



SECOND HOUSING FINANCE PUBLIC HEARINGS
“SUSTAINABLE FINANCING OF HOUSING:
EXPLORING THE OPTIONS”
GROUP 1

7-8 November 2012

For an Equitable Sharing of National Revenue

CITIZENS DEMAND AND THE STATE OBLIGATIONS ON HOUSING

- What does **adequate** housing really mean and interpreted by different interest group?

Constitutional right to access to adequate housing on a progressive basis-(What are the min. Norms and standards v/s Progressive realisation)

- Access: (To buy (own), rent (temporary ownership), get for free (own))
 - Adequate (protection from elements, space, health and safety, links to economic and social facilities, tenure)
 - Progressive (queue, all at once, bit by bit)
 - Adequacy versus sufficiency
- What does **progressive realisation** mean and interpreted by different interest groups?
 - Who qualifies as poor? Subsidy eligible
 - People are still demanding rental while government provides ownership
 - Progressive realisation is a good approach to balancing the need for fulfilling the demand without straining the sub-national budgets
 - It means enabling access from temporary ownership (rental) to permanent ownership

CITIZENS DEMAND AND THE STATE OBLIGATIONS ON HOUSING

- What role should be played by the state and households themselves towards fulfilling of housing needs?
 - All for some but majority excluded (breath-something for all) depth (everything for some)
 - The State move to encourage citizens contributions
 - Transitional low cost rental housing be introduced as an option given the HSRC' input (backyard rental is currently practice)
 - Give incentives e.g. To mining houses to get them to acceptable levels for rental purposes
 - Subsidy eligibility should be understood from the impact it would have e.g increased demand but non increased funding
 - Cost of delivery, [std (house , infrastructure), location (land)], Scale of delivery, form of delivery
 - Provide the rent-to-buy option
 - Is the current housing policy sustainable (**affordability vs entitlement**)
 - Entitlement be cut down to the very most poor
 - Subsidise the purchase of building material through voucher system

HOUSING CIRCUMSTANCE: FORMAL OWNED

- What are current supply side, demand side and investment interventions for these housing circumstances?
 - Shifts: Defining Housing intervention in terms of
 - Housing circumstance
 - Housing affordability
 - Intervention should maximise the participation of the state, HH and private sector
- And what improvements are needed on these current interventions?
 - For formal owned, the state should provide serviced land and HH build top structure

HOUSING CIRCUMSTANCE: FORMAL OWNED

- What new approaches in terms of demand-side, supply side and investment interventions needed to ensure that we get the scale and quality to respond to the housing?
 - For formal owned the state should provide serviced land and HH build top structure.
 - Enabling access from temporary ownership (rental) to permanent ownership build by the pvt sector with a knowledge that HH have vouchers to be claimed from the state.
 - Ensure that social infrastructure (to support intensive land use) is upgraded together with managing the bureaucracy (How do you change entitlement without loosing votes)
 - Reconsider implicit assumptions around infrastructure cost which may vary as densities change because the state may have not accounted for it (specific to costing model).

HOUSING CIRCUMSTANCE: FORMAL OWNED

- How do we mobilise citizen resources in housing provision, ensure that private markets work better in these housing circumstances?
 - What are the technical and political risks that would need to be managed and the opportunities to be capitalised on?
 - Fundisa for housing creating a savings schemes per beneficiaries as soon as the possible in their life's
 - There is a need to have change in the mindset delivered by the state with a carrot to attract interest

HOUSING CIRCUMSTANCE: FORMAL OWNED

- Who should fund these proposed new interventions?
 - Combination of PVT HH and Gov
- Who bears the highest costs?
 - It varies depending on the income of the HH, the higher the cost the more the HH pays
- Which income group is likely to benefit from these proposed interventions?
 - Less you earn the more the benefit
 - Develop a means test using the period or year people were born
 - What about people with irregular income (Morocco informal earners with the guarantee scheme)



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THANK YOU.

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