|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | | |  | | --- | | **AFFORDABLE HOUSING KSB NEWSLETTER** | | [CLICK HERE TO  JOIN OUR KSB](https://collaboration.worldbank.org/groups/affordable-housing-ksb-c4d)    cid:image002.jpg@01D2D020.020CF460         **HOUSE BUZZ** | | **Quarterly Newsletter |Issue  2                                                                                                                                                       May 2017** | | | | | **HIGHLIGHTS – RECOMMENDED BY PEERS** | | | | |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | | cid:image003.png@01D2D020.020CF460 |  | cid:image015.png@01D2D020.020CF460 |  |  | cid:image016.png@01D2D020.020CF460 | | **Understanding Housing Supply: Views from Joseph Gyourko**  The interview initially highlighted in IMF’s Global Housing Watch addresses the combination of strong demand with inelastic housing supply that is critical to housing affordability...  [**Read More**](http://unassumingeconomist.com/2017/04/understanding-housing-supply-views-from-joseph-gyourko/) |  | **Sustaining Resilience**    The World Bank report on East Asia and Pacific   – Sustaining Resilience looks at the Real Estate   Sector and Risks to Financial Stability...  [**Read More**](http://pubdocs.worldbank.org/en/164681492024146238/EAP-Economic-Update-April-2017.pdf?cid=EXTEAPMonth1) |  |  | **Rethinking the Economics of Land and Housing**  A comprehensive, critical but accessible guide to the role of land in housing policy and how it has been excluded from mainstream economic theory. [**Read More**](https://www.zedbooks.net/shop/book/rethinking-the-economics-of-land-and-housing/) | | | | | **FEATURED NEWS**   * [Housing Microfinance – Learning from Implementation](http://globalpractices.worldbank.org/sur/Lists/Calendar/DispForm.aspx?ID=578) * [New OECD Affordable Housing Database](http://www.oecd.org/social/affordable-housing-database.htm) * [Low cost houses to remedy slum development in Rwanda](https://constructionreviewonline.com/2017/04/low-cost-houses-to-remedy-slum-development-in-rwanda/?utm_source=subscribers&utm_campaign=16573b9229-newsletter&utm_medium=email&utm_term=0_eaf8001ecf-16573b9229-161584125) * [National Social Security Fund in Uganda to build low cost houses](https://constructionreviewonline.com/2017/04/national-social-security-fund-in-uganda-to-build-low-cost-houses/?utm_source=subscribers&utm_campaign=16573b9229-newsletter&utm_medium=email&utm_term=0_eaf8001ecf-16573b9229-161584125) * [Exploitation and short-sightedness in Africa’s slums](http://www.economist.com/news/middle-east-and-africa/21721141-making-slums-less-exploitative-may-be-africas-biggest-challenge-exploitation-and)   + - * + Why Housing Policy Should Be Health Policy         + [Foreign buyers push up global house prices](http://www.economist.com/news/finance-and-economics/21718511-bolthole-money-welcome-comes-unintended-consequences-foreign-buyers)         + [Report of the UN Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, and on the right to non-discrimination in this context](http://ap.ohchr.org/documents/dpage_e.aspx?si=A/HRC/34/51)         + [IMF Report - Understanding Turkish Residential Real Estate Dynamics](http://www.imf.org/external/research/housing/)         + [Housing and Slum Upgrading – UN-Habitat](https://unhabitat.org/housing-and-slum-upgrading-3/)     **UPCOMING EVENTS**   * June 5–15, 2017: [2017 International Housing Finance Program](https://housingfinance.wharton.upenn.edu/education/contact/) organized by of the Wharton School. * June 16-17, 2017: [“Workshop on Securitization and Mortgage Bonds”.](https://housingfinance.wharton.upenn.edu/deadline-extended-to-may-19th/) organized by of the Wharton School. * June 13-21, 2017: [2017 International Social Housing Festival](https://www.socialhousingfestival.com/) will take place in Amsterdam. * June 25-27, 2017: [International Union for Housing Finance World Congress](http://www.housingfinance2017.org/index.php?id=166) – the event will take place in Washington DC. The program covers both emerging and developed economies and takes place every 2 years. It is a good opportunity to learn about different housing finance systems around the World. Simon Walley has kindly secured free registration for World Bank Group staff with the organizers. Those interested should register by contacting [info@housingfinance2017.org](mailto:info@housingfinance2017.org) putting Simon in copy [swalley@worldbank.org](mailto:swalley@worldbank.org) explaining that they are World Bank staff.     **FEATURED BLOGS AND BOOKS**  [A first look at housing “affordability” in New Jersey and the United States](https://www.rutgersrealestate.com/blog-re/is-the-american-dream-affordable/)  Housing “affordability” is one of those complicated topics that are similar to macroeconomics or string theory: if you’re not a little confused, you’re probably not yet thinking clearly.  The term “affordable” has several meanings such that the term can obscure more than it illuminates.  Nonetheless various measures confirm that New Jersey, and to a large extent our neighbors New York and Connecticut, spend a lot on housing.  In particular, our lowest income citizens spend a lot of their income on housing.  [Science and City](file://\\wbgvdiprofile\VDI$\WB478142\RedirectedFolders\Desktop\Science%20and%20City%20–%20I’m%20not%20sure%20if%20this%20is%20of%20interest%20and%20really%20not%20very%20academic,%20but%20I%20read%20a%20fantastic%20book%20on%20Science%20and%20Cities.%20It%20is%20very%20accessible%20easy%20reading%20and%20covers%20all%20issues%20from%20waste,%20energy%20roads,%20construction,%20power,%20water,etc.%20It%20breaks%20down%20the%20science%20behind%20all%20of%20this%20and%20gives%20a%20really%20fresh%20and%20engaging%20perspective%20on%20some%20of%20the%20big%20issues%20around%20urban%20living.)  It is very accessible easy reading and covers all issues from waste, energy roads, construction, power, water etc. It breaks down the science behind all of this and gives a really fresh and engaging perspective on some of the big issues around urban living.   |  | | --- | |  |     **NETWORTHY ACADEMIC RESEARCH**  [**Community-supported slum-upgrading: Innovations from Kibera, Nairobi, Kenya (View Details)**](http://www.sciencedirect.com.libproxy-wb.imf.org/science/article/pii/S0197397516304337)  Meredith, Thomas ; Macdonald, Melanie  **Abstract**: Slum upgrading is accepted as a priority for sustainable development. While there are clear challenges to upgrading, local support and community engagement are seen as essential to success. Typical “top-down” approaches led by institutions with power and resources may fail to generate local engagement. Conversely, initiatives led by non-governmental organizations (NGOs), community-based organizations (CBOs) or other self-help groups may garner good community support but may lack institutional and material resources to meet objectives. A hybrid approach that engages the community while mobilizing the resources of governments and large agencies can overcome some of these limitations, but it is not without complications. We examine the process and impact of a slum upgrading pilot project in Kibera, Nairobi, Kenya, that operationalized this hybrid approach by adopting an adaptive management model to promote community engagement. The project was part of the Government of Kenya's Kenya Slum Upgrading Program and involved the Kibera Water and Sanitation Project led by UN-Habitat's Urban Basic Services Branch.  Habitat International, February 2017, Vol.60, pp.1-9 [Peer Reviewed Journal]  [**Changing ability to pay for housing into effective demand: Evidence of institutional constraints from the slums in India (View Details)**](http://www.sciencedirect.com.libproxy-wb.imf.org/science/article/pii/S0264275116303882)  Ram, Padmini ; Needham, Barrie  **Abstract**: Informal land and housing markets operating in the slums of Raipur give further evidence about what was already known: that, slums do not consist of homogeneous households and that some households are capable and willing to pay for their dwelling in the formal market if the institutional constraints are addressed. Then, what are the demand constraints they face? The existing literature about creating an affordable housing market focusses on the constraints in getting credit and mortgages. In our opinion, this is too narrow, for it ignores the institutional setting and the political context in which the slum dwellers are operating. This paper presents the perspective of the slum dwellers, and the barriers they face in accessing formal affordable housing. The constraints have been classified as those relating to housing as a commodity and those related to the process of acquiring the commodity. It uses descriptive statistics from a survey of 211 households conducted in the slums of Raipur, India, along with anecdotal and personal accounts of the slum dwellers gathered through the informal discussions.  Cities, February 2017, Vol.62, pp.71-77 [Peer Reviewed Journal]  [**Shelter from the storm: Upgrading housing infrastructure in Latin American slums (View Details)**](http://www.sciencedirect.com.libproxy-wb.imf.org/science/article/pii/S0094119016300572)  Galiani, Sebastián ; Gertler, Paul J. ; Undurraga, Raimundo ; Cooper, Ryan ; Martínez, Sebastián ; Ross, Adam  **Abstract**:  This paper provides empirical evidence regarding the causal effects that upgrading slum dwellings has on the living conditions of the extremely poor. In particular, we study the impact of providing better houses in situ to slum dwellers in El Salvador, Mexico and Uruguay. We experimentally evaluate the impact of a housing project run by the NGO TECHO (“roof”), which provides basic pre-fabricated houses to members of extremely poor population groups in Latin America. The main objective of the program is to improve household well-being. Our findings show that better houses have a positive effect on overall housing conditions and general well-being: the members of treated households are happier with their quality of life. In two countries, we also document improvements in children’s health; in El Salvador, slum dwellers who have received the TECHO houses also feel that they are safer. We do not find this result, however, in the other two experimental samples. There are no other noticeable robust effects in relation to the possession of durable goods or labor outcomes.    Journal of Urban Economics, March 2017, Vol.98, pp.187-213 [Peer Reviewed Journal]  [**Titling the desert: Land formalization and tenure (in)security in Nouakchott (Mauritania) View Details**](http://www.sciencedirect.com.libproxy-wb.imf.org/science/article/pii/S0197397516309729)  Choplin, Armelle ; Dessie, Elizabeth  **Abstract**: In the Global South, urban sprawl, informality and tenure insecurity embody some of the principal issues faced by State and municipal authorities. While plotting processes are stretching out the outskirts of cities, questions surrounding land tenure and poverty are at the heart of policies voiced and advocated by international institutions. The World Bank, the United Nations, as well as numerous donors and governments, have provided support for programs aimed at formalizing property rights, increasing tenure security, securing investment and expanding access to credit for poor urban dwellers (Choplin and Denis, 2016 ;  Durand-Lasserve, 2015Durand-Lasserve and Selod, 2009; Land Tenure and Development Technical Committee, 2015 ;  Zevenbergen et al., 2013).1 Consequently, in many instances, land titling processes play a central role in encouraging individualized property rights as means to fight and alleviate poverty in cities across the Global South.  Habitat International [Peer Reviewed Journal]  [**Housing the knowledge economy in China: An examination of housing provision in support of science parks (View Details)**](http://journals.sagepub.com.libproxy-wb.imf.org/doi/abs/10.1177/0042098015627106)  Miao, Julie Tian  **Abstract**: Little attention is paid in the extant academic literature to the question of housing knowledge workers despite the potential mismatches between housing supply and demand. This paper provides an initial examination of housing the knowledge economy in China, focusing on three science parks (SPs): Zhongguancun (Z-Park, Beijing), Zhangjiang (Z-SHIP, Shanghai) and Optics Valley of China (OVC, Wuhan). It discusses to what extent, and how these three SPs have factored in the housing dimension in connection with the knowledge economy, paying particular attention to housing affordability, location (inside the SPs or outside in the wider city-region) and the mode of provision (market or state). Insights were drawn from documentary analysis and in-depth interviews in the three chosen case studies. Initial evaluation of policies geared towards housing supply in China suggests that the housing question needs to come to the fore in discussions of structural transformation towards the knowledge economy.  Urban Studies, May 2017, Vol.54(6), pp.1426-1445 [Peer Reviewed Journal]  **LET’s DISCUSS ONLINE**  In case you’re interested to discuss on one of the topics highlighted in the studies/academic research included in our newsletter, please let us know by posting here: [Affordable Housing KSB Spark Page](https://spark.worldbank.org/groups/affordable-housing-ksb) | **NEWS FROM ACROSS MDB’S**  [World Bank approves new financing to support affordable housing in Indonesia](http://www.worldbank.org/en/news/press-release/2017/03/20/world-bank-approves-new-financing-to-support-affordable-housing-in-indonesia)  Approval Date: March 20, 2017  **Project Description:** The World Bank’s Board of Executive Directors has approved $450 million in financing to support the Government of Indonesia’s efforts to expand access to affordable housing for low-income families.  Part of the financing will support the government’s Mortgage-Linked Down Payment Assistance (BP2BT) scheme, which targets low-income, first-time homeowners. The scheme provides down payment assistance to match beneficiary savings and a market-rate mortgage from a participating lending institution. Additionally, the financing will also support the scaling up of the Home Improvement Assistance Program (BSPS), which targets the bottom 40 percent of the Indonesian families.  [New Housing Finance Project for Kenya](file:///\\wbgvdiprofile\VDI$\WB478142\RedirectedFolders\Desktop\–%20http:\www.worldbank.org\en\country\kenya\publication\kenya-needs-2-million-more-low-income-homes-building-them-would-boost-its-economic-growth)  Preparation of a housing finance project has been approved for delivery in FY19 pipeline. The project will focus on providing long term funding to the Savings and Credit Cooperatives Organizations (SACCOs) who provide most of the housing finance at present, especially in the more affordable segments. This will in part be achieved through the establishment of the Kenya Mortgage Refinance Company. The project will aim to work on other aspects of the housing and housing finance value chain in conjunction with SURR existing projects such as Kenya Informal Settlements Improvement Project (KISIP) and alongside IFC who are invested in a number of mortgage lenders. Some of the background work on housing finance in Kenya was featured in the most recent Kenya Economic Update which devoted the issue to affordable housing  IFC’s Advisory Services in Housing Microfinance – Indonesia  IFC is supporting Mandala Finance, a mid-sized multi-finance company, for advisory services in housing microfinance. In this 13-month project engagement, the IFC team will support the financial institution in conducting a market study, institutional gap analysis, product and processes refinement, delivery of training, and piloting of the housing microfinance loan product in three regions.  The team is also in close coordination with the WB’s team in Jakarta in developing a synergy between the WB’s Housing Program with the Government of Indonesia (mentioned above) and the privately-owned financial sector.  [World Bank Approves New Financing to Support Infrastructure Development across Indonesia](http://www.worldbank.org/en/news/press-release/2017/03/13/world-bank-approves-new-financing-to-support-infrastructure-development-across-indonesia)  Approval Date: March 10, 2017  The World Bank’s Board of Executive Directors approved on March 10, 2017, $100 million in financing that will enable subnational governments to scale up investments in infrastructure and improve the welfare of communities and the competitiveness of districts across Indonesia.  [Capacity Building Workshop (Ghana, March 16-17)](https://www.wider.unu.edu/event/capacity-building-ghana%E2%80%99s-economic-development-prospects-and-challenges)  The pilot workshop/seminar Accra, Ghana, was organized in partnership with the Centre for Affordable Housing Finance in Africa (CAHF) and the International Finance Corporation (IFC).    The seminar focused on Mortgage Product Design and Portfolio Management: Building viable and sustainable housing finance operations across the value chain and to all income segments in Africa. The objective of the course was to provide participants with models and tools to assess the challenges for affordable housing programs and to evaluate solutions in terms of their effectiveness and efficiency.  West Africa Economic and Monetary Union – Housing Finance Project – World Bank and West African Development Bank hosted a joint workshop in Lomé in February this year attended by delegates including Minsters of Housing and Ministers of Finance from the 8 member countries of the region. The results of a study done by the Affordable Housing Institute were presented which form the analytical basis for a project currently under preparation and scheduled to go to Board in July 2017. The objective is to support the expansion of refinancing activities of the Regional Refinance agency, CRRH so that they can provide funding for lower income loans, loans to those working in the informal sector and funding to non-bank financial institutions. Presentation of the study attached (in French) – Final report will be published in coming weeks (also in French).  **SOCIAL MEDIA**  [A County Map of the American Affordable Housing Crisis - CityLab](https://t.co/peIJUWe01v) from CityLab’s [Tweet](https://twitter.com/citylab/status/859211666378174465?refsrc=email&s=11)  **USEFUL LINKS**   * [Housing Finance Information Network](http://www.hofinet.org/links.aspx) * [World Bank Housing Finance Unit](http://web.worldbank.org/WBSITE/EXTERNAL/TOPICS/EXTFINANCIALSECTOR/0,,contentMDK:22217029~pagePK:210058~piPK:210062~theSitePK:282885,00.html) * [IMF Global Housing Watch](http://www.imf.org/external/research/housing/) * [Asian Coalition for Housing Rights](http://www.achr.net/) * [Housing and Land Rights Network.](http://www.hlrn.org/) * [International Federation for Housing and Planning](http://www.ifhp.org/) * [Shack/Slum Dwellers International](http://www.sdinet.org/) * [U.N. Habitat](http://www.unhabitat.org/) * [USAid: Making Cities Work](http://www.makingcitieswork.org/) * [Urban Poor Fund International](http://upfi.info/) | | | [**Join us**](https://collaboration.worldbank.org/groups/affordable-housing-ksb-c4d), find out more about our library and past and future events, or tell us how to better serve this KSB à [C4D Page](https://collaboration.worldbank.org/groups/affordable-housing-ksb-c4d)                                          Affordable Housing KSB Core Team: Yan Zhang, Angelica Nunez, Simon Walley, Britt Gwinner, Rodica Tomescu-Olariu | |  | |  |  |  | |