State or Government] reaffirm our commitment to the full and progressive realization of the right to adequate housing, as provided for in international instruments." Istanbul Declaration (paragraph 8) and the Habitat Agenda (paragraph 39).

The United Nations Housing Rights Programme (UNHRP) was launched in April 2002, as a joint initiative by UN-HABITAT and the Office of the United Nations High Commissioner for Human Rights (OHCHR).
Read more...

## HOUSING RIGHTS NEWS

**UN Special Envoy on Zimbabwean evictions briefs Security Council**
New York - 27/07/2005

The United Nations Special Envoy on housing evictions in Zimbabwe, Mrs. Anna Tibaijuka, today briefed the Security Council on her two-week visit to the southern African country where the demolition of housing and markets have left some 700,000 people without homes or businesses.

## LINKS

- Office of the High Commissioner for Human rights

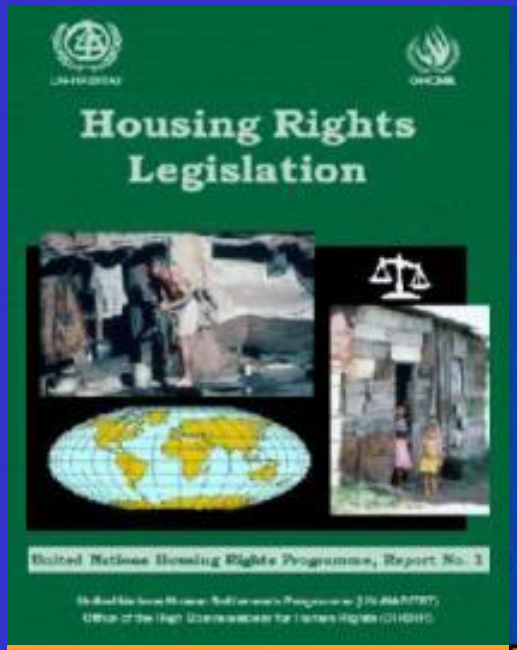
## PUBLICATIONS

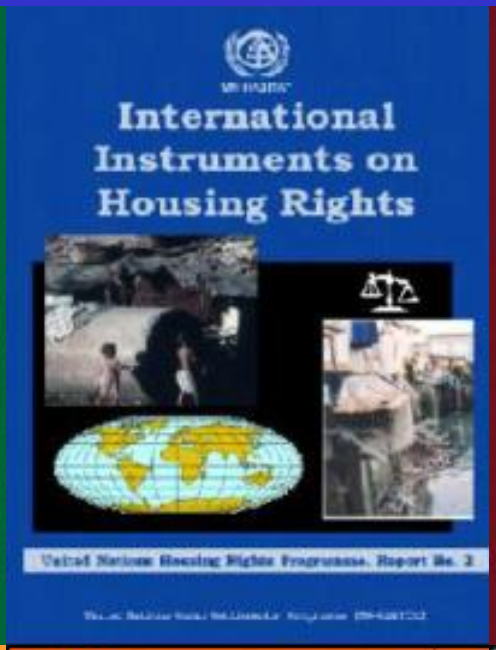
- International Instruments on Housing Rights
- Indigenous Peoples' Right to Adequate Housing: A Global Overview

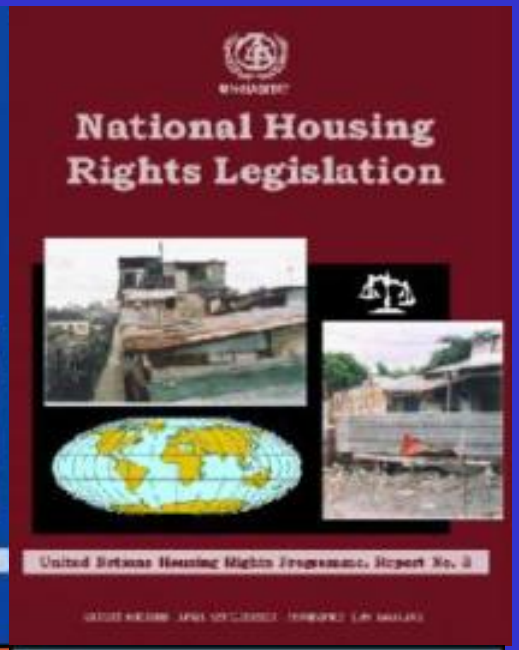
## CONTACT US

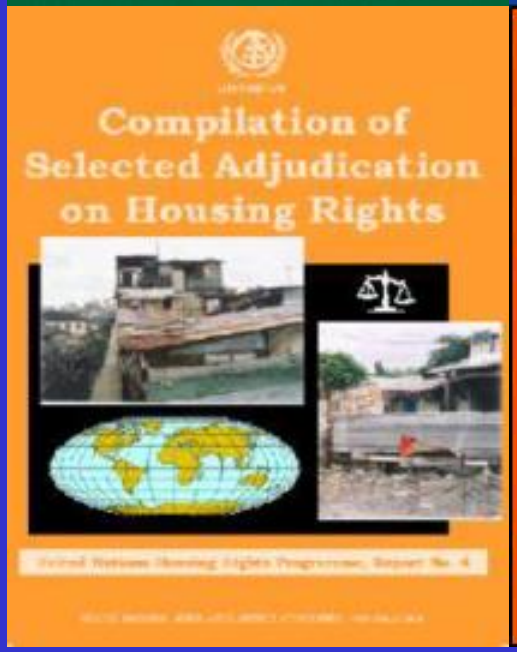
Click here for contacts

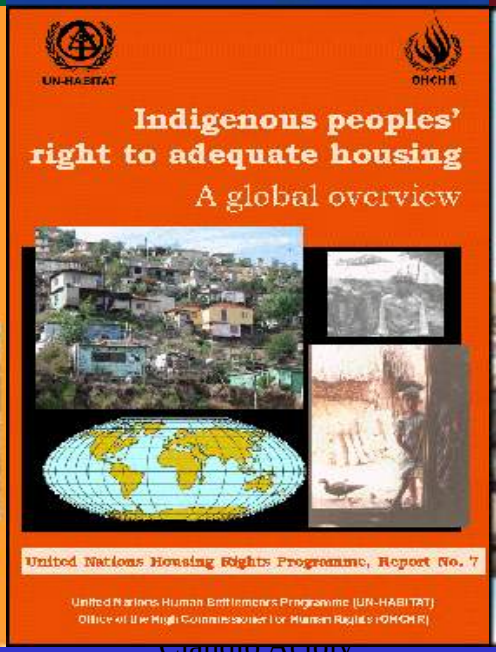
# UNHRP Report Series

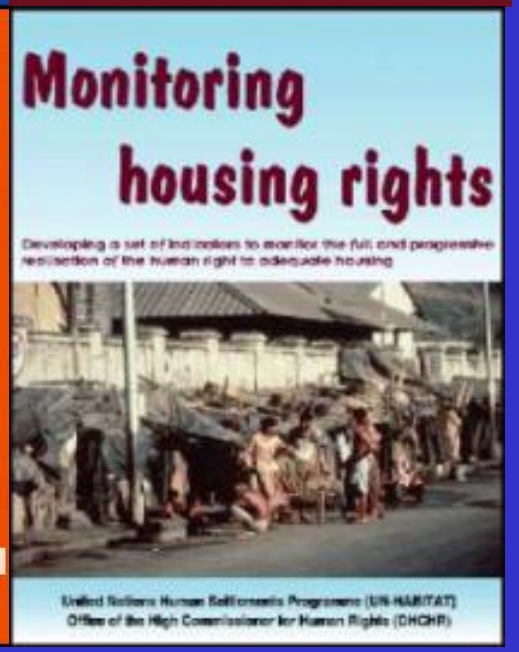


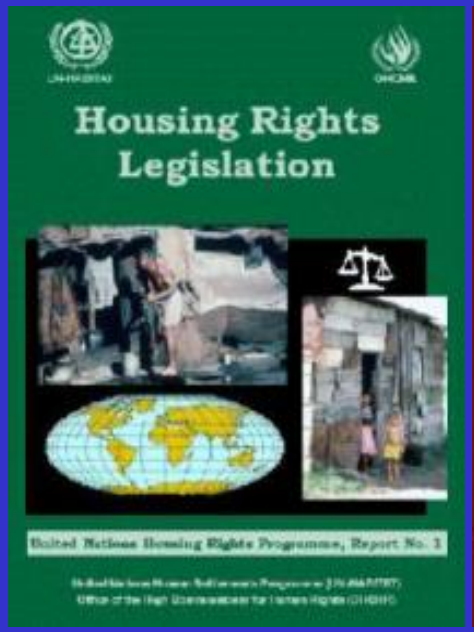



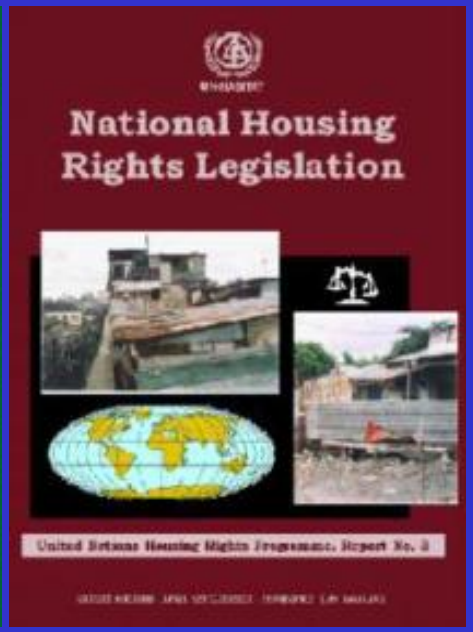



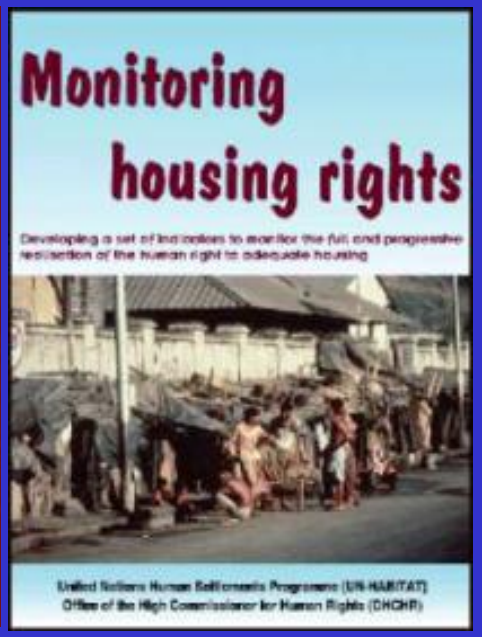



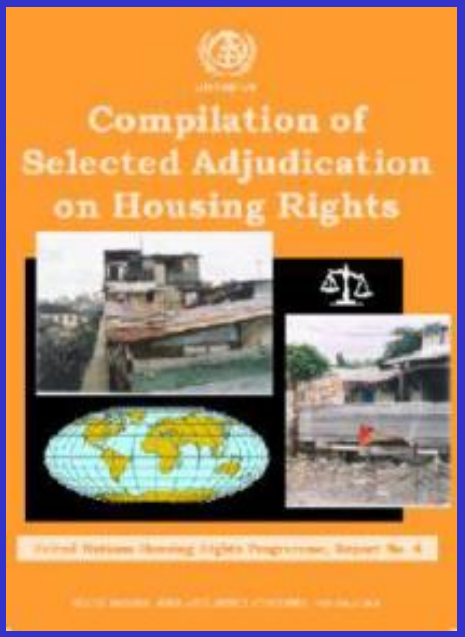



# *Sectoral Expertise: Housing*



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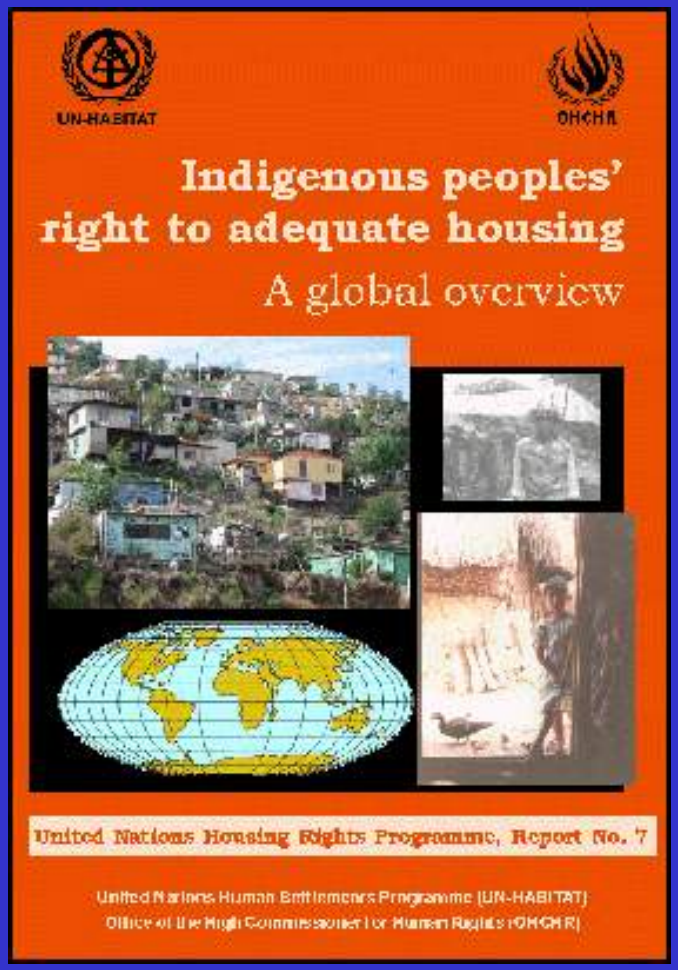
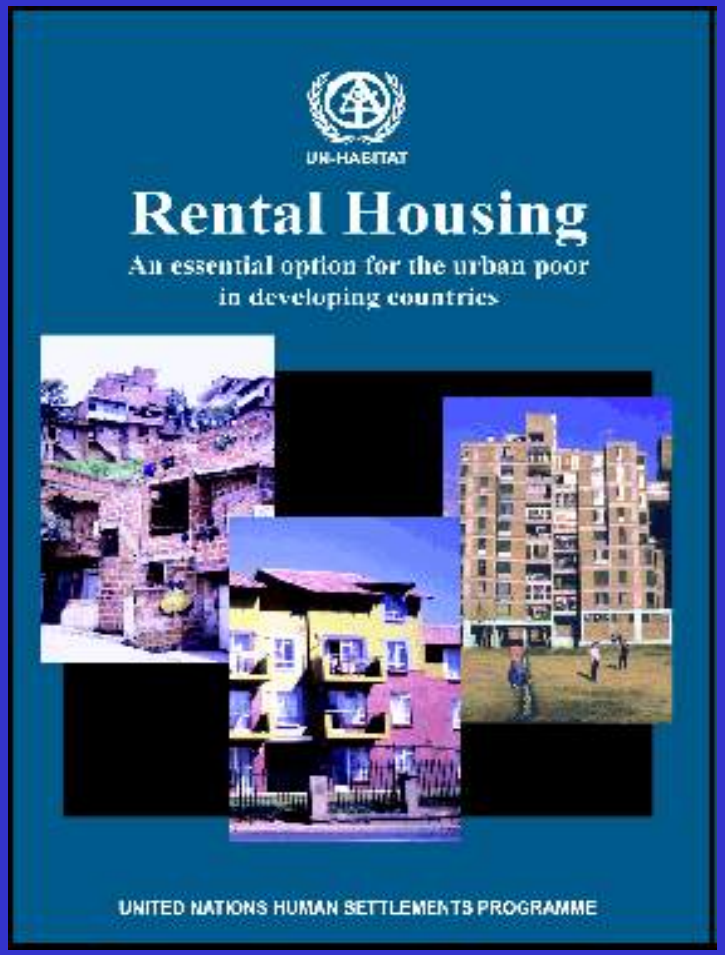
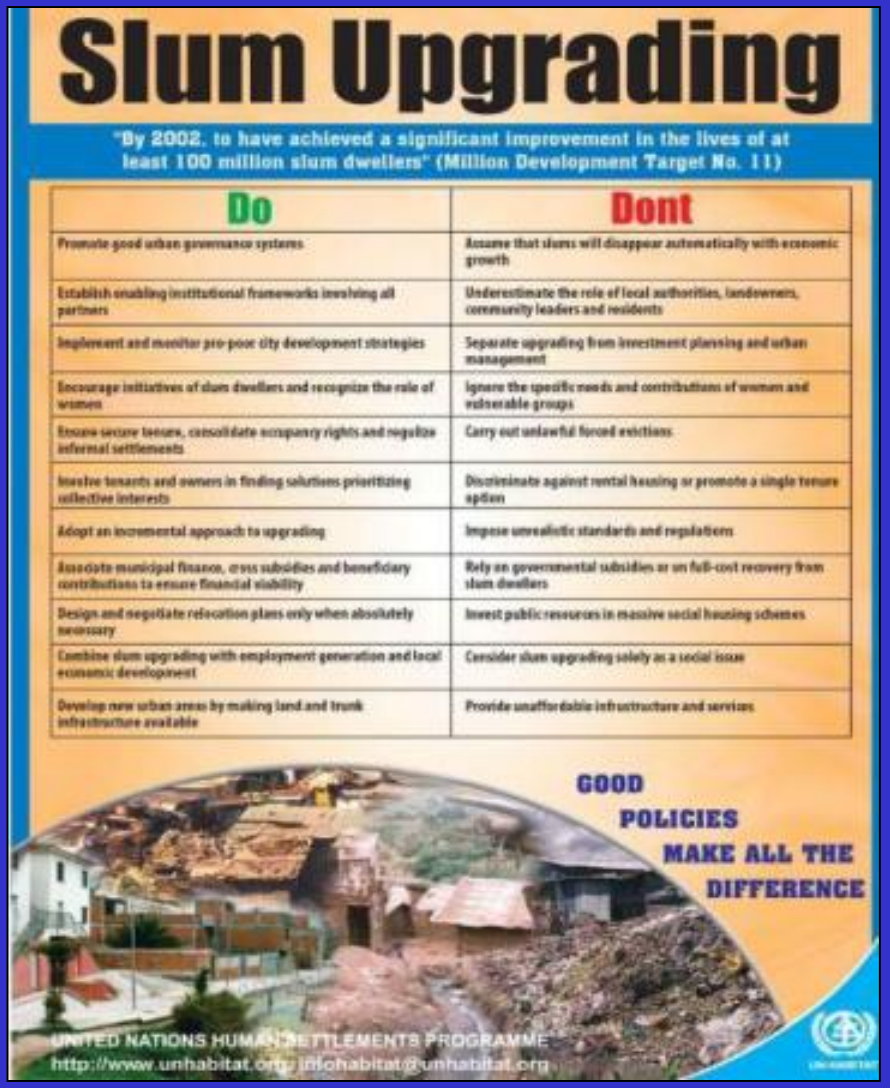
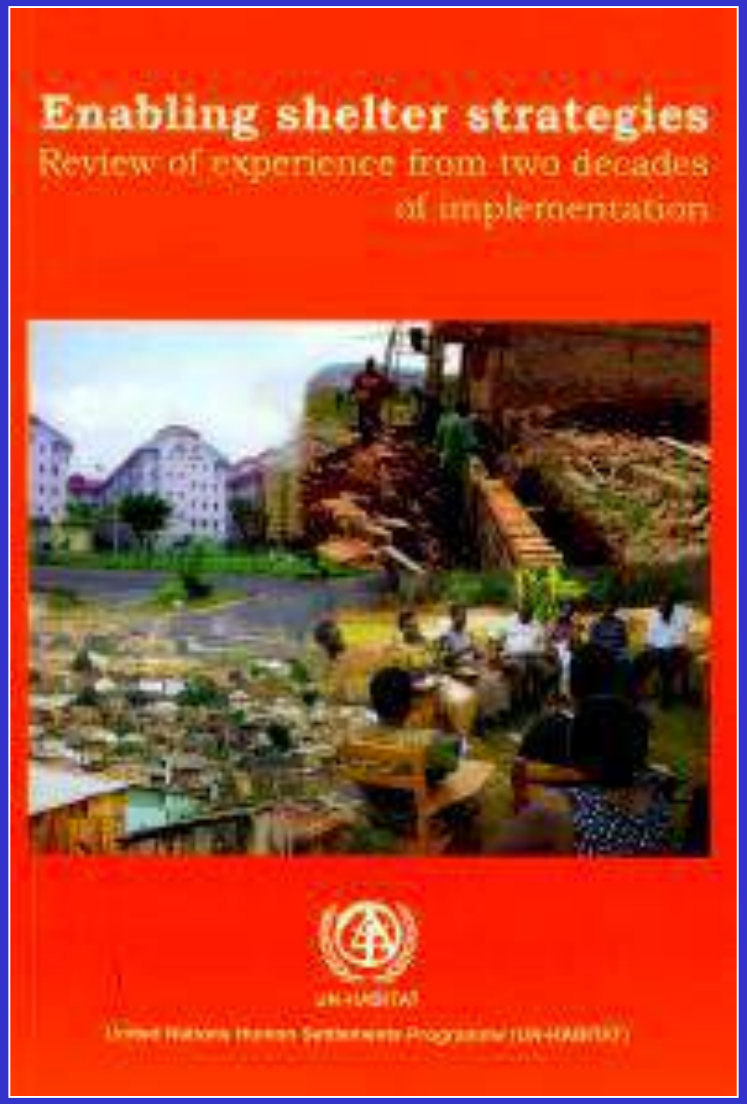


# Sectoral Expertise: Housing



# Regional Knowledge: Quick Guides for Policy Makers

1. **Urbanization**
2. **Low-Income Housing**
3. **Land**
4. **Eviction**
5. **Housing Finance**
6. **Community-Based Organizations**
7. **Rental Housing**

From Housing with HOUSES → To Housing without HOUSES → ?

| Year | 1976 | 1987 | 1996 | 2000 | 2020 |
|---|---|---|---|---|---|
| Event | **Habitat I, Vancouver** | **International Year of the Homeless** | **Habitat II, Istanbul** | **Millennium Summit** | ? |
| Key Issue | Recognition of Slums<br>Self-help Housing | Housing & Shelter in the International Agenda | Shelter for All advocacy<br>Right to Adequate Housing | Slum and Poverty on the International Agenda | ? |
| Intern. Agenda | UNCHS | Global Shelter Strategy for the Year 2000 - GSS | The HABITAT Agenda | The MDG 7 Target 11 | ? |

Sustainable Urban Development

Enabling Str

From Government Supply → To Market Supply → ?

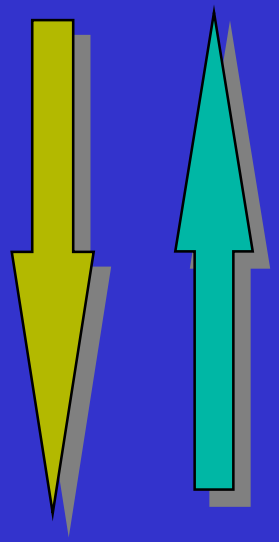
# 1.

# Housing Density:

**Cities made by people.**

# Different Rationale

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



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

***FORMAL URBANIZATION***

***INFORMAL URBANIZATION***



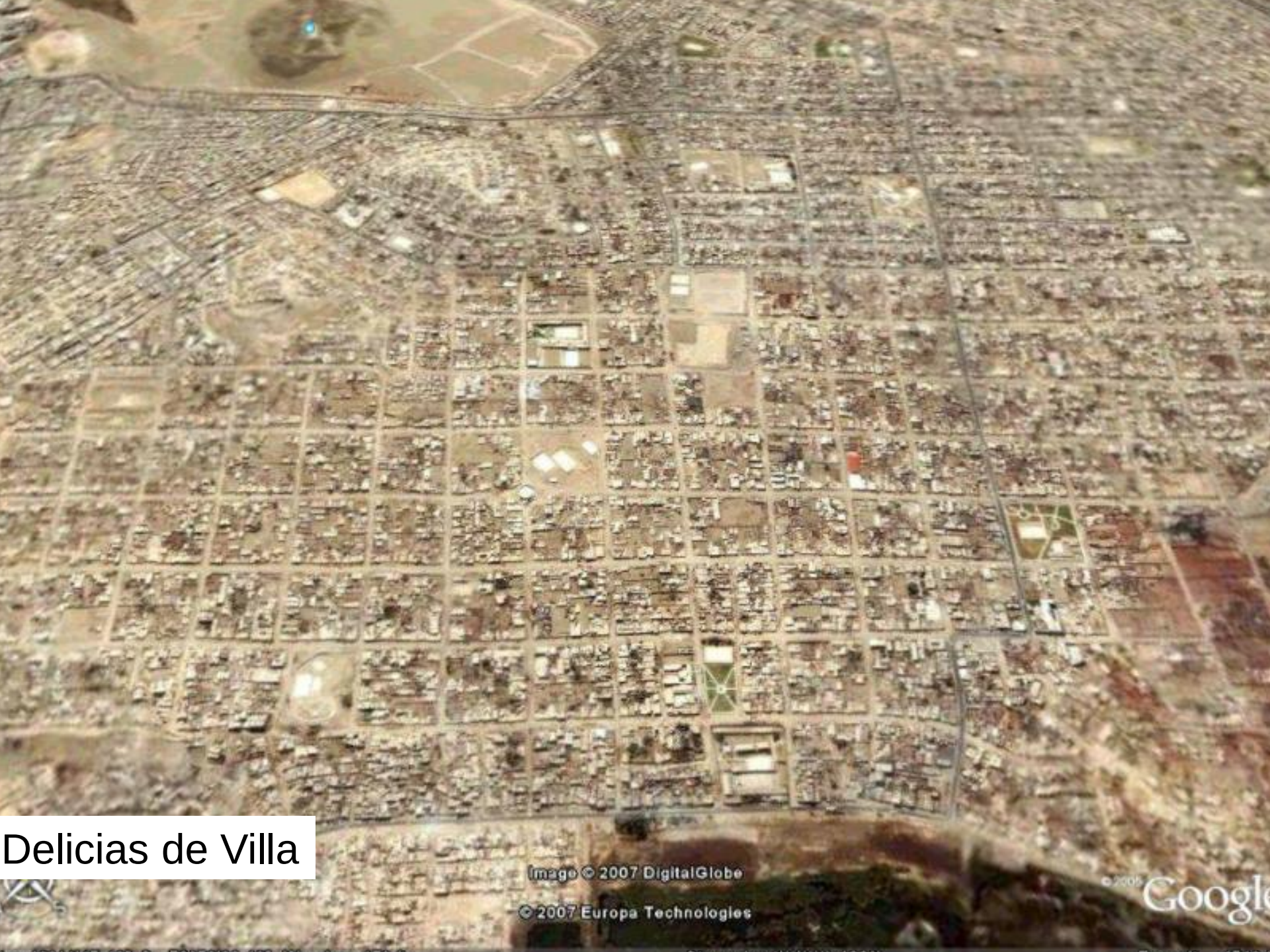
*Based on P. Baross, 1989;*

Lima, Peru

Lima, Peru

Trujillo, Peru, 1999

Trujillo, Peru, 2004


Delicias de Villa
Image © 2007 DigitalGlobe
© 2007 Europa Technologies
Google

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

# 2.

# People's Housing Process:

## Cities made by people.

Source: Acioly Jr. Claudio (2010) "*The Informal City and the Phenomenon of Slums: the challenges of slum upgrading and slum prevention*", in International New Town Institute (2010) New Towns for the 21st Century. The Planned vs. the Unplanned City. Amsterdam: SUN architecture, pp. 222-231.

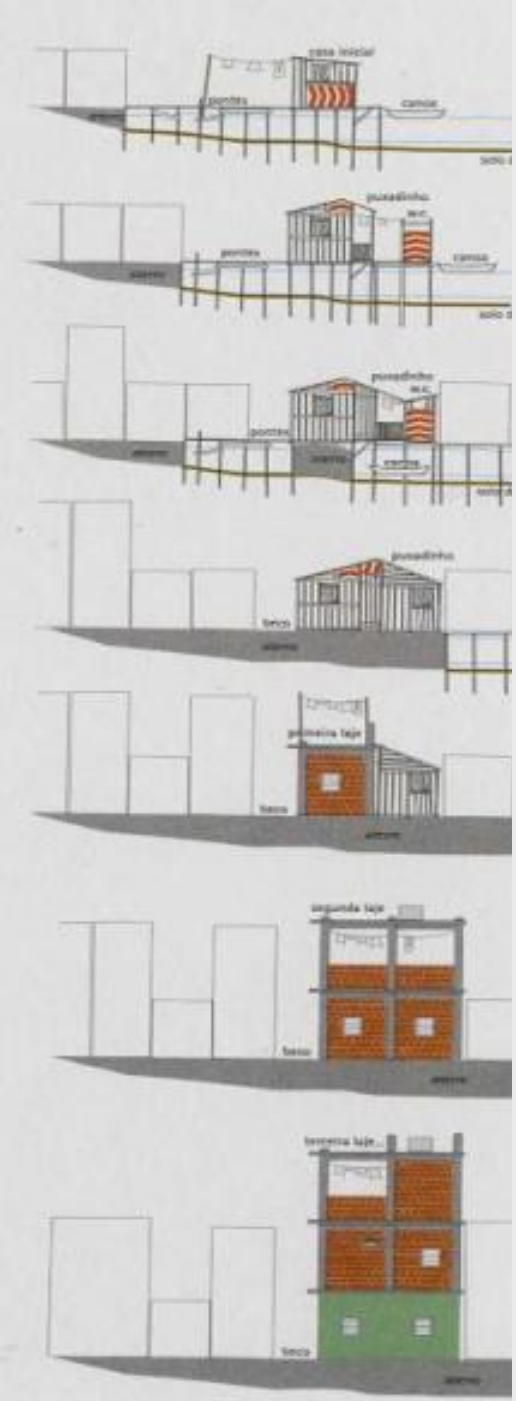


Figure: Varella, Bertazzo and Jacques (

**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**

ALQUILO
CUARTO

Figure: Varella, Bertazzo and Jacques (2002).

Housing production process is bound to needs & it is incremental

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

Enabling Housing Policy can bring this to scale

Materials

Security of Tenure

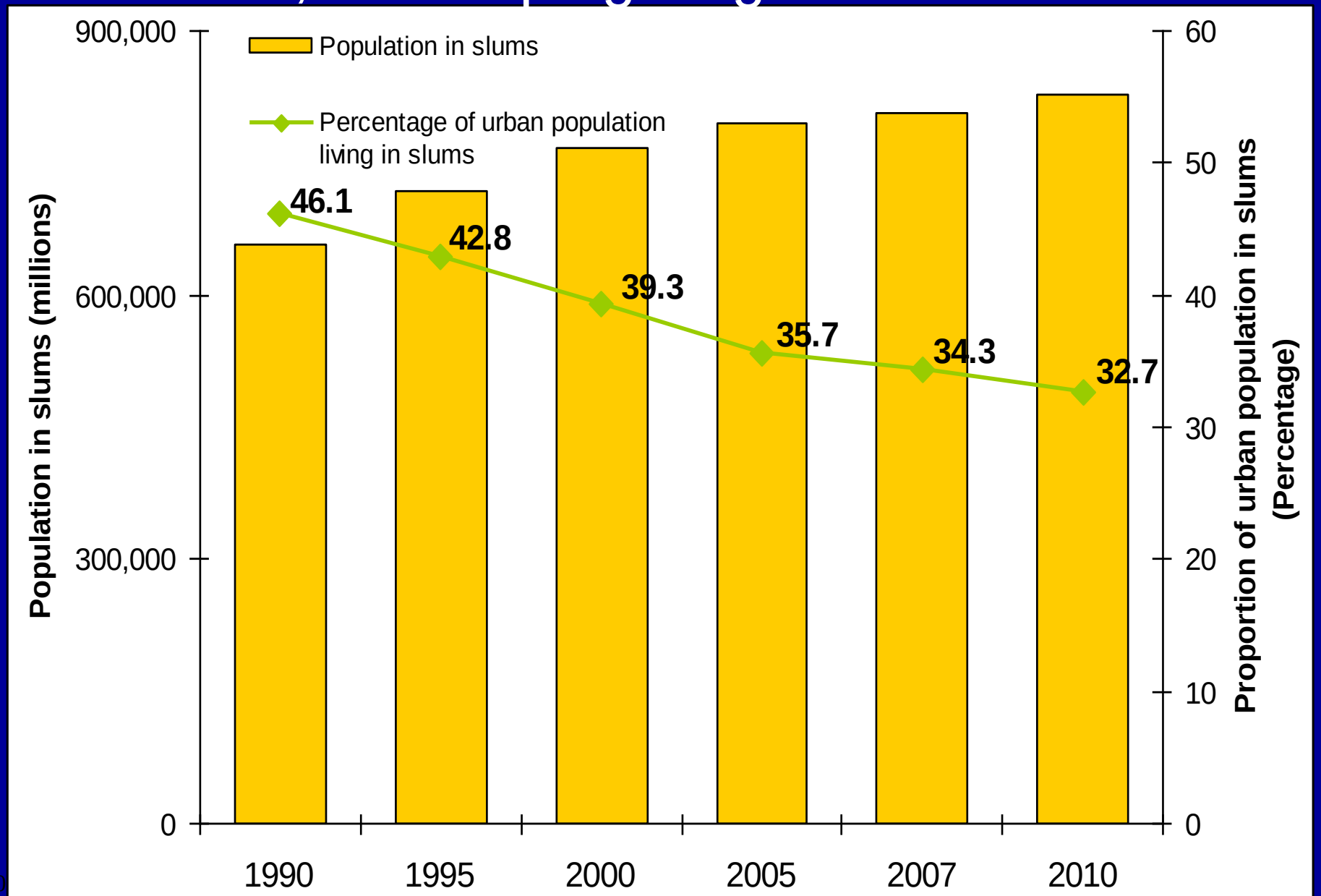
Resources

# 3.

# Cities made by People & Social Political Processes:

**The predominant logical is informal and the impacts are enormous.**

# Population Linving in Slums & Proportion Living in Slums, Developing Regions 1990-2010



Caracas, Venezuela
EL CEME
AV. ROOS

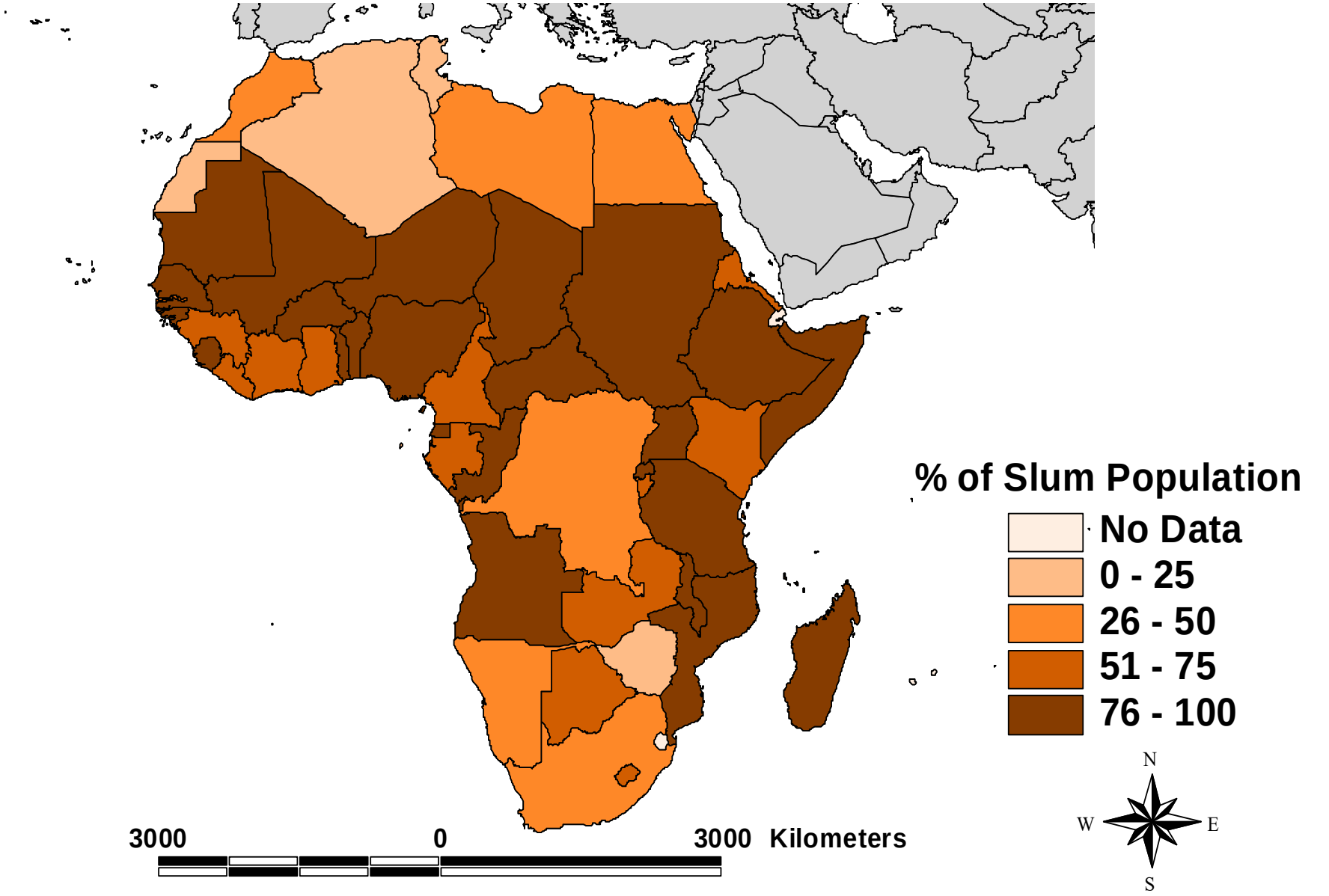
*Rio de Janeiro, Brazil*

*Sao Paulo, Brazil*

Cairo, Egypt

*Cairo, Egypt*

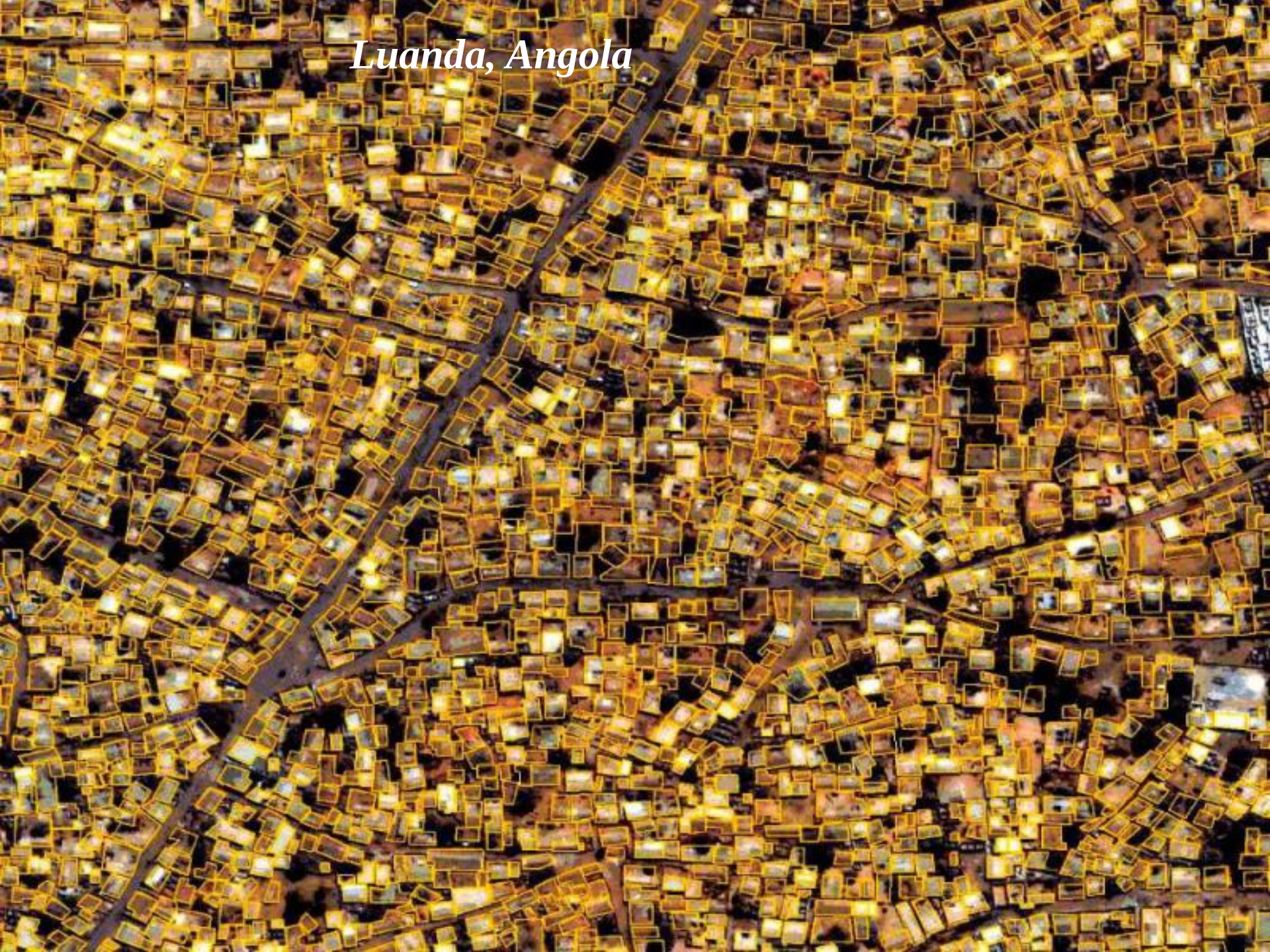
# Prevalence of Slum Population in African Countries (2001)



# Slums: Past, Present & Future

- **Urban growth rates and slum growth rates are almost identical in some regions:**

| | Urban Growth | Slum formation |
|---|---|---|
| Sub-Saharan Africa | 4.6 | 4.5 |
| Southern Asia | 2.9 | 2.2 |
| Western Asia | 2.9 | 2.7 |


Luanda, Angola

*Luanda, Angola*

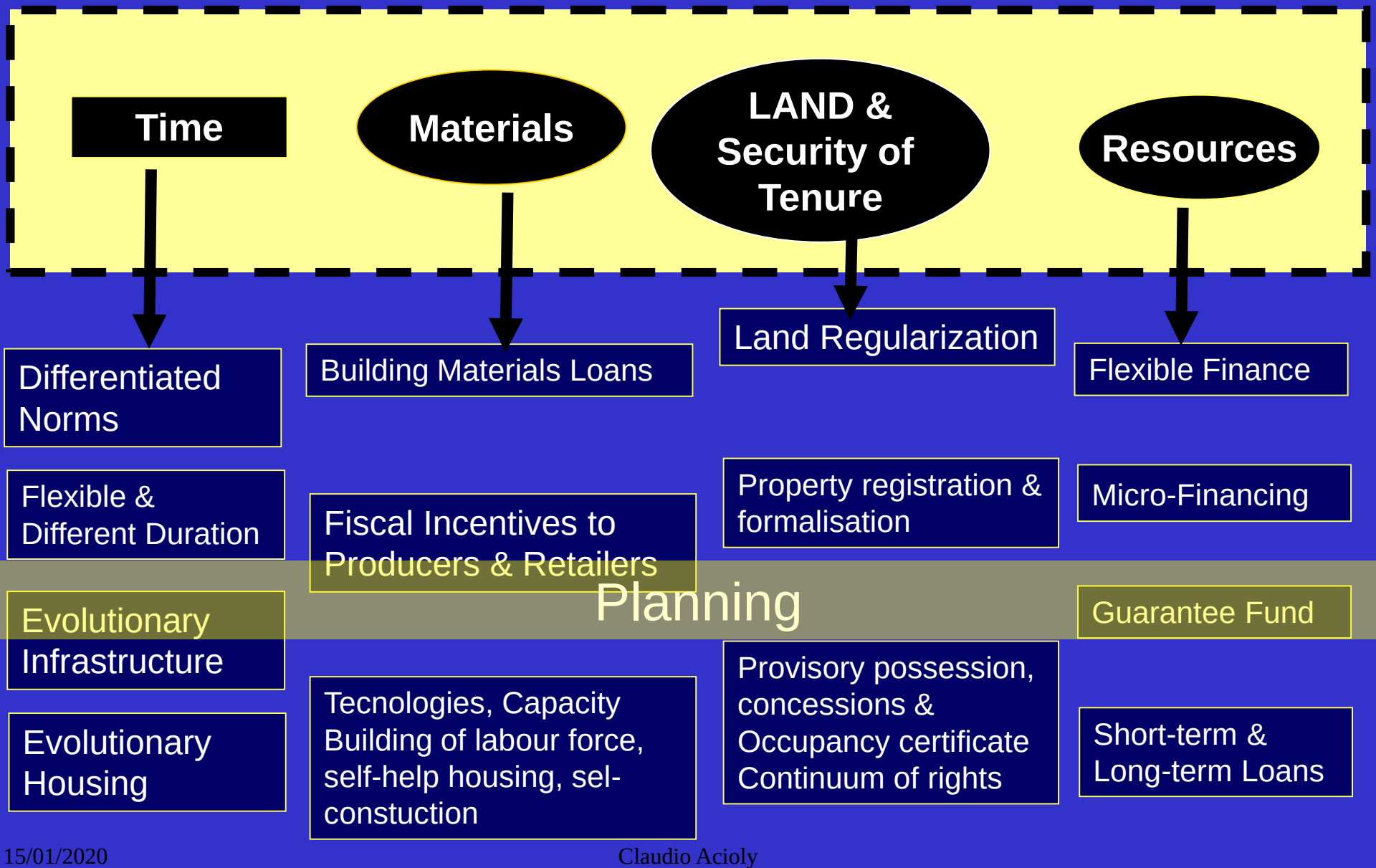
*Nairobi, Kenya*

# 4.

# Cities built through People's Housing Processes:

**How to provide support to guide and plan the process?**

# Policies Focused on Critical Components



# DESIRABLE OUTCOMES

## Affordable Housing Opportunities

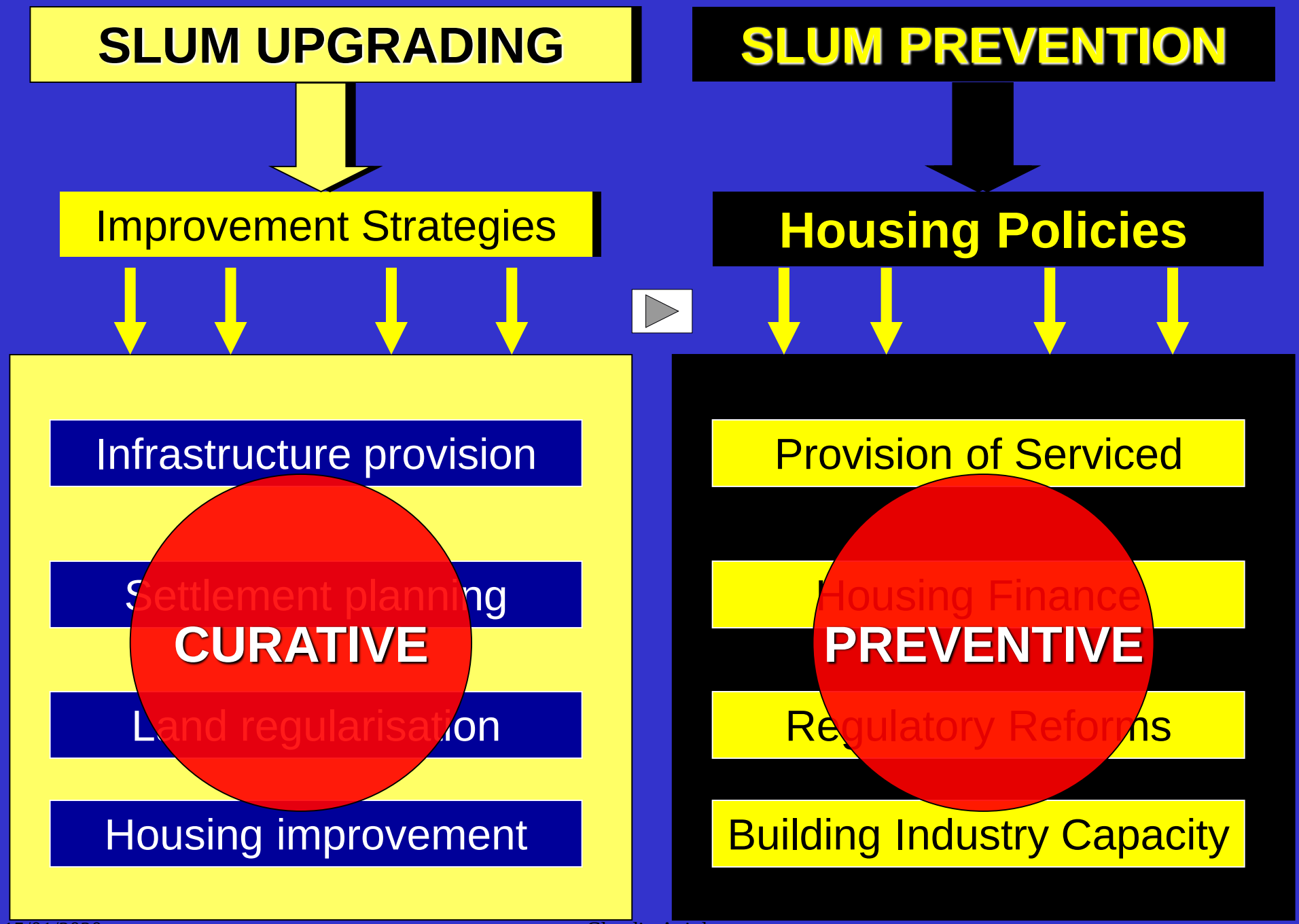
| Serviced Land | Affordable Housing Finance | Building Materials Loans | Support to Technology Development | Slum Upgrading & Regularisation |
|---|---|---|---|---|

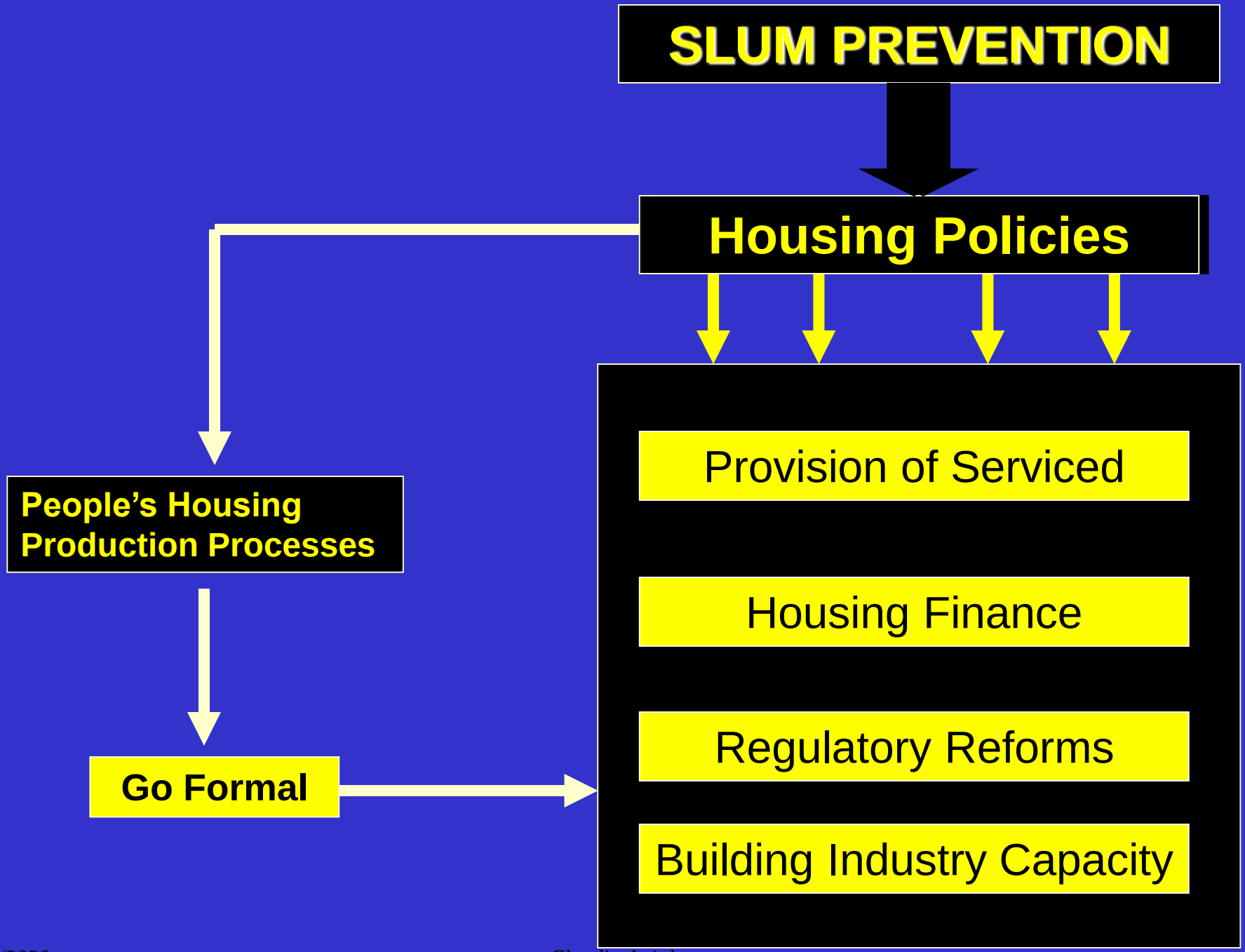
**Solutions at Scale**

**Variety of Options**

**Diversity in Type, Size, Location, Quality, Price**

COPIAS


SLUM UPGRADING
SLUM PREVENTION
Improvement Strategies
Housing Policies
Infrastructure provision
Settlement planning
Land regularisation
Housing improvement
CURATIVE
Provision of Serviced
Housing Finance
Regulatory Reforms
Building Industry Capacity
PREVENTIVE

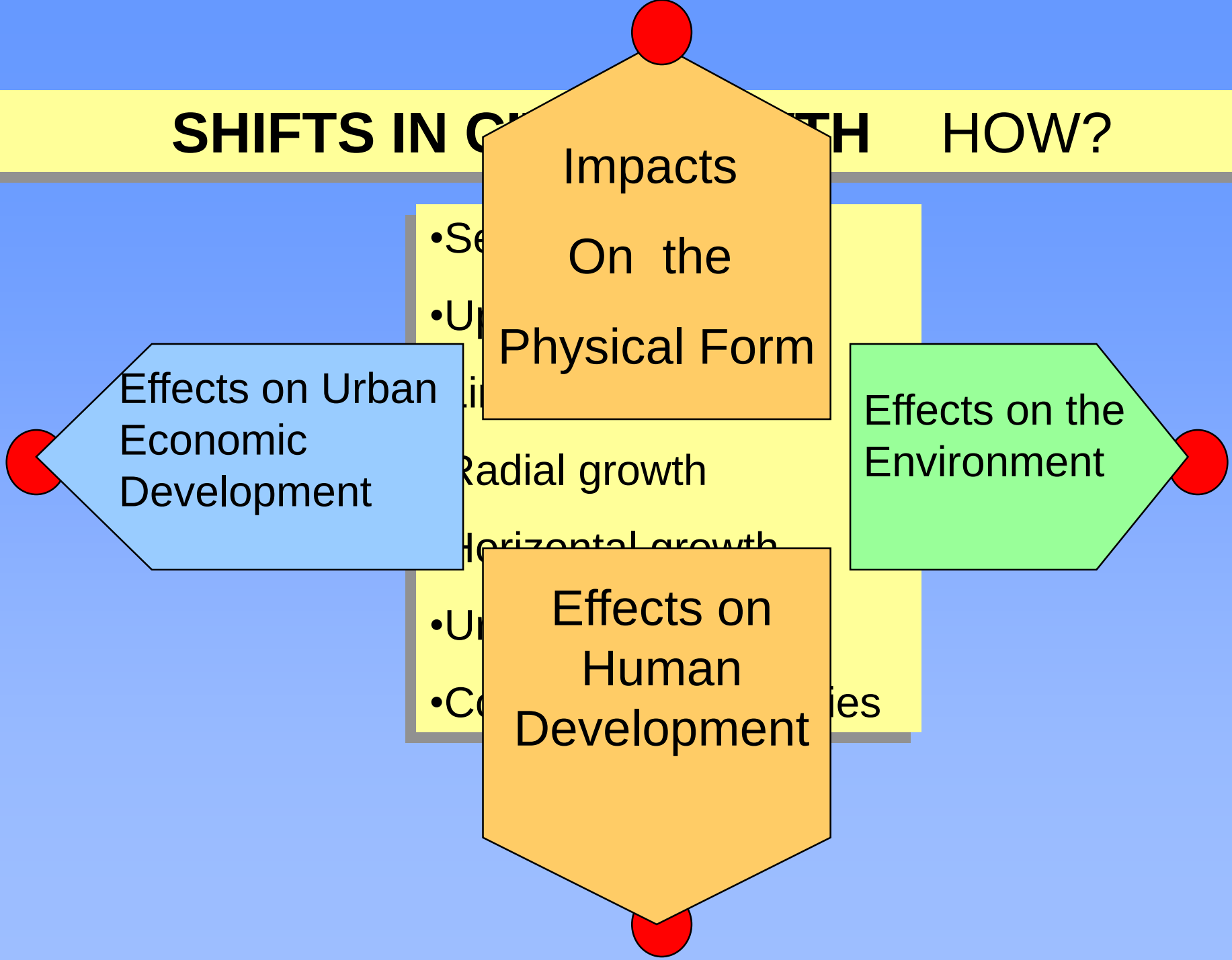

SLUM PREVENTION
Housing Policies
People's Housing Production Processes
Go Formal
Provision of Serviced
Housing Finance
Regulatory Reforms
Building Industry Capacity

# 5.

# Cities Made by Plans & Government Intervention:

**How to provide support to guide and plan the process?**

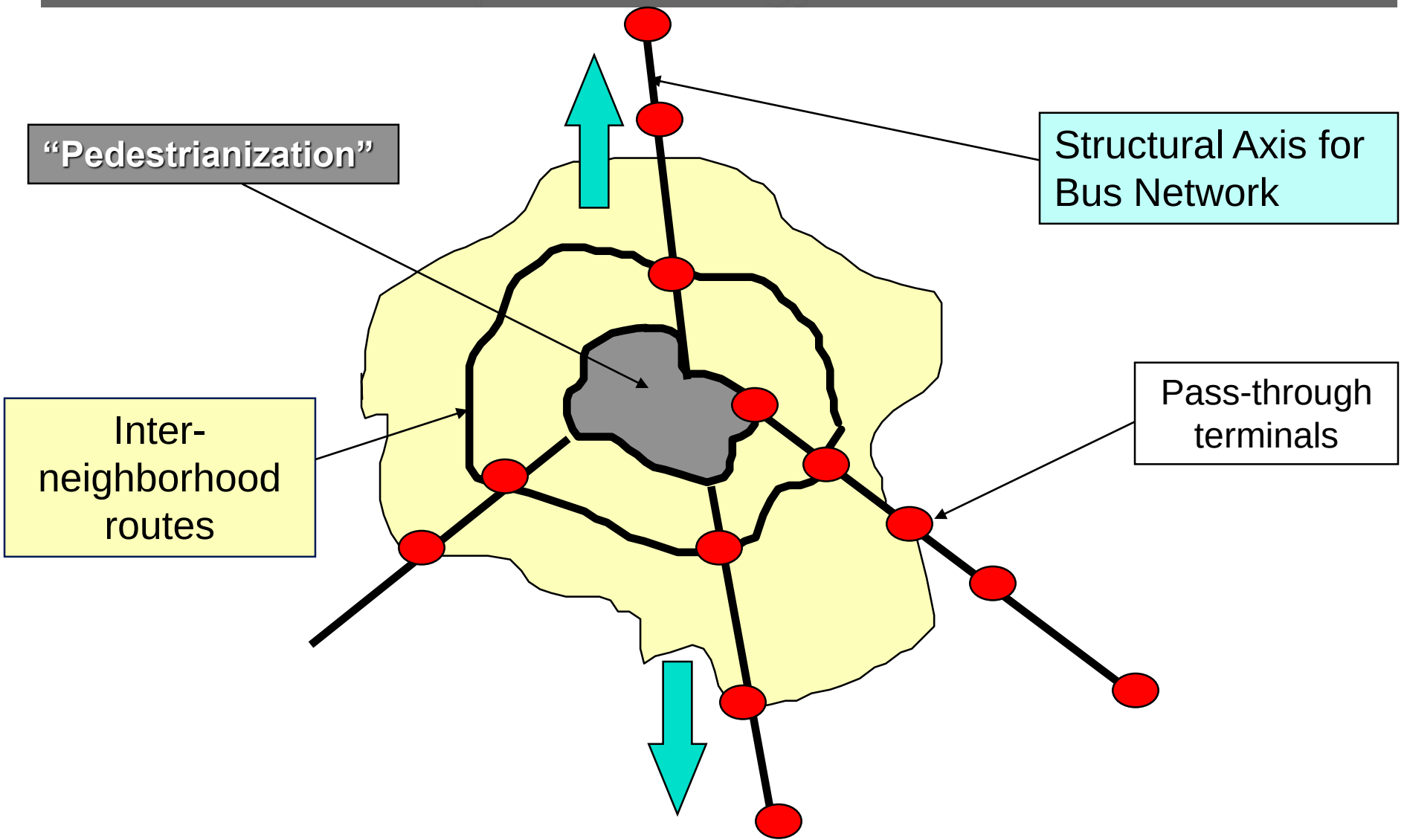
# SHIFTS IN C…TH HOW?



# Changing the Urban Form of Curitiba, Brazil

## From Radial to Linear Growth Pattern

## Urban Development Strategy - SCHEMATIC VIEW



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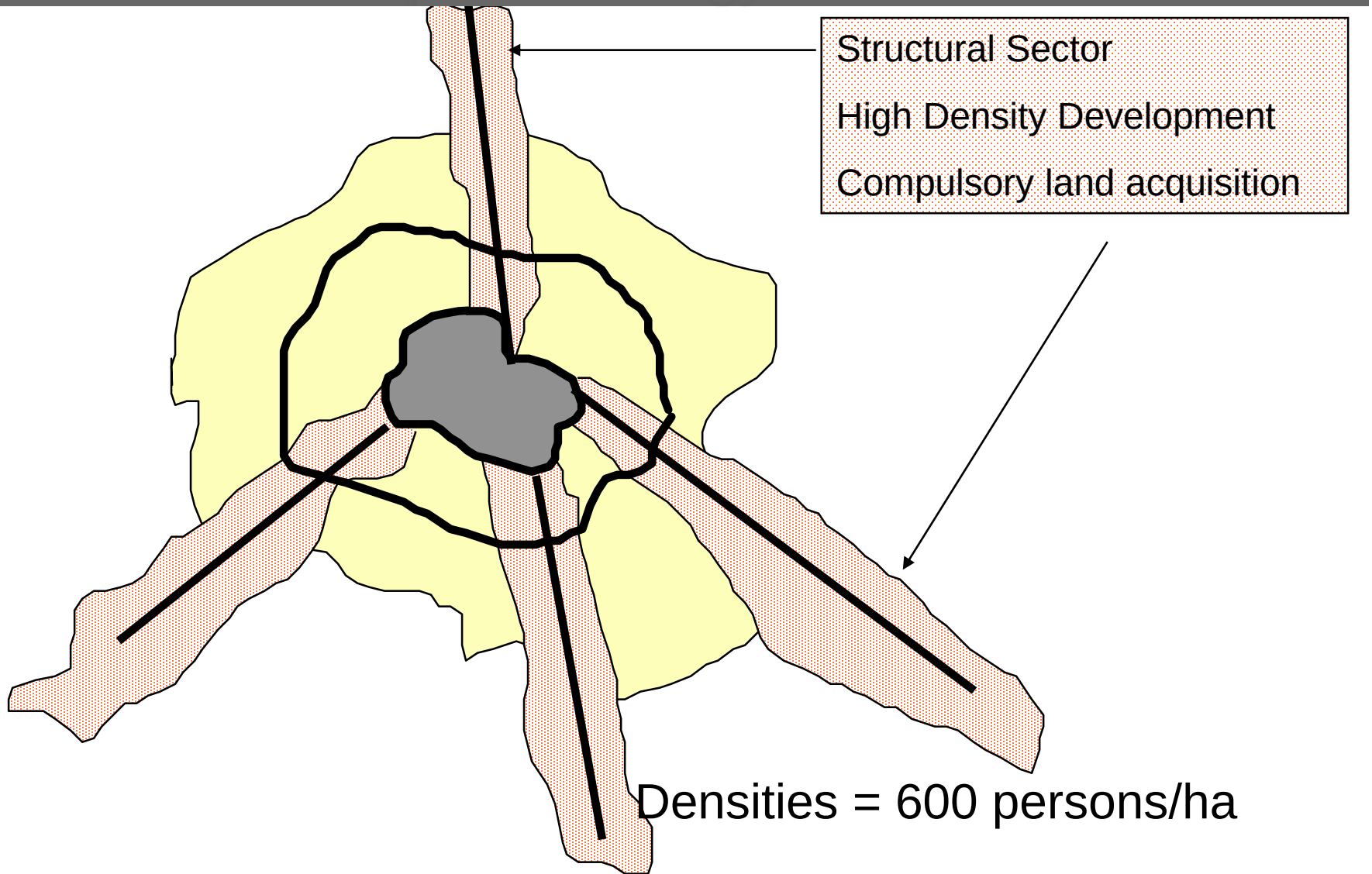


# Curitiba Integrated Transport Network

## Trinary System and the Structural Axis of Curitiba

**1. One way traffic** towards the inner city.

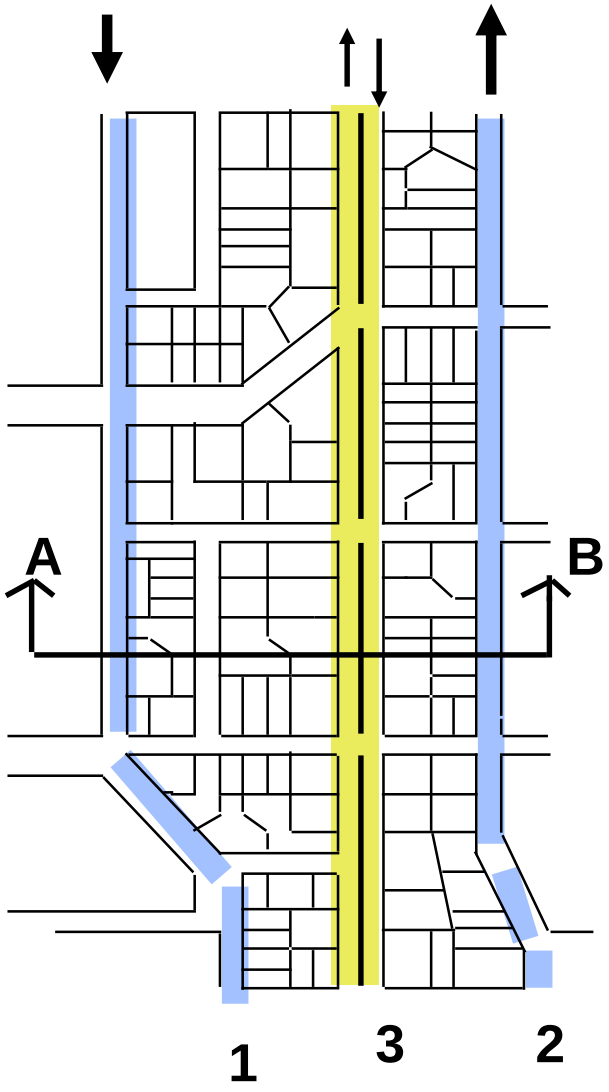
**2. One way traffic** outwards the inner city.

**3. Structural axis** with exclusive bus lane and parallel local traffic roads.

**A-B. Structural sector**

**Density = 600 inhab/ha**

**FAR = 6**



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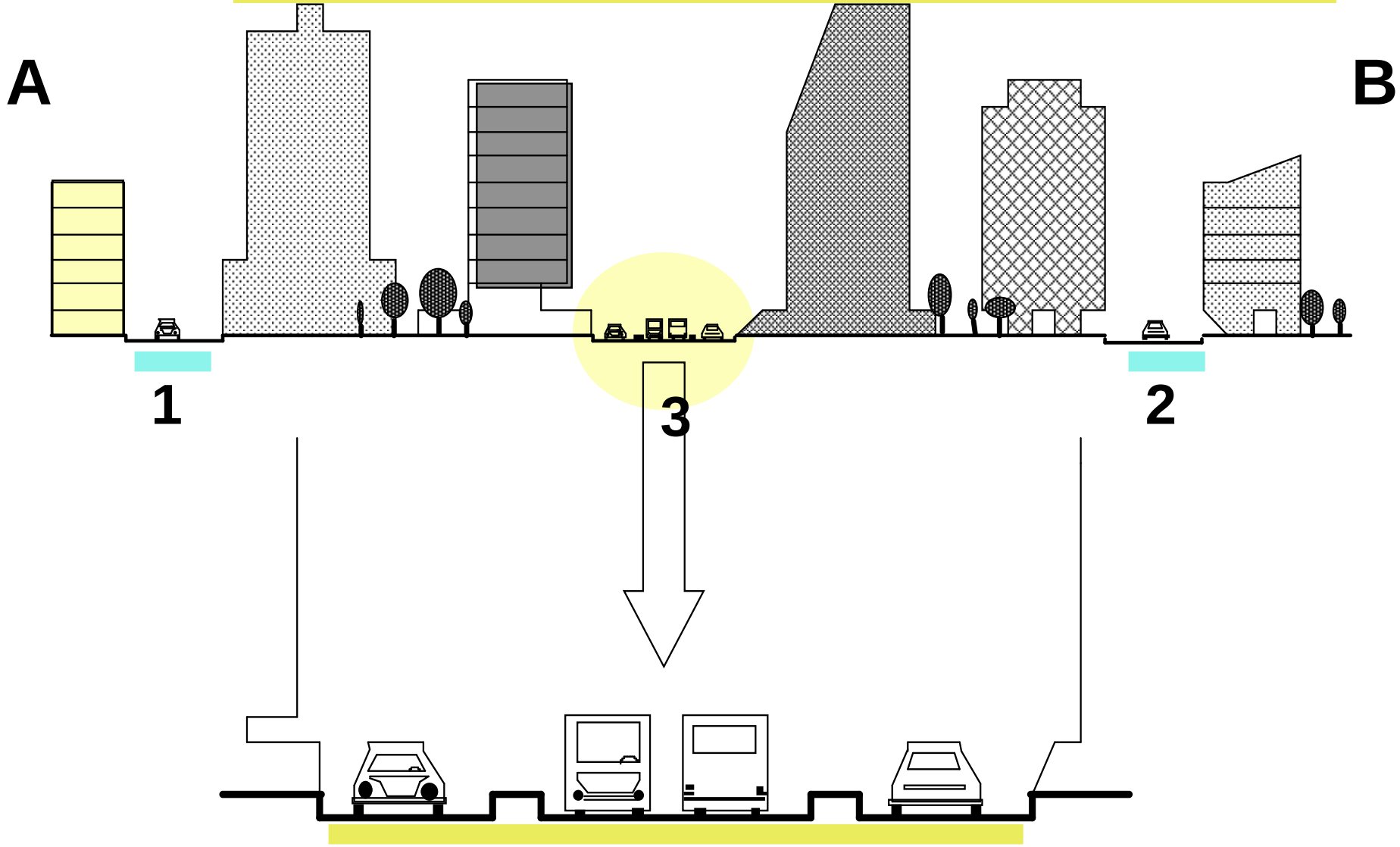

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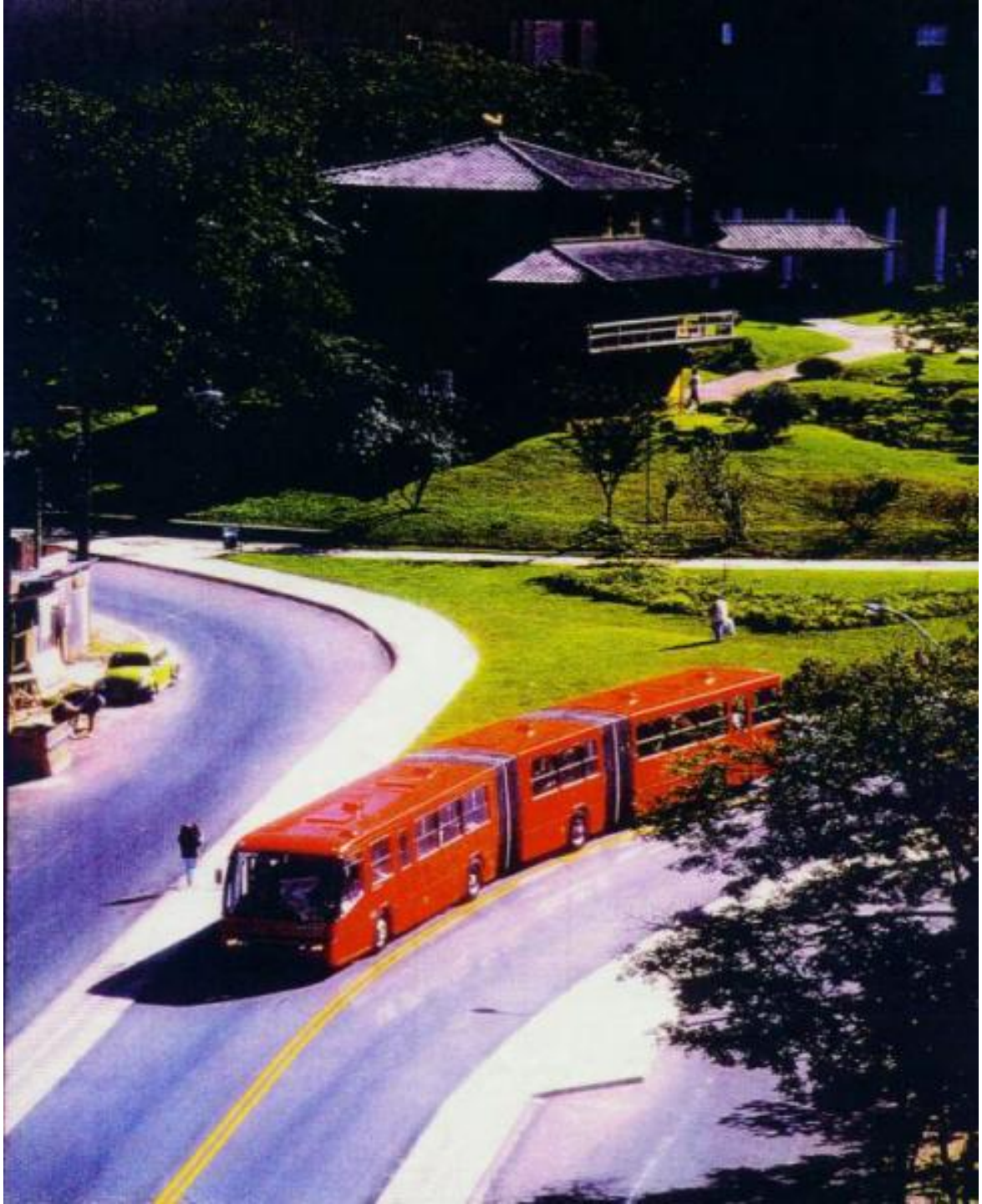
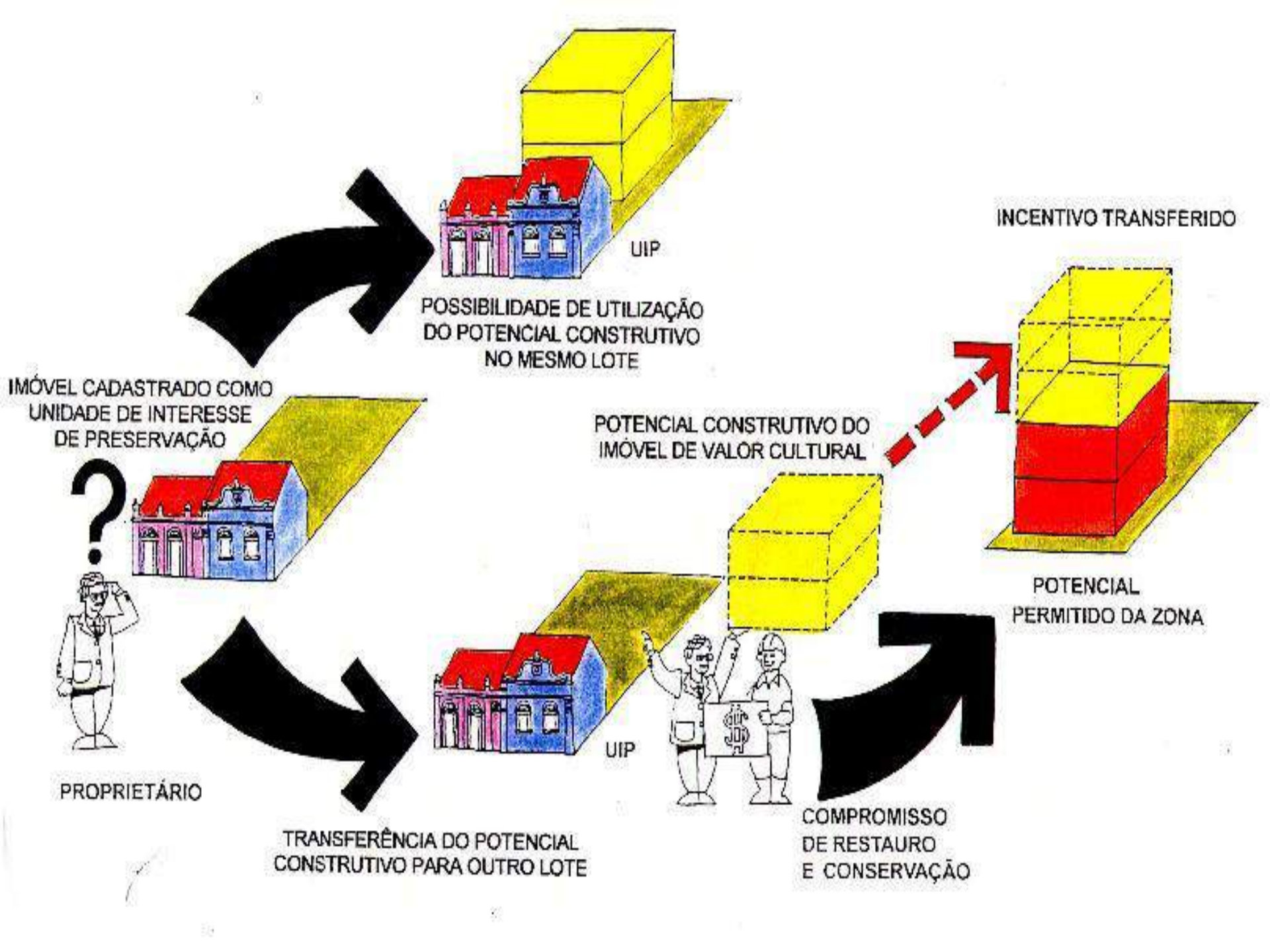
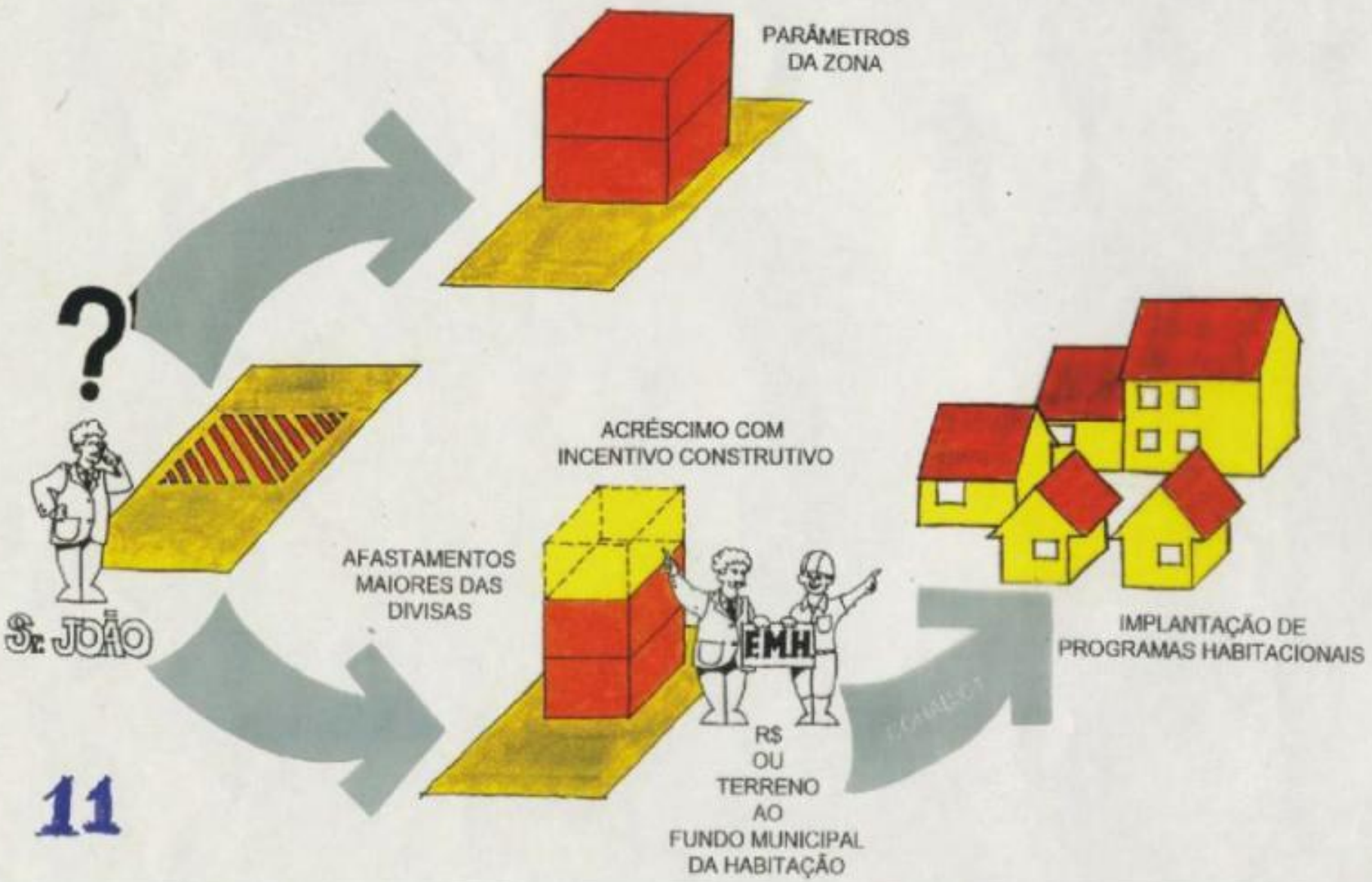


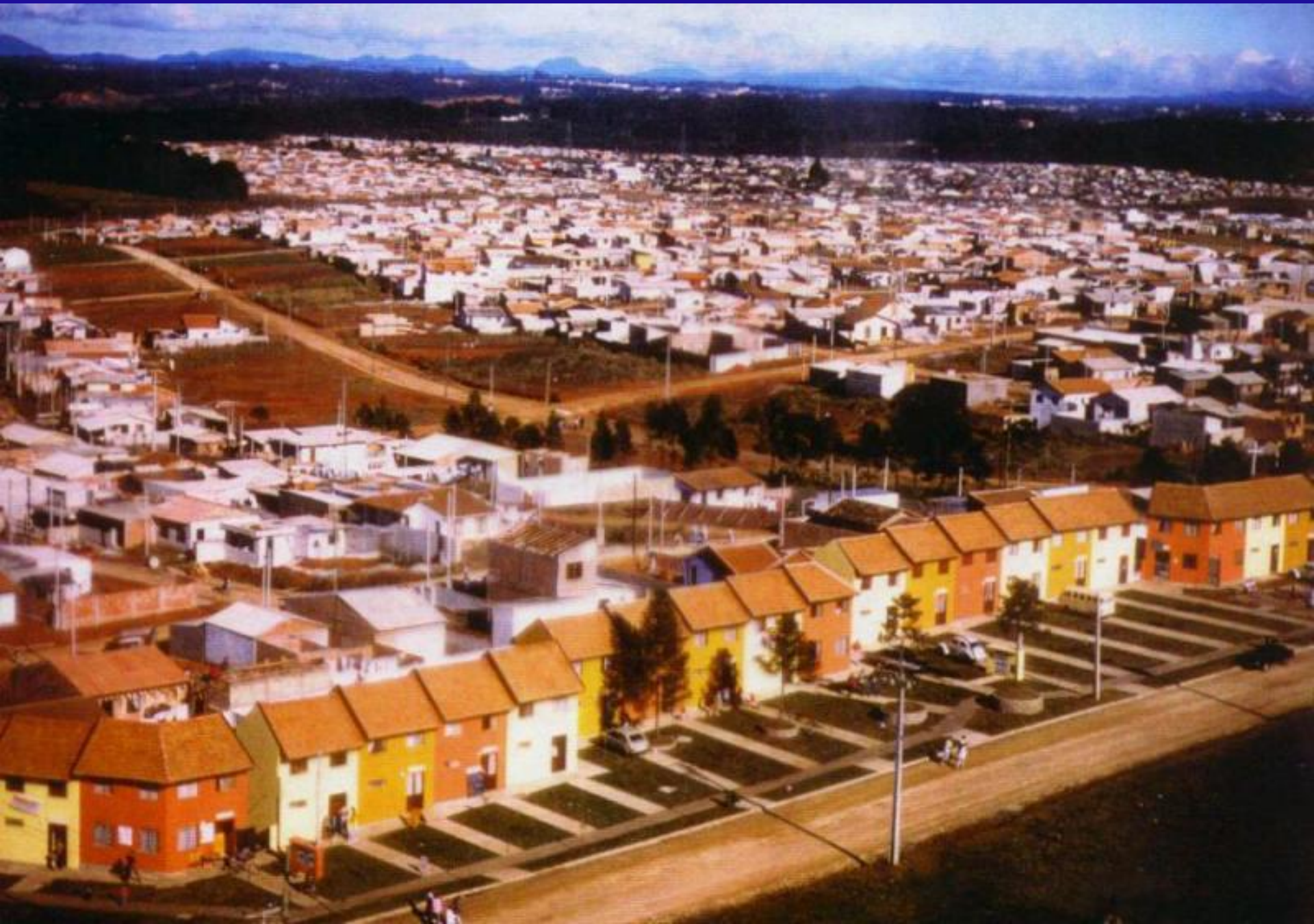

UIP
POSSIBILIDADE DE UTILIZAÇÃO
DO POTENCIAL CONSTRUTIVO
NO MESMO LOTE
INCENTIVO TRANSFERIDO
IMÓVEL CADASTRADO COMO
UNIDADE DE INTERESSE
DE PRESERVAÇÃO
POTENCIAL CONSTRUTIVO DO
IMÓVEL DE VALOR CULTURAL
POTENCIAL
PERMITIDO DA ZONA
UIP
PROPRIETÁRIO
TRANSFERÊNCIA DO POTENCIAL
CONSTRUTIVO PARA OUTRO LOTE
COMPROMISSO
DE RESTAURO
E CONSERVAÇÃO

HOTEL NIKKO

## SOLO CRIADO


PARÂMETROS
DA ZONA
?
Sr. JOÃO
ACRÉSCIMO COM
INCENTIVO CONSTRUTIVO
AFASTAMENTOS
MAIORES DAS
DIVISAS
EMH
R$
OU
TERRENO
AO
FUNDO MUNICIPAL
DA HABITAÇÃO
IMPLANTAÇÃO DE
PROGRAMAS HABITACIONAIS

# LOW INCOME HOUSING / VILLAGE OF ALL TRADES



# 6.

# Cities Made by Plans & with redistribution of wealth by Government Intervention:

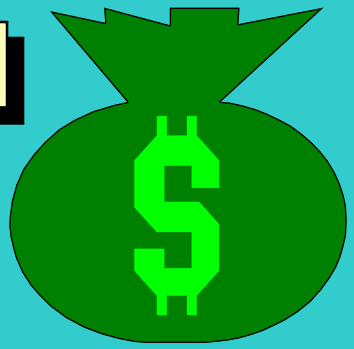
**Land management tools are critical to make it happen.**

São Paulo

# INVOLVING THE PRIVATE SECTOR

Urban Development Strategies in São Paulo under the PT Administration (1989-1992)

## THE URBAN OPERATIONS INSTRUMENTS



**CONSORTIUM** **1**

ZEIS > 1 ha

Owner receives a number of plots after development. Equal to the value of Land prior to development (infrastructure & roads); the rest of the the plots (land) is taken by the Municipality.

**SOCIAL INTEREST**

Private sector receives in exchange a site/ plot where higher floor area ratio / building volume can be accomplished. There is obligation to involve the poor families,

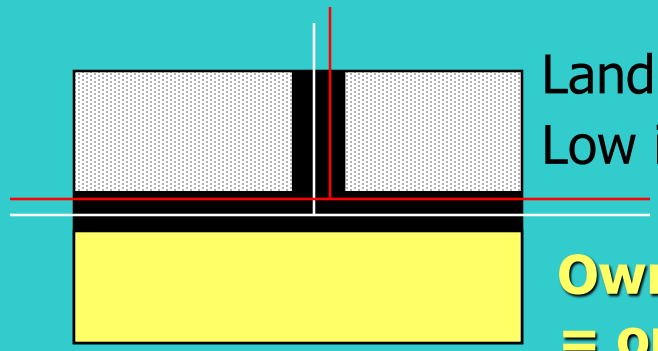
**2**

**INTERLINKED** **3**

Private sector transfers a number of housing units to slum dwellers in exchange of modifications in the LAND use, floor area ratio & the occupation of certain areas - TDR

Revenues in 3 months = 1 year budget of FUNAPS-Housing Fund

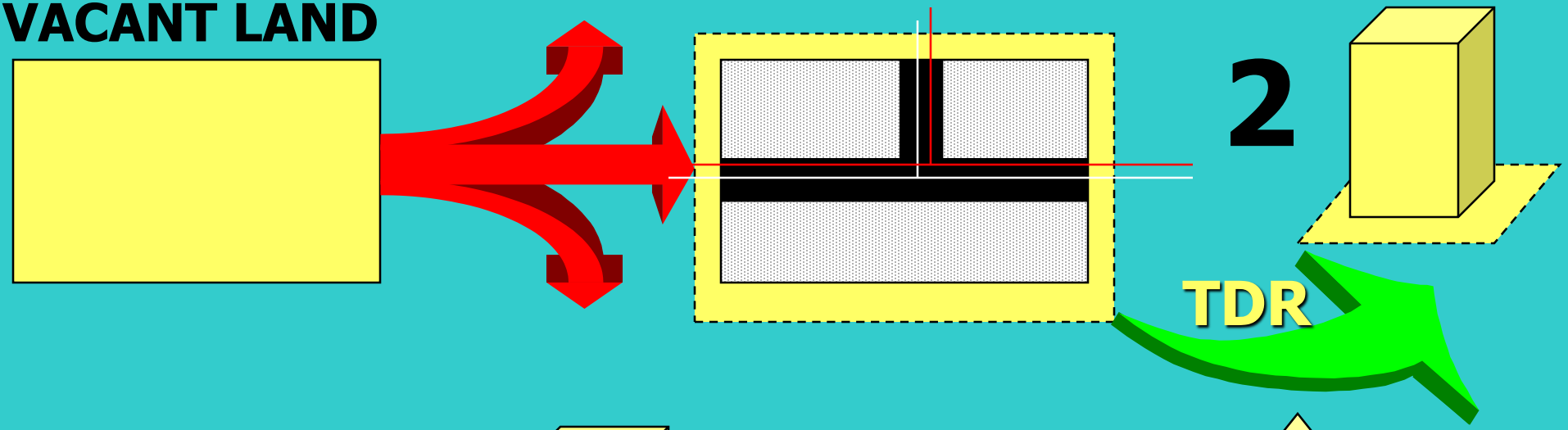
1



Land development
Low income housing

**Owner's share = n plots**
**= original land price**

**VACANT LAND**

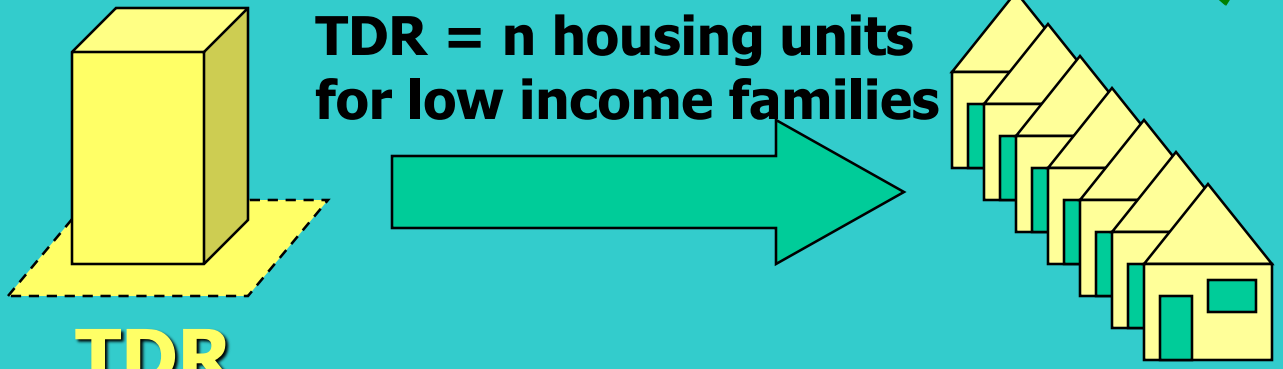


2

**TDR**

3

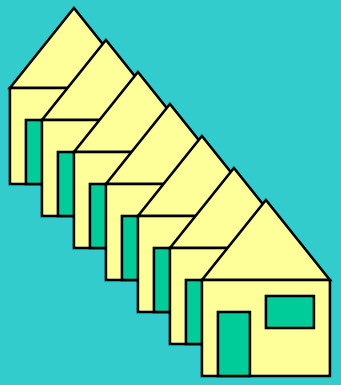
**TDR = n housing units**
**for low income families**



**TDR**

**URBAN OPERATIONS 1 and 3: n housing units for low income families**

**1 + 3**



# A Área Central

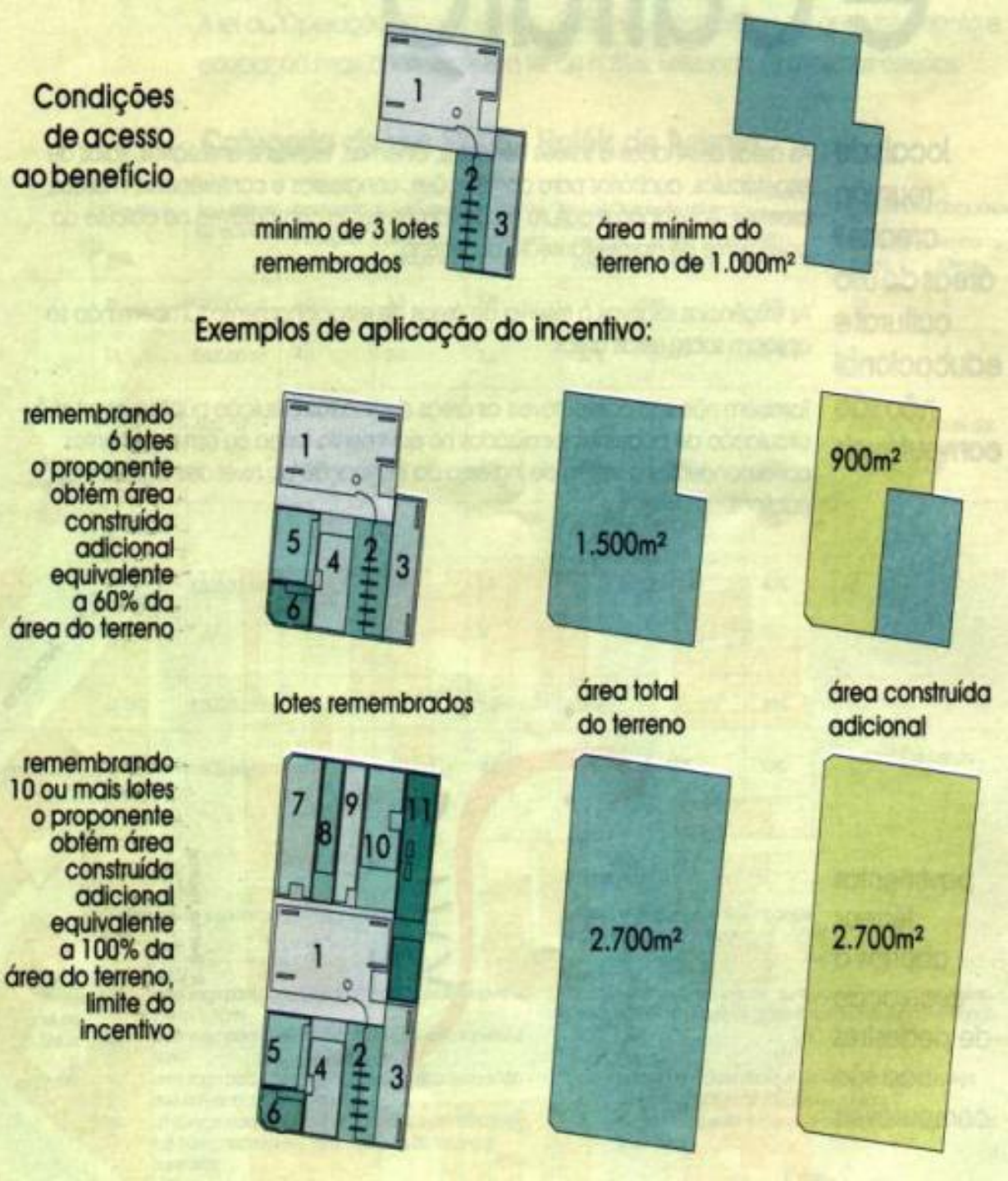
# Conditions to Benefit from Incentives leading to Increase in Development Rights and Densification in the Core Area of Downtown Sao Paulo

***Minimum:***

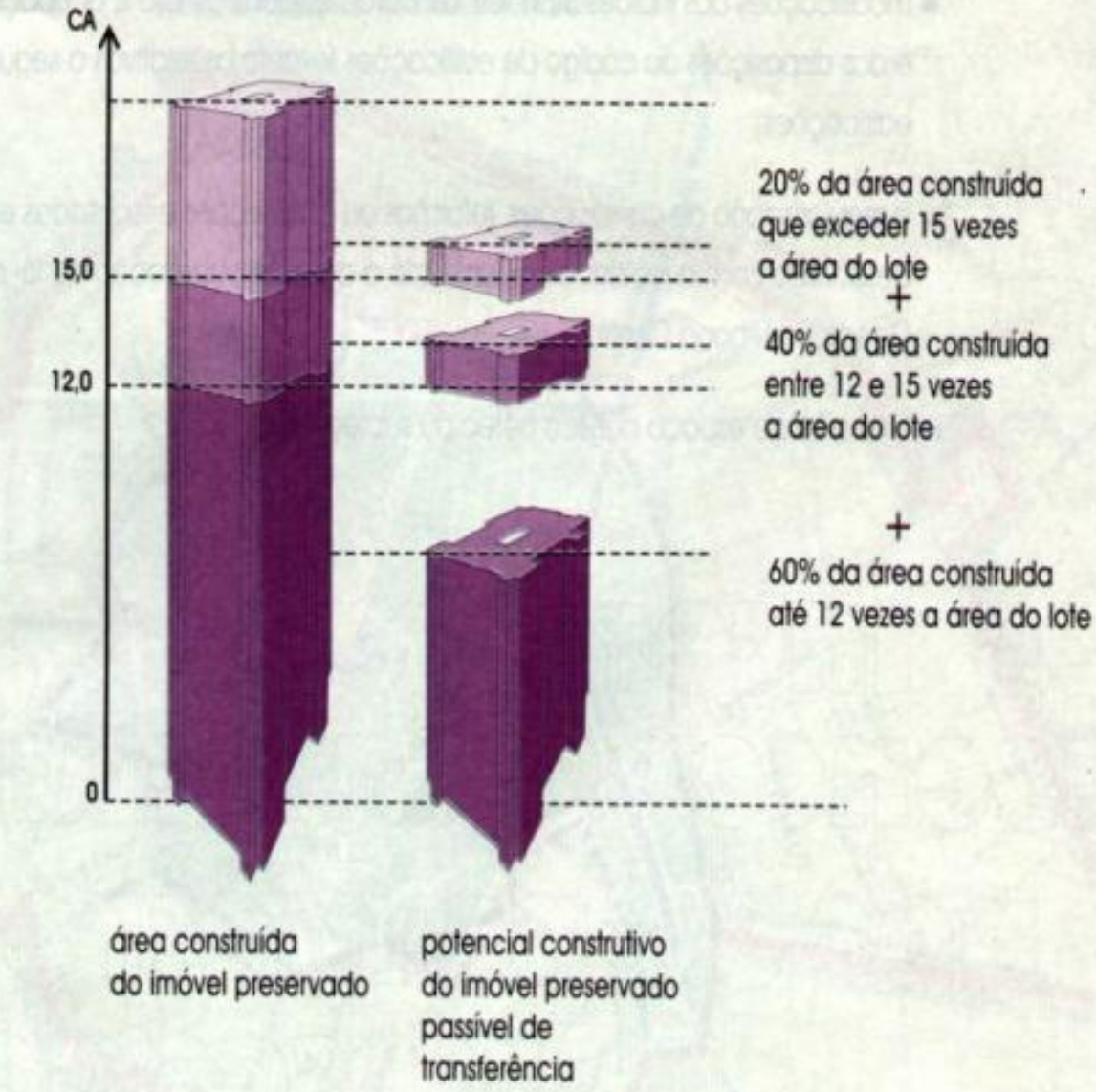
**3 plots and 1000 m2**

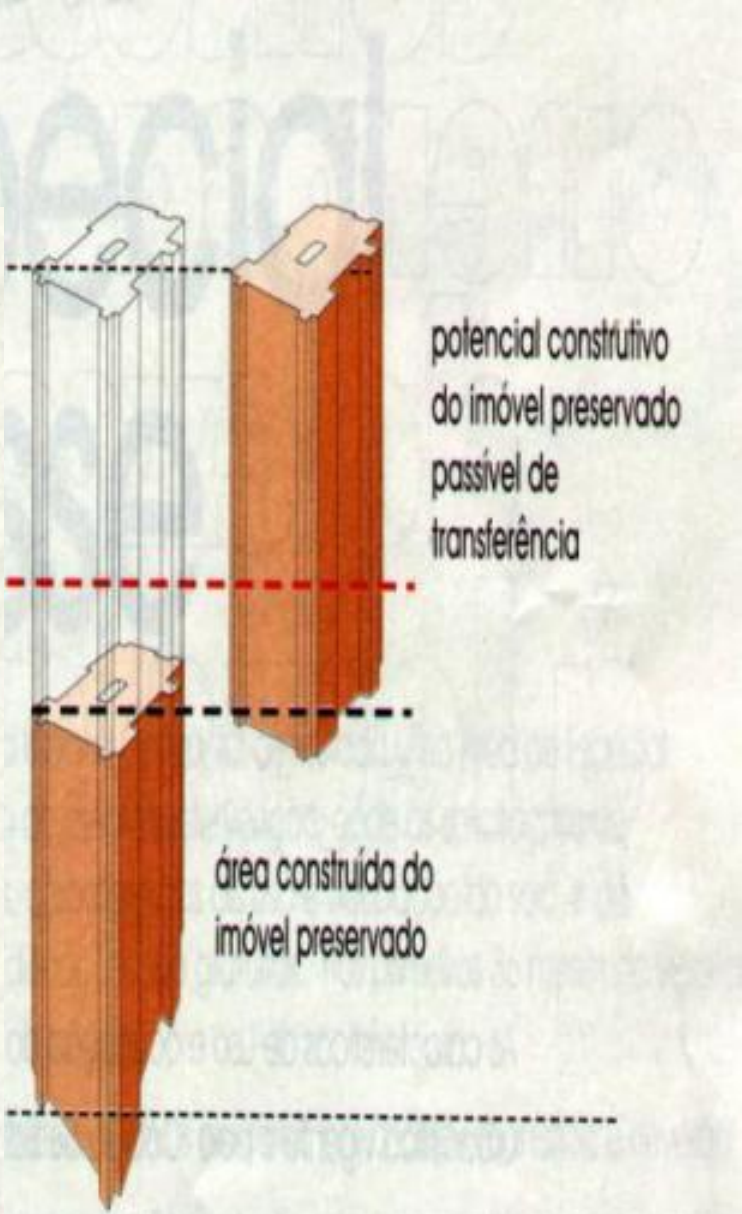
***Merging plots:***

**6 plots = gain 60% of area**



# Procedures in the Calculation of the Transfer of Development Rights in Downtow Sao Paulo




utivo passível de transferência para imóveis cujo
nto efetivo - CA - seja superior a 7,5

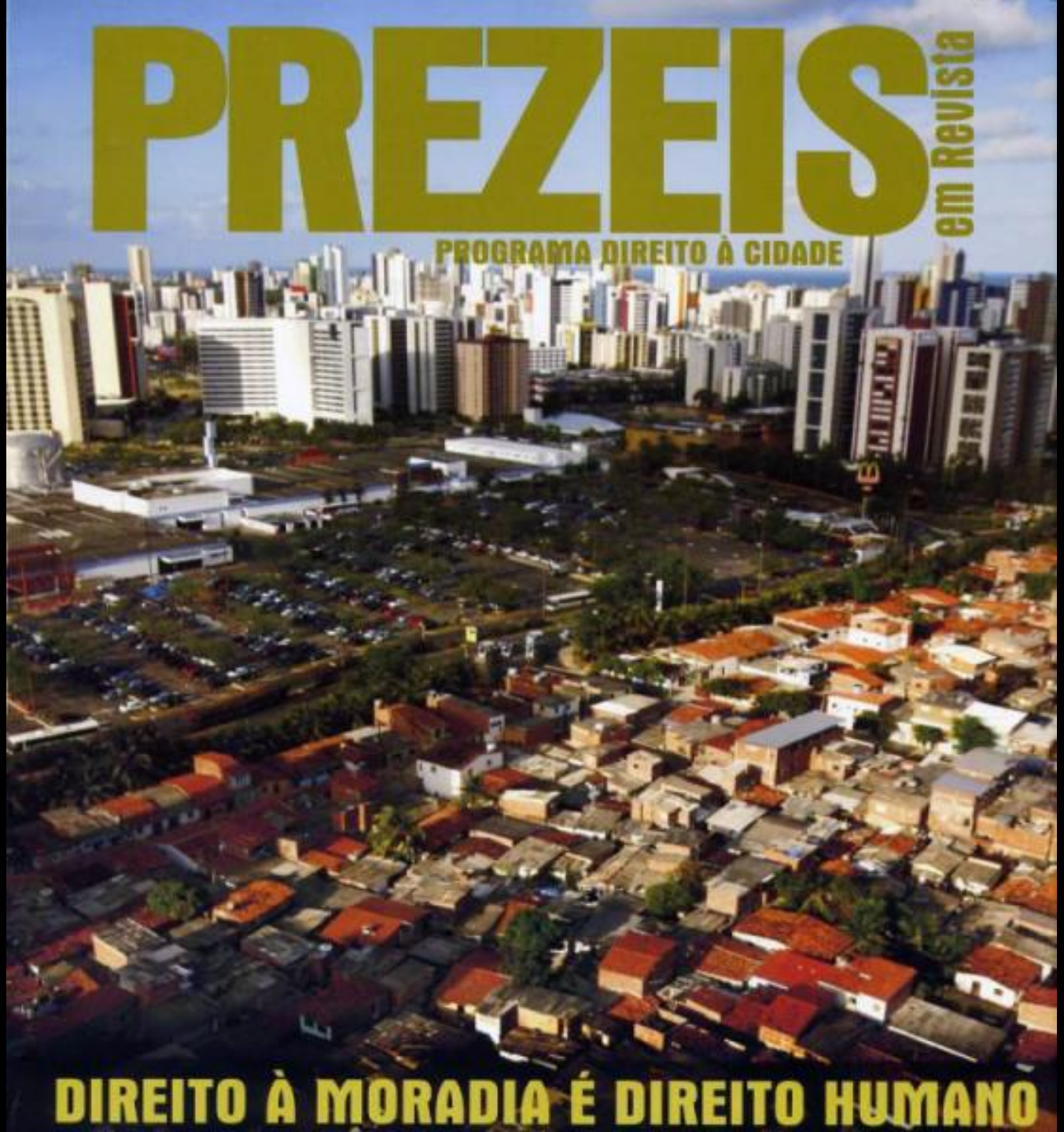
# 7.

# Guranteeing the territory & location of low-income households in the city:

**PREZEIS-Participatory land management programme & the role of NGO's.**

# PREZEIS em Revista

PROGRAMA DIREITO À CIDADE



## DIREITO À MORADIA É DIREITO HUMANO

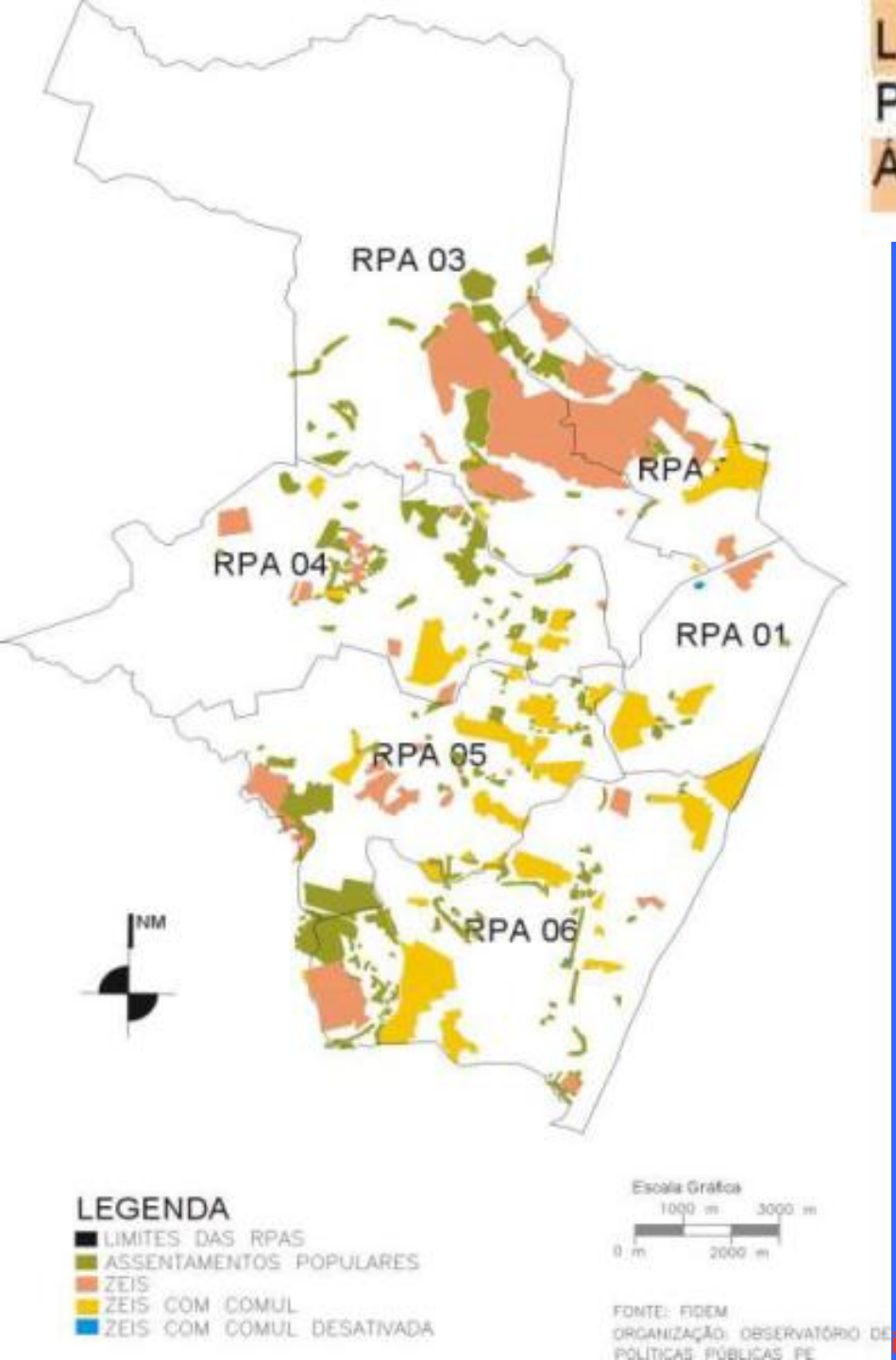
# WHAT IS PREZEIS?

## A law that brought advantages for the poor in Recife:

1. Low income areas legally earmarked as ZEIS
2. Land Management instruments to discourage speculation
3. Recognition of the right of residents over the land they occupy
4. Establishes the process to regularise rights on land
5. Recognises the need to improve quality of life through improvement works
6. Recognises the need to generate employment and income as part of improvement strategy.

# ZEIS-Special Zone of Social Interest

| Localidade | Recife | ZEIS | ZEIS/COMUL |
|---|---|---|---|
| População | 1.346.045 | 536.940 | 240.244 |
| Área (ha) | 21.492 | 2.546 | 1.089 |

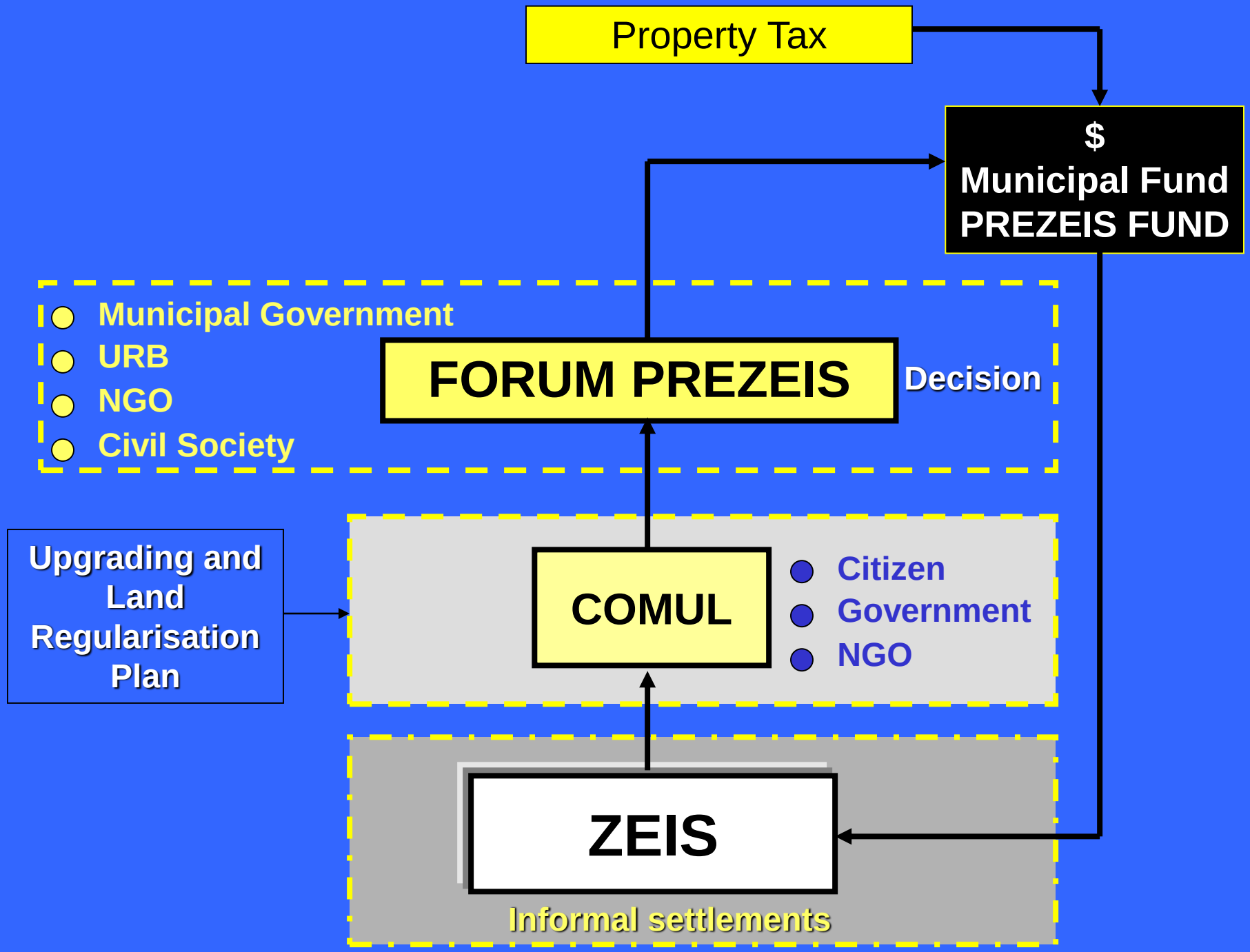



1. 66 ZEIS – 80% of poor settlements of Recife
2. 35 ZEIS with COMULs
3. 3 ZEIS with COMULs disactivated
4. 13 settlements demanding to be transformed ZEIS
5. 4 ZEIS demanding establishment of COMUL

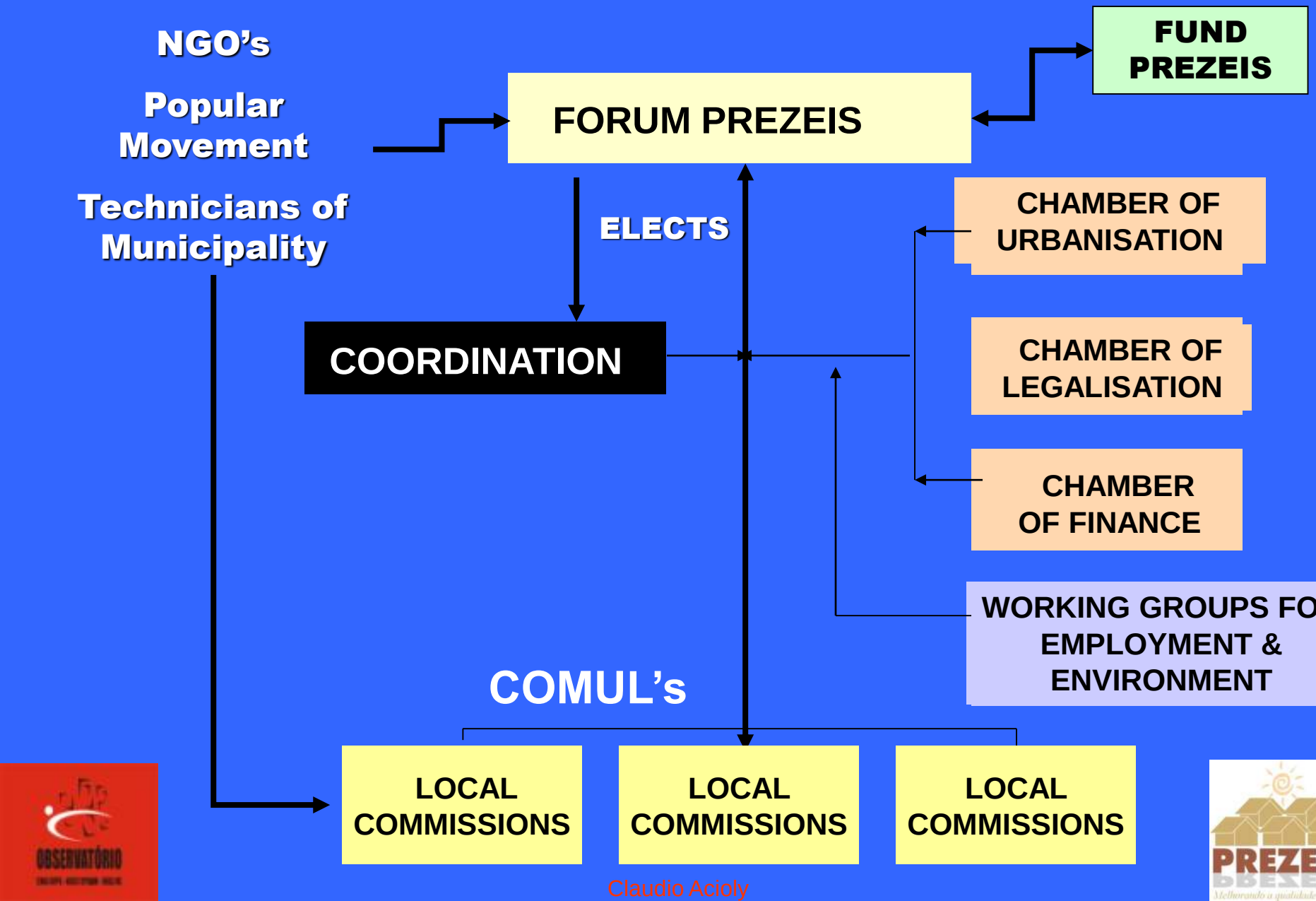
**2005**

PREZEIS
Melhorando a qualidade de vida!

OBSERVATÓRIO PE


Property Tax
$
Municipal Fund
PREZEIS FUND
Municipal Government
URB
NGO
Civil Society
FORUM PREZEIS
Decision
Upgrading and Land Regularisation Plan
COMUL
Citizen
Government
NGO
ZEIS
Informal settlements

# PLAN for REGULARISATION of SPECIAL ZONES OF SOCIAL INTEREST- PREZEIS RECIFE



# Balanço das ações do PREZEIS
## Jan. 2001/Out. 2002

# PAVEMENT & DRAINAGE WORKS AT Rua do Rio - Iraque

# URBANISED AREAS & FAVELAS

BRASÍLIA TEIMOSA

PRADO

ENTRA APULSO

BRASILIT

# URBAN TRANSFORMATIONS IN ZEIS TORRÕES (Habitacional Asa Branca)

LEGENDA

Limite da ZEIS TORRÕES

Área do Habitacional Asa Branca

N

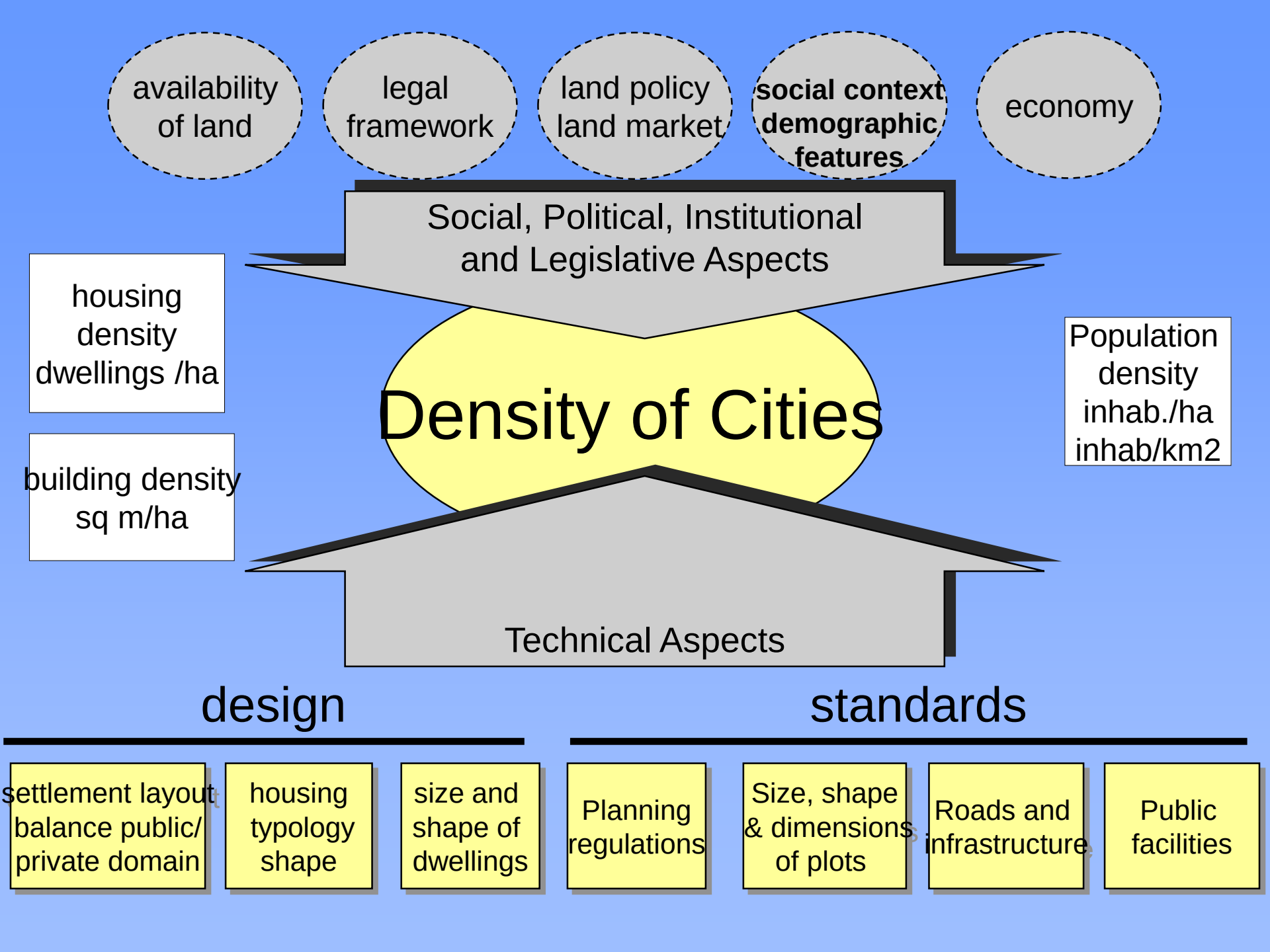
ANTES

DEPOIS

# 7.

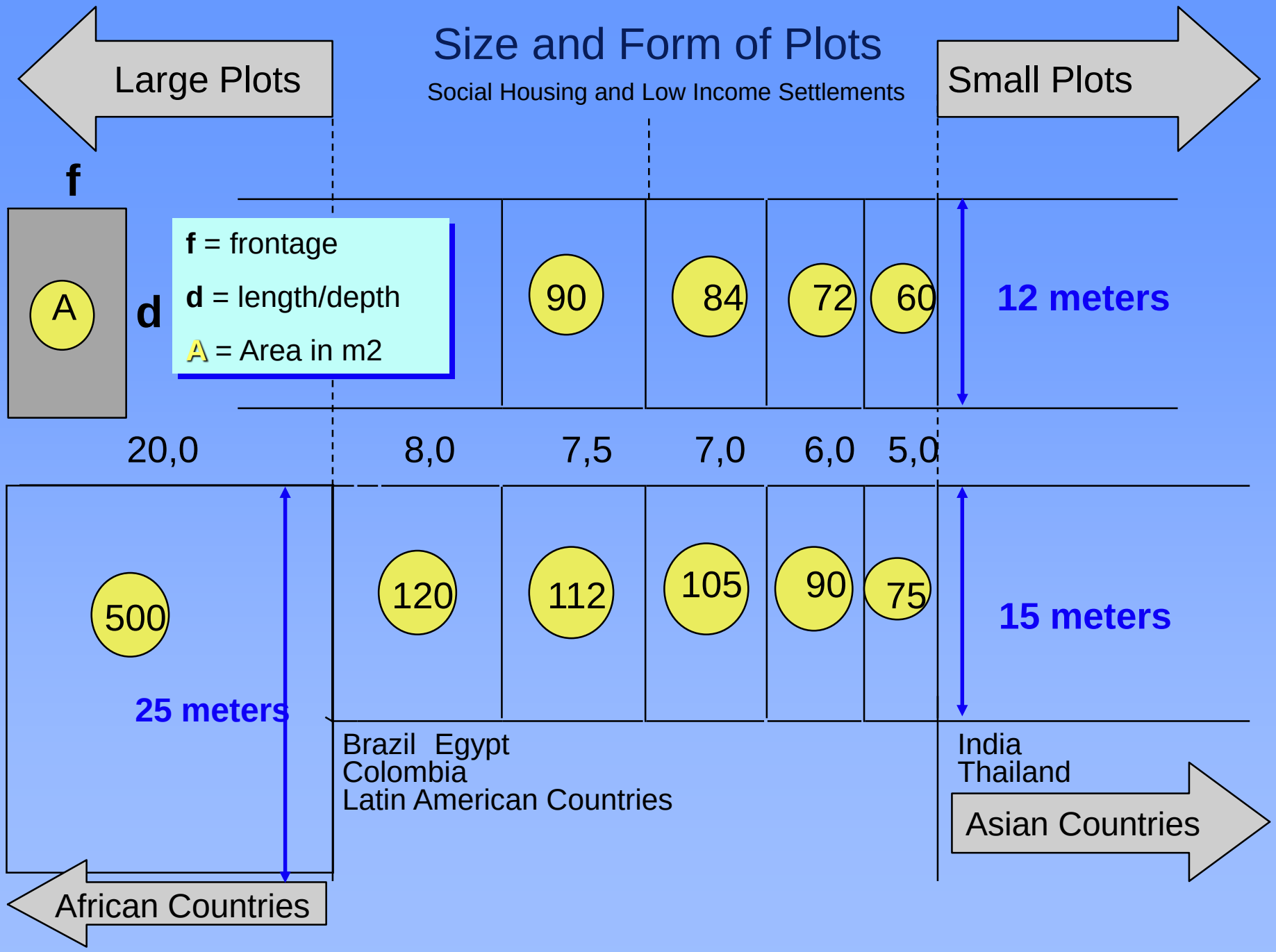
## Addressing the density of cities is sine-qua-non for its sustainability and inclusiveness.

**Multiple concerns, multiple tools but one goal: right to the city by those who actually build it.**

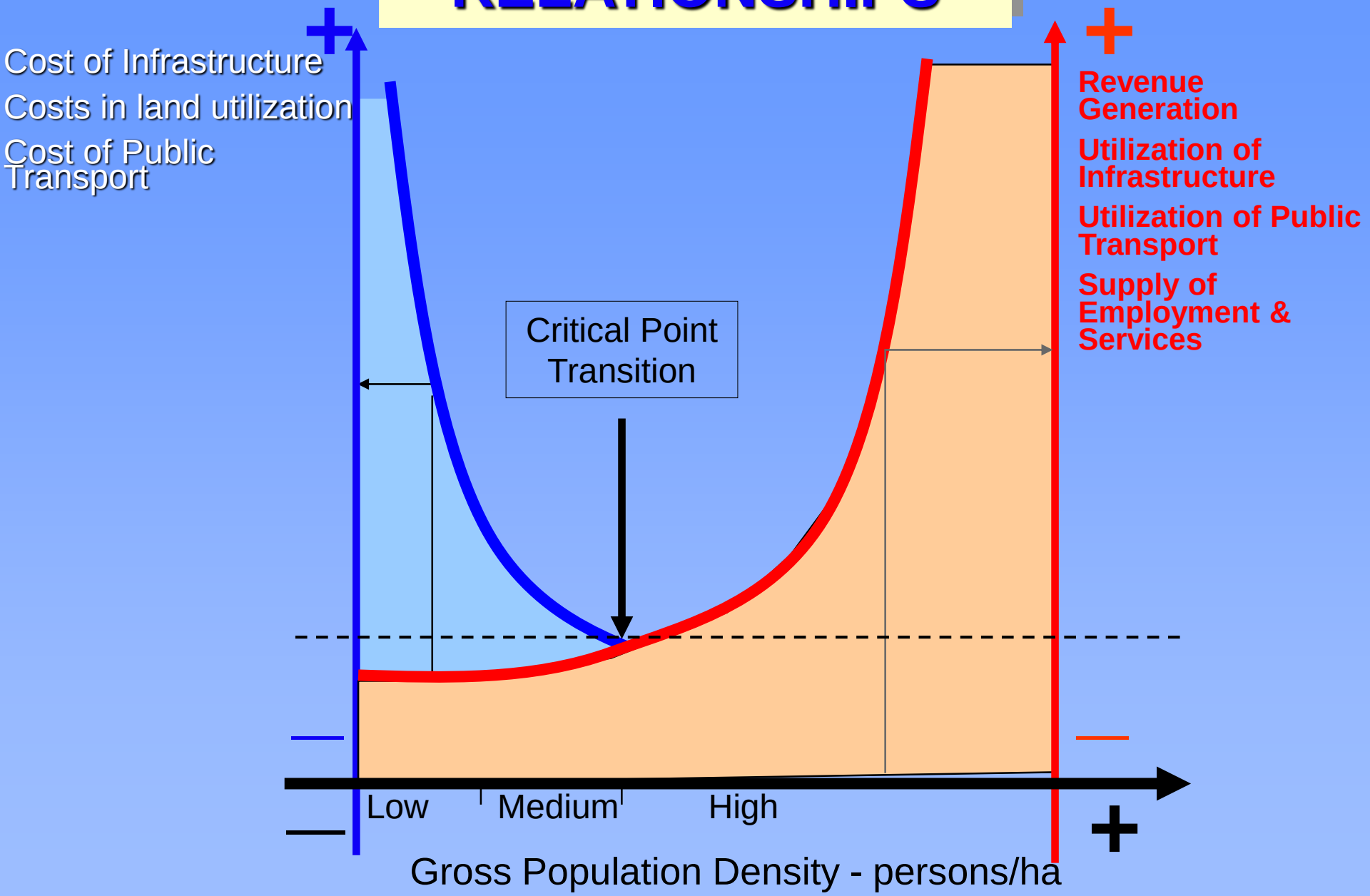

availability of land
legal framework
land policy land market
social context demographic features
economy
Social, Political, Institutional and Legislative Aspects
housing density dwellings /ha
building density sq m/ha
Density of Cities
Population density inhab./ha inhab/km2
Technical Aspects
design
standards
settlement layout balance public/ private domain
housing typology shape
size and shape of dwellings
Planning regulations
Size, shape & dimensions of plots
Roads and infrastructure
Public facilities

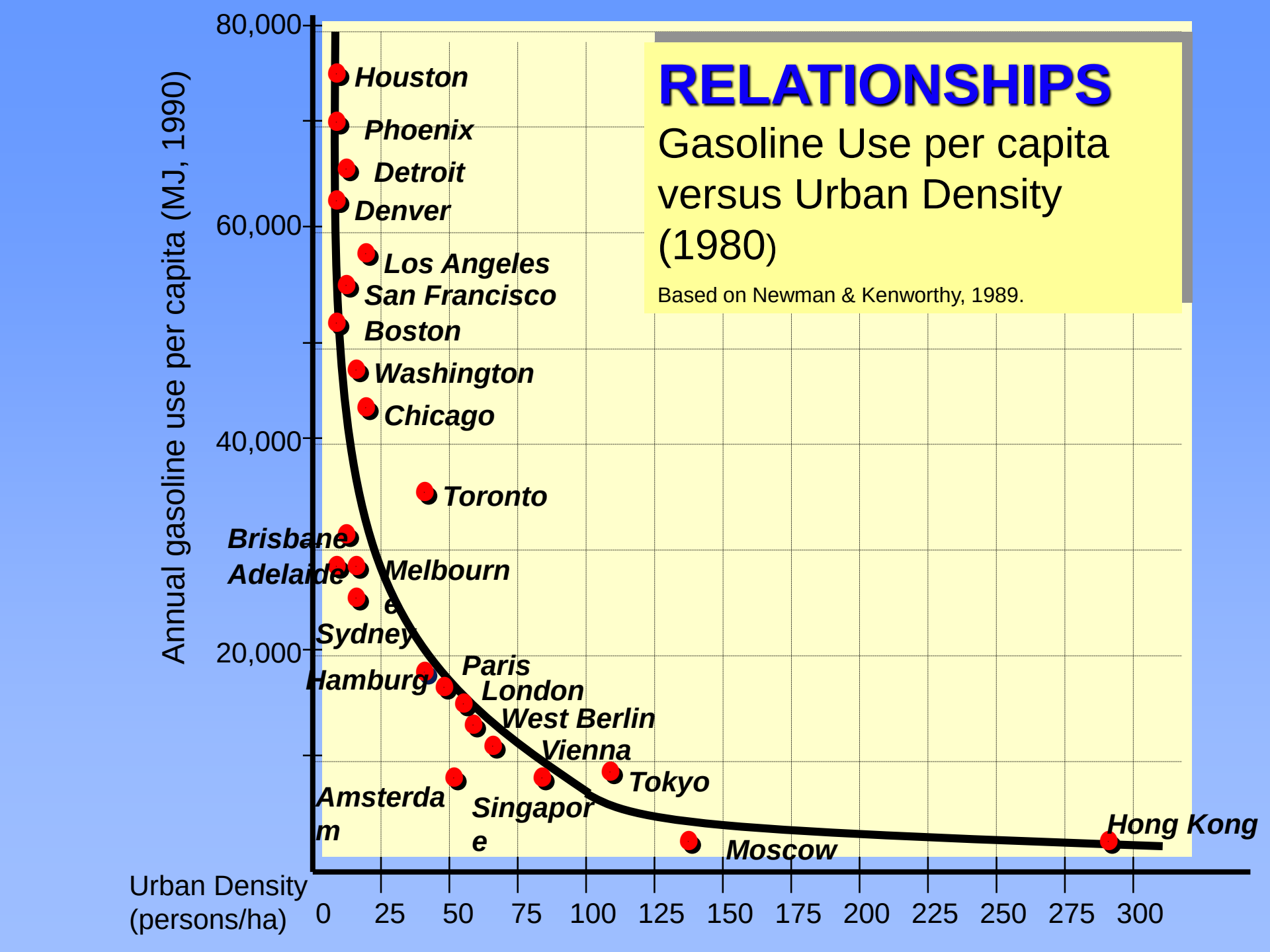
# Size and Form of Plots

Social Housing and Low Income Settlements



# RELATIONSHIPS

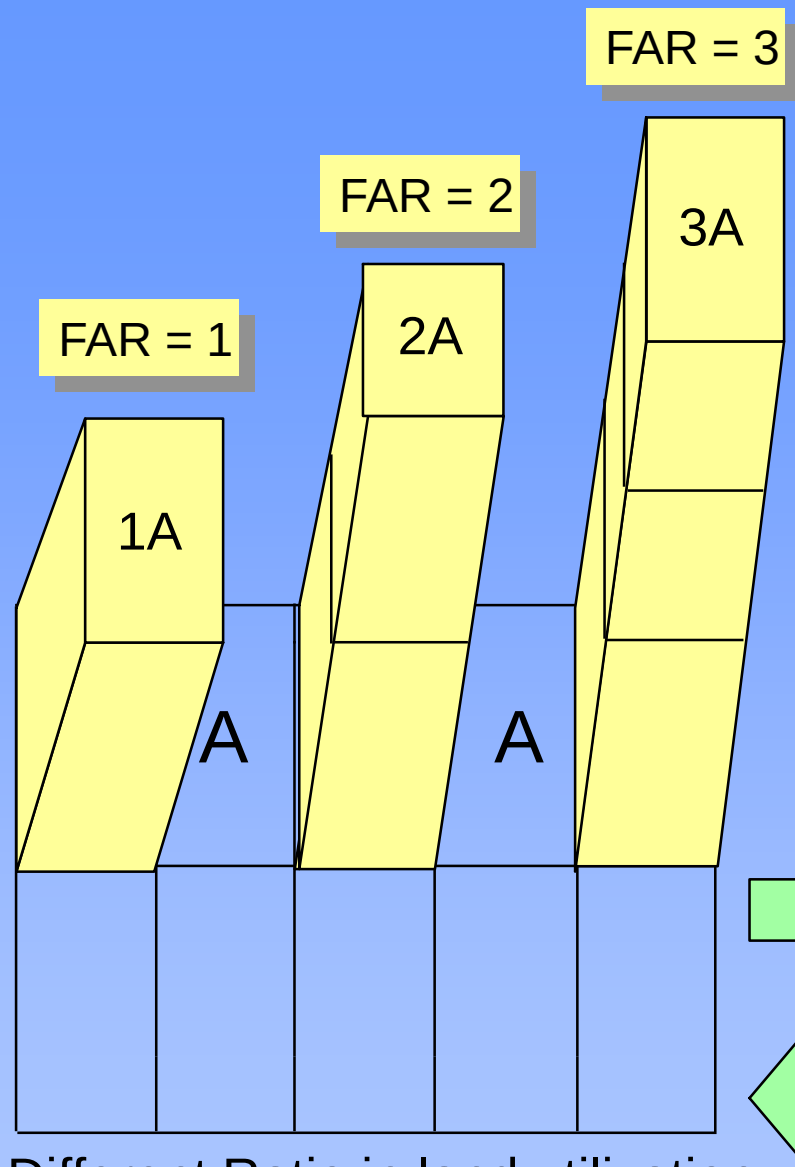


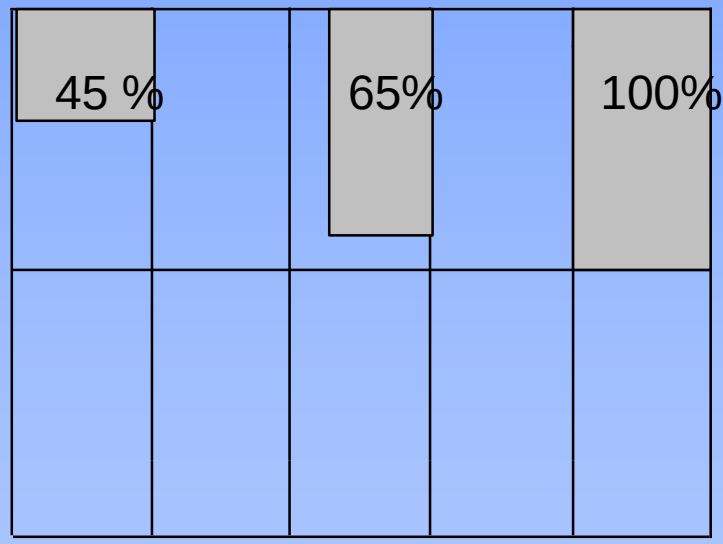

RELATIONSHIPS
Gasoline Use per capita versus Urban Density (1980)
Based on Newman & Kenworthy, 1989.
Annual gasoline use per capita (MJ, 1990)
80,000
60,000
40,000
20,000
Urban Density (persons/ha)
0
25
50
75
100
125
150
175
200
225
250
275
300
Houston
Phoenix
Detroit
Denver
Los Angeles
San Francisco
Boston
Washington
Chicago
Toronto
Brisbane
Adelaide
Melbourne
Sydney
Hamburg
Paris
London
West Berlin
Vienna
Tokyo
Amsterdam
Singapore
Moscow
Hong Kong

# RELATIONSHIPS

## Floor Area Ratio - FAR

## Plot Occupation Indexes




Different Ratio in land utilization

Different Indexes in Plot Occupation

**Upward Densification**

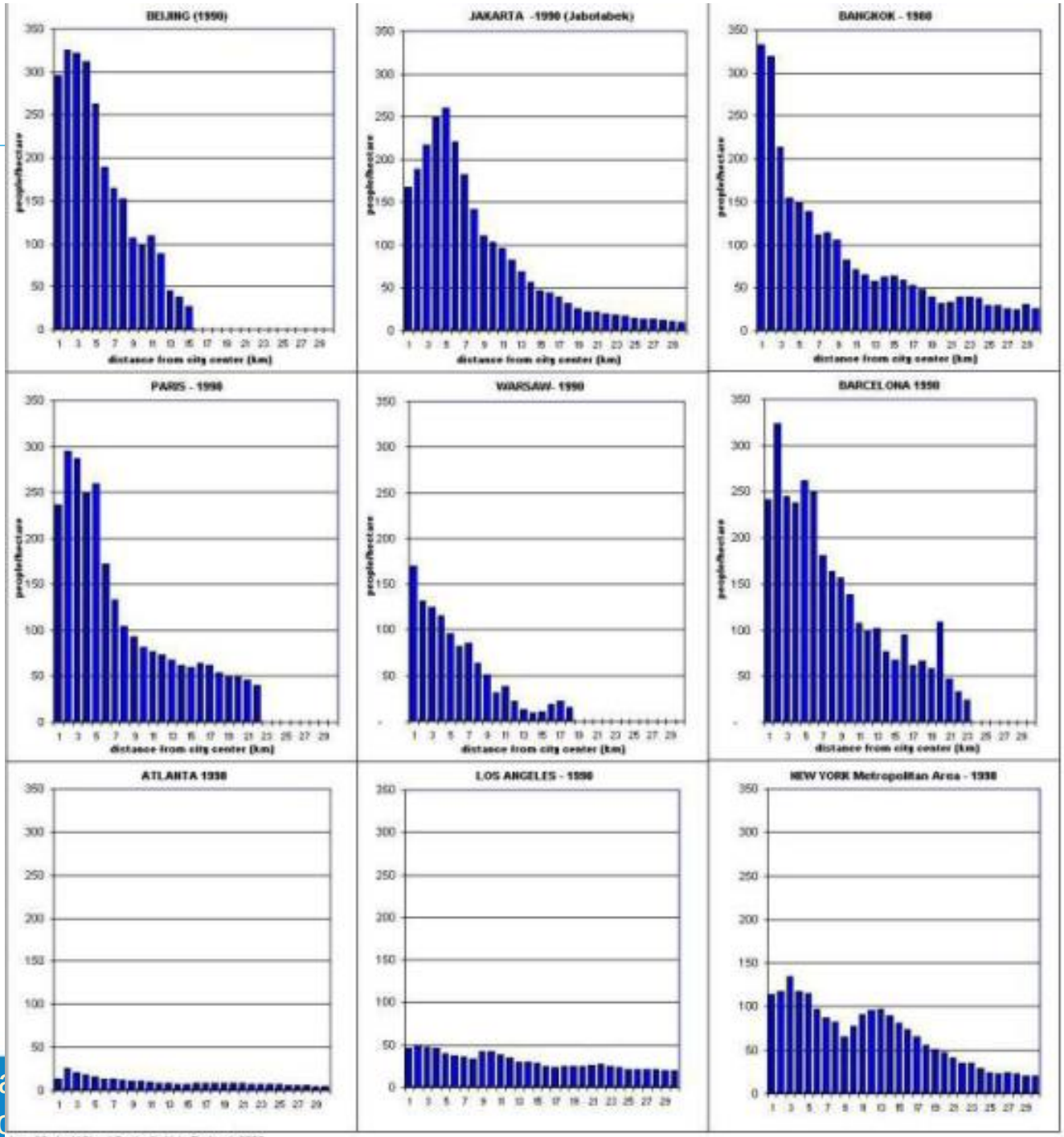
**Horizontal Densification**

# Built-up Densities around

Average densities (people/ hectare).
US low (red); Asia 20 times higher (blue)

# Comparative density profile: nine cities in Asia, Europe, and USA

## Person/ HA vs. Distance in km

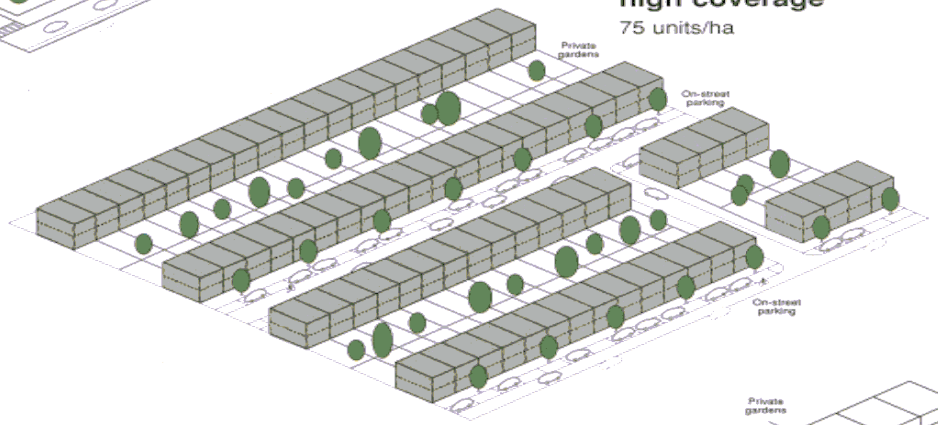



from "Order Without Design", Alain Bertaud, 2003

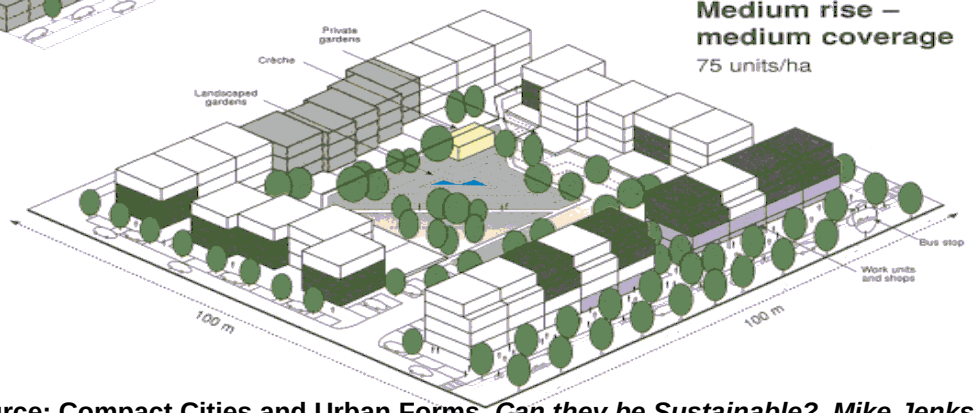
Alain Bertaud

# Housing Typology: Getting the Form right

**High rise – low coverage**
75 units/ha




**Low rise – high coverage**
75 units/ha




**Medium rise – medium coverage**
75 units/ha

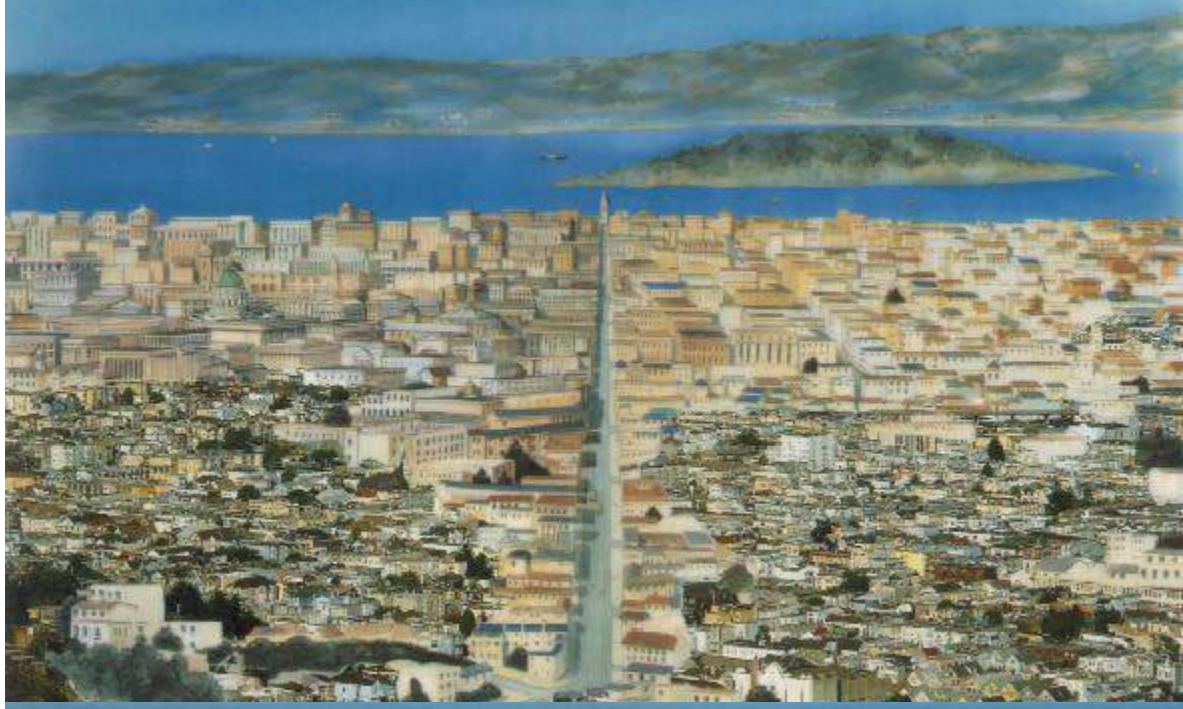
**Key**
*Target a mix of activities*
*Include a variety of house types*

- Community facilities
- Shops and workspaces
- Maisonettes
- Houses
- Apartments

**Source: Compact Cities and Urban Forms. *Can they be Sustainable?, Mike Jenks.***

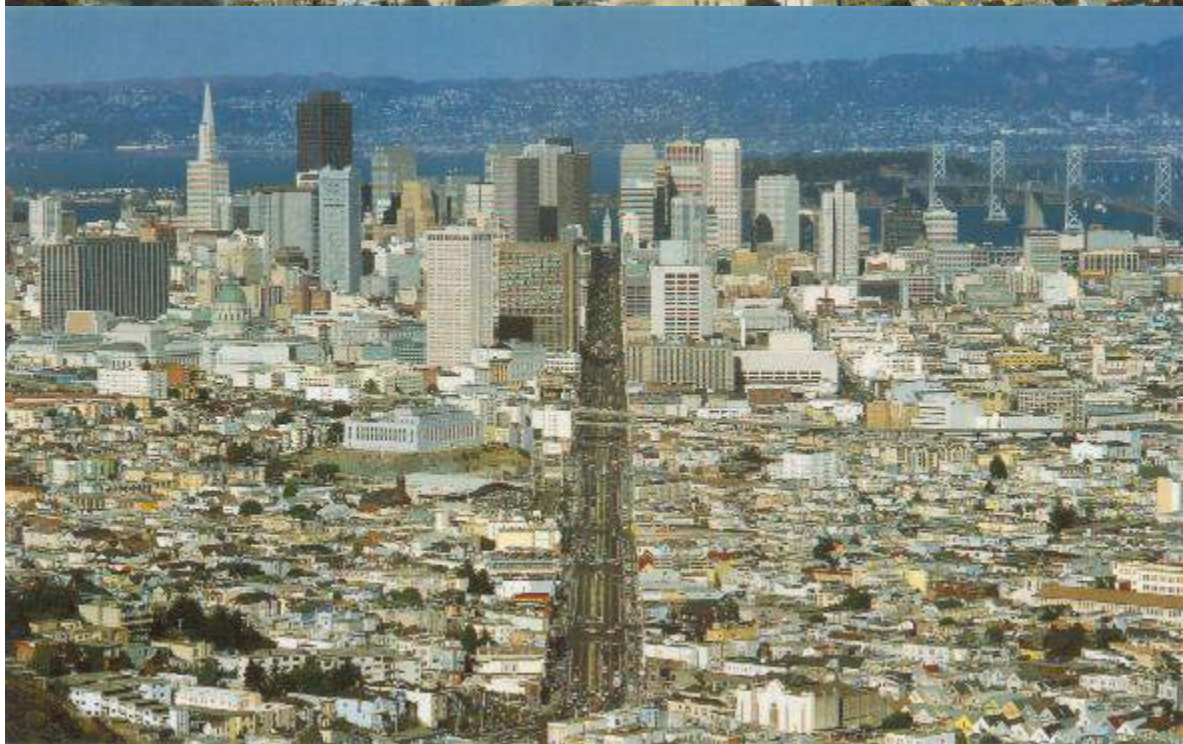
# Urban Management

San Franciso 1916



## Densification

San Francisco 1990's



source: Cities then and Now, Antoniou, J MacMillan 1994

sample copy for selection - postproduction not finalized

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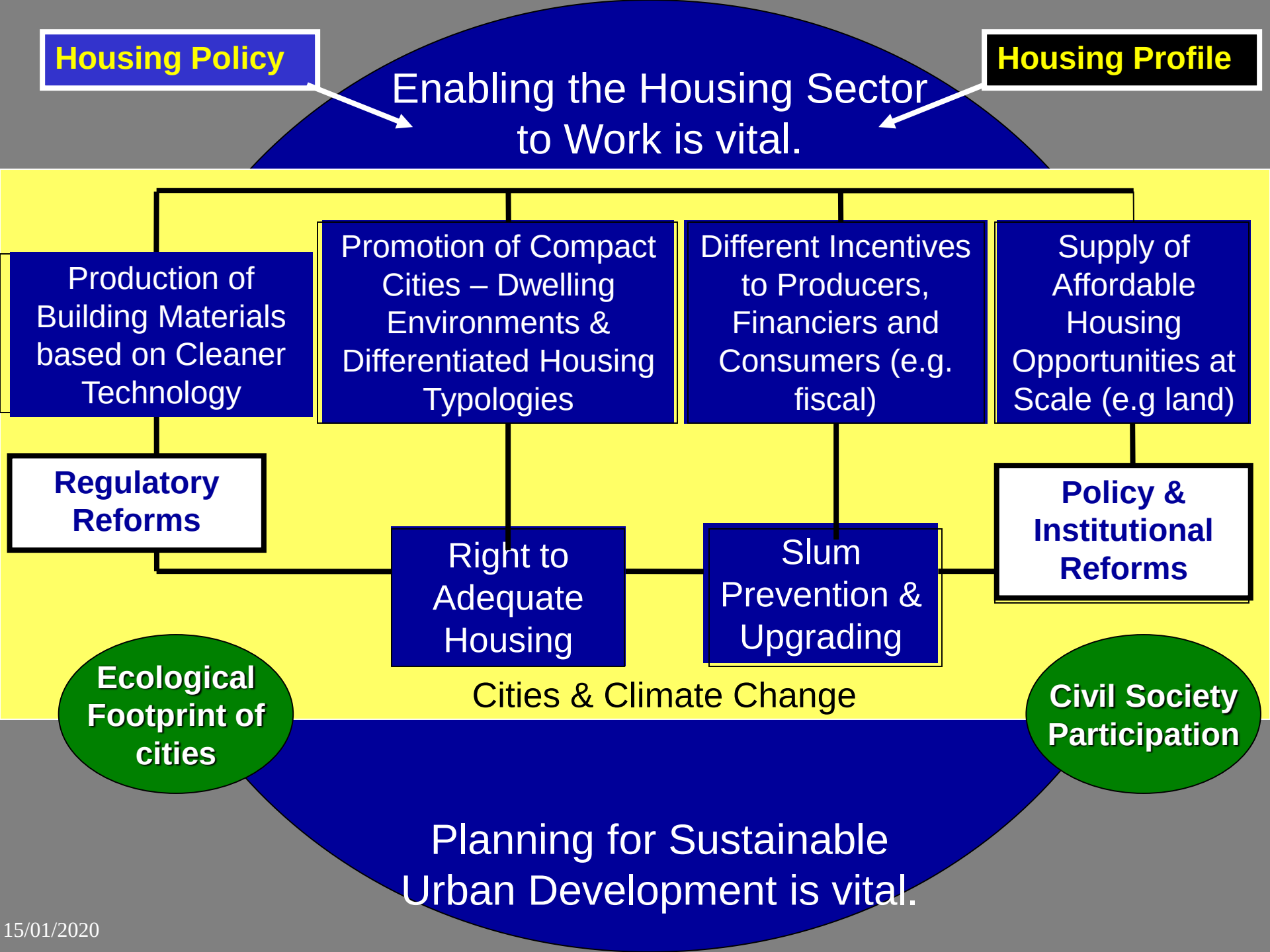

Housing Policy
Housing Profile
Enabling the Housing Sector to Work is vital.
Production of Building Materials based on Cleaner Technology
Promotion of Compact Cities – Dwelling Environments & Differentiated Housing Typologies
Different Incentives to Producers, Financiers and Consumers (e.g. fiscal)
Supply of Affordable Housing Opportunities at Scale (e.g land)
Regulatory Reforms
Right to Adequate Housing
Slum Prevention & Upgrading
Policy & Institutional Reforms
Ecological Footprint of cities
Cities & Climate Change
Civil Society Participation
Planning for Sustainable Urban Development is vital.

# Land Use:

# 7

# How does it affect city form and urban structures?

# LAND MARKETS AND RESIDENTIAL LOCATION

## Neoclassic Interpretation

## Monocentric City

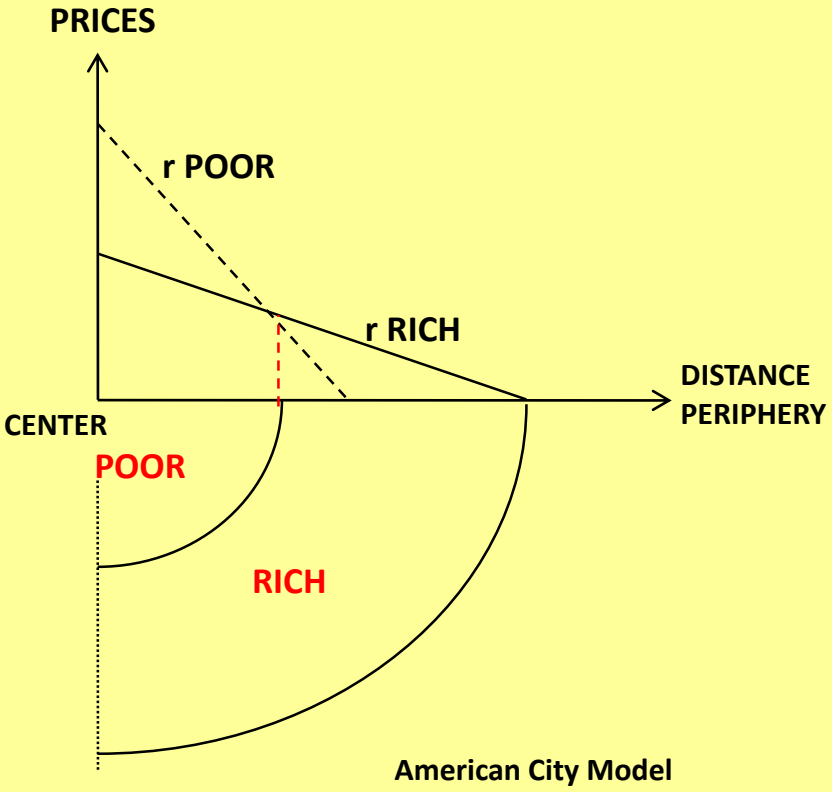
Land market: against individual choices to pay rent

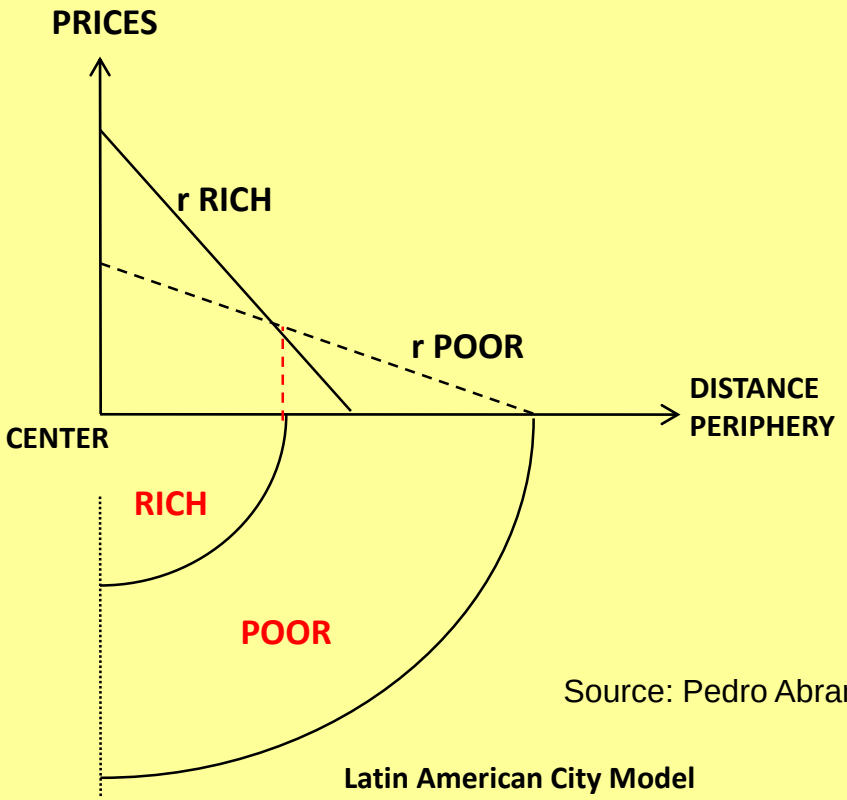
**Preference:**

accessibility

Space (quantity)

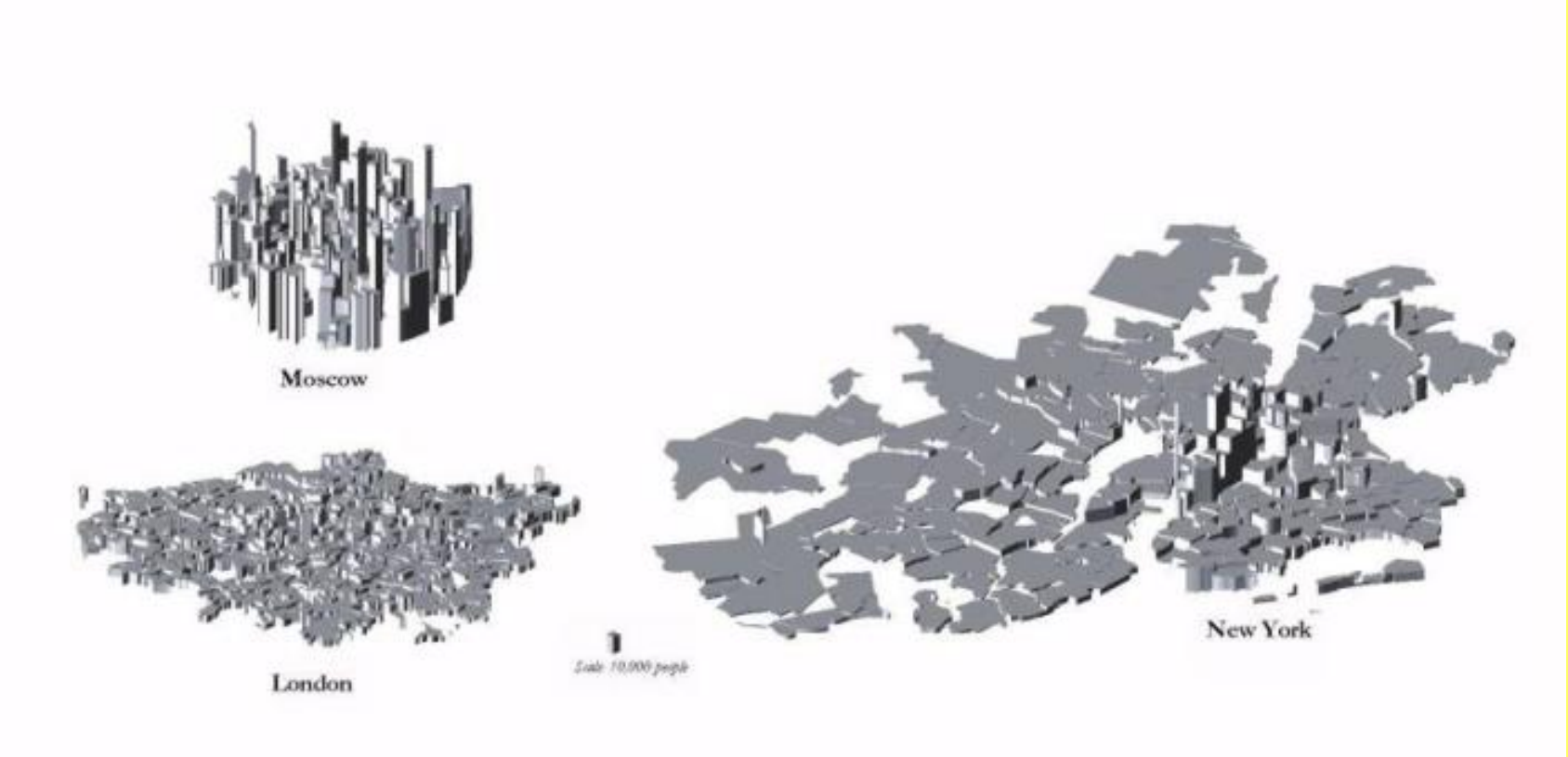
Externality



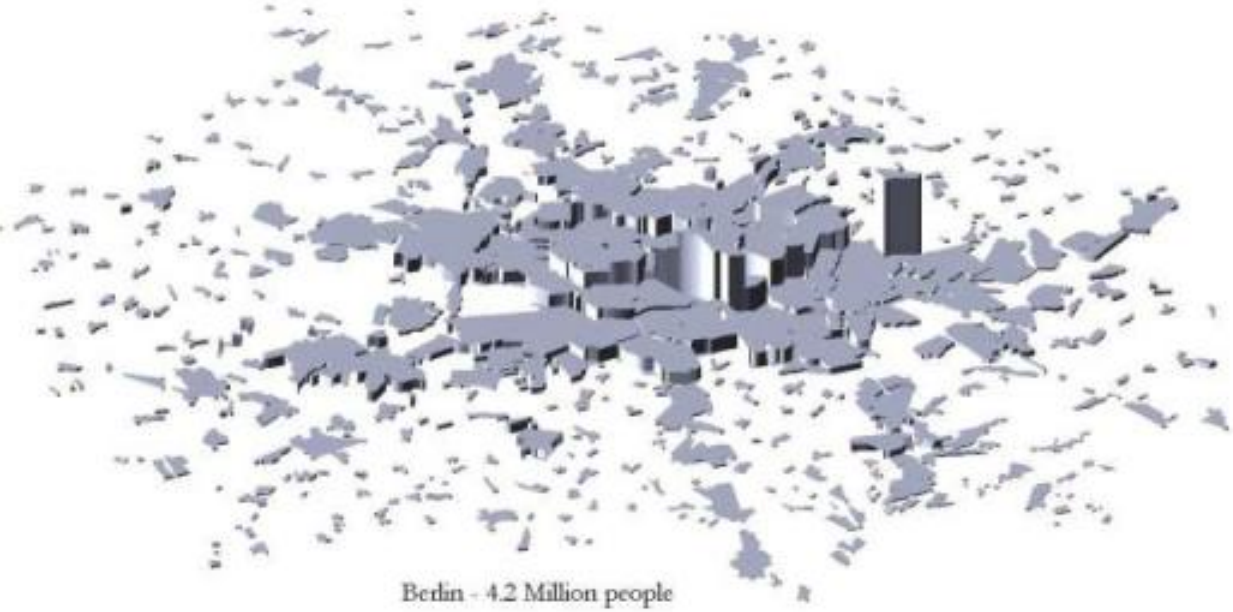

Source: Pedro Abramo, 2005.

# Local Economic and Social Conditions affect City Size and Shape




*Source: Jim Brown, LILP, 2005*

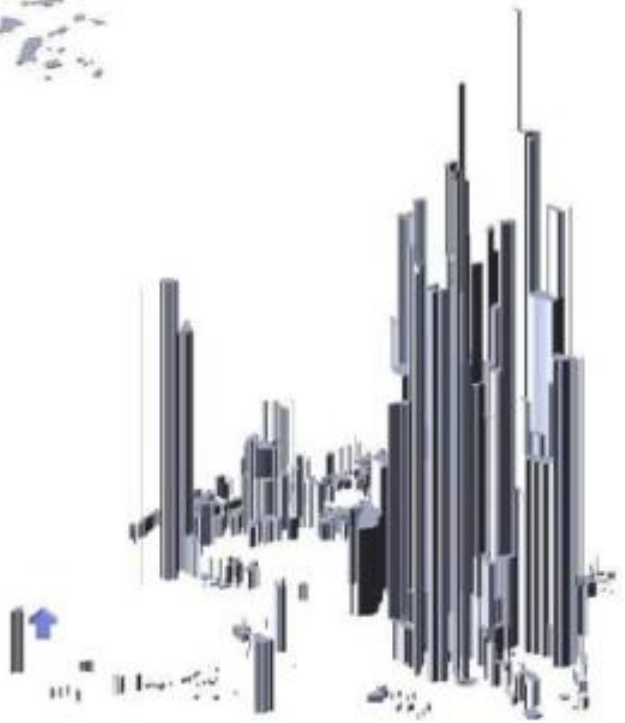
# Effects of City Density



Berlin - 4.2 Million people

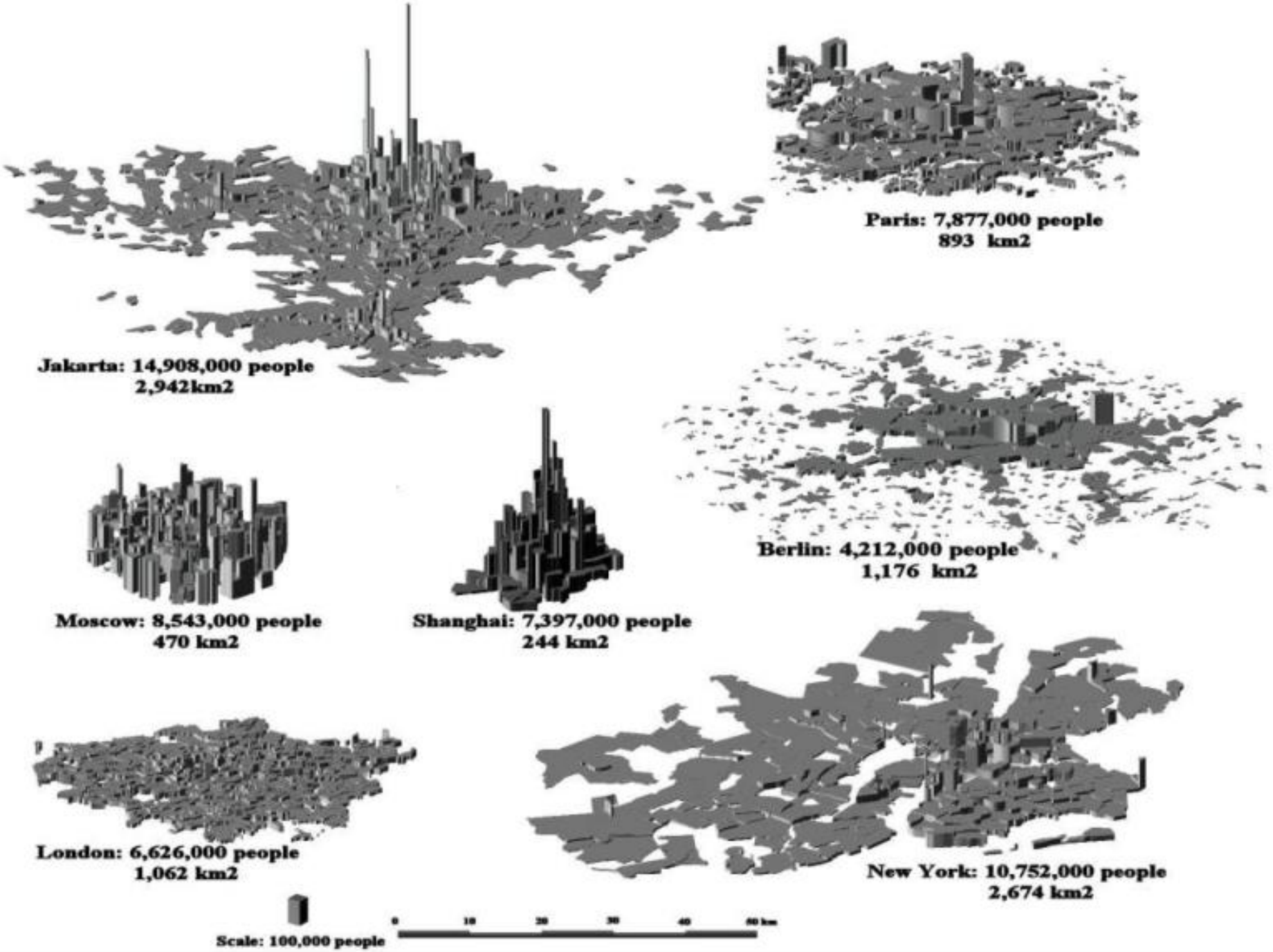
Bombay - 9.8 Million people

Moscow - 8.5 Million people



Hong Kong - 5.4 Million people

*Source: Jim Brown, LILP, 2005*


Jakarta: 14,908,000 people
2,942km2
Paris: 7,877,000 people
893 km2
Berlin: 4,212,000 people
1,176 km2
Moscow: 8,543,000 people
470 km2
Shanghai: 7,397,000 people
244 km2
London: 6,626,000 people
1,062 km2
New York: 10,752,000 people
2,674 km2
Scale: 100,000 people
0
10
20
30
40
50 km

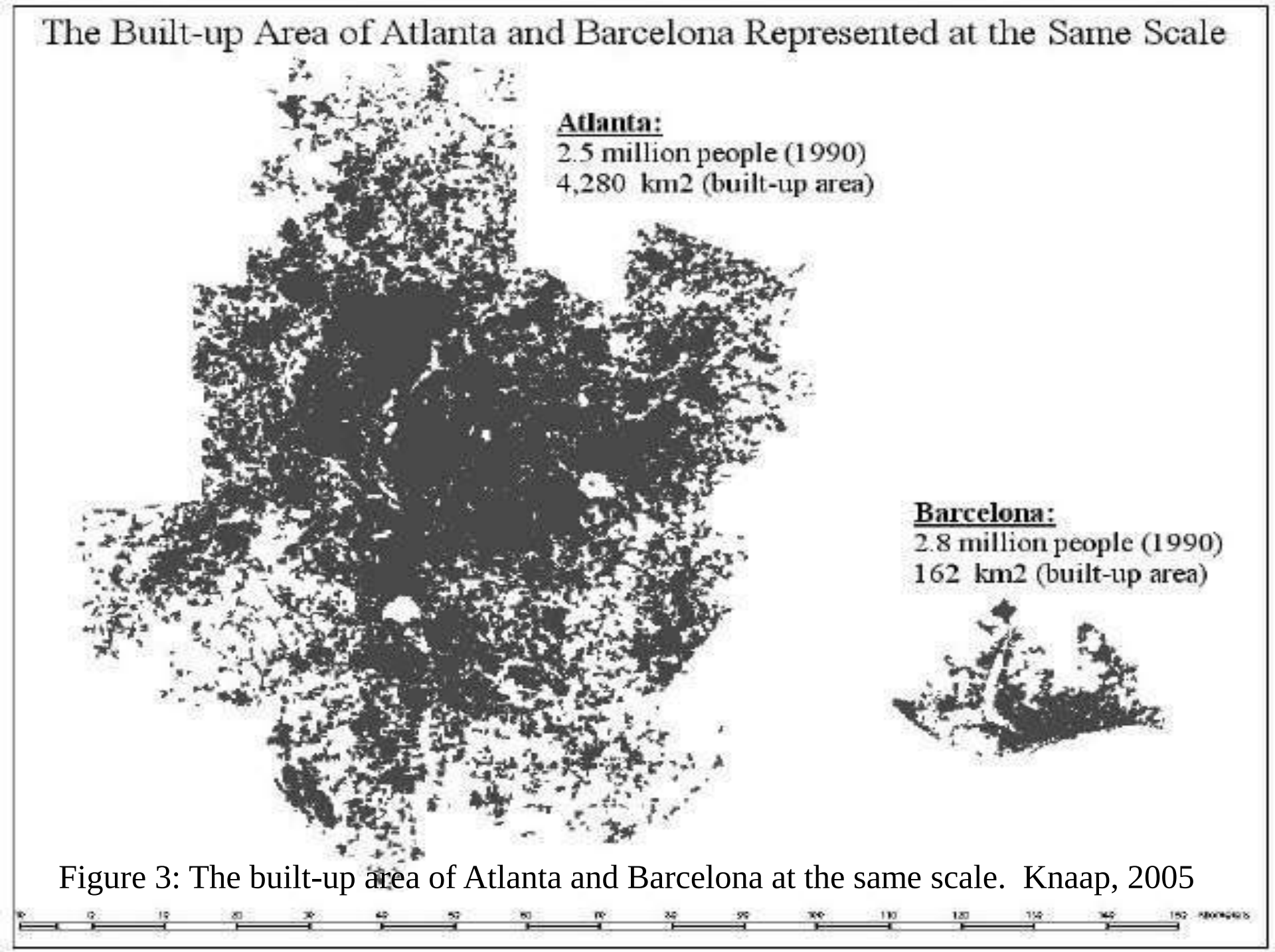



Figure 3: The built-up area of Atlanta and Barcelona at the same scale. Knaap, 2005

# Atlanta versus Barcelona

- Because of the difference of density, Atlanta's built-up area is 28 time larger than Barcelona's
- As a consequence, the metro of Barcelona is only 99 km long and its stations are within walking distance to 60% of the population
- By contrast, to provide the same service to the same number of people , Atlanta would have to develop 3400 km of metro track!

*Source: Knaap, 2005*

UN HABITAT
FOR A BETTER URBAN FUTURE