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| |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | | |  | | --- | | **AFFORDABLE HOUSING KSB NEWSLETTER** | | [CLICK HERE TO  JOIN OUR KSB](https://collaboration.worldbank.org/groups/affordable-housing-ksb-c4d)    cid:image011.jpg@01D286B3.31B61450         **HOUSE BUZZ** | | **Quarterly Newsletter |Issue  1                                                                                                                                                       February 2017** | | | | | **HIGHLIGHTS – RECOMMENDED BY PEERS** | | | | |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | | cid:image004.png@01D28633.2B4482D0 |  | cid:image007.jpg@01D28633.2B4482D0 |  |  | cid:image008.jpg@01D28633.2B4482D0 | | **Nigeria: Developing Housing Finance**  The report summarizes the results of a lot of the analytical work carried out by the World Bank Group, bringing together all the diverse elements of analysis which went into preparing the Nigeria Housing Finance project. The report benefited from mining household survey data on housing. [**Read More**](https://openknowledge.worldbank.org/handle/10986/25780) |  | **Informal Housing, Inadequate Property Rights**  This report applies a property rights lens to segment the different types of informal housing in India, to understand the size and the needs of these segments, and to identify potential solutions to meet these needs. Research for the report involved reviewing 40 reports, speaking to 56 experts, conducting around 200 qualitative interviews of informal housing dwellers in 90 settlements...  [**Read More**](http://www.fsg.org/publications/informal-housing-inadequate-property-rights) |  |  | **Policies to promote access to good-quality affordable housing in OECD countries**  This paper develops OECD information on housing policies and the degree to which OECD countries pursue social policy objectives them. Data collected by the OECD shows that most OECD countries provide considerable support to promote access to homeownership. Access to housing and housing quality remain pressing concerns in many OECD countries. [**Read More**](http://www.oecd-ilibrary.org/docserver/download/5jm3p5gl4djd-en.pdf?expires=1486062889&id=id&accname=guest&checksum=9CAC9888BB9DEC84B96D79E66482C1D6) | | | | | **FEATURED NEWS**   * [During the GSURR Townhall with President Jim Yong Kim, the Affordable Housing KSB Team discussed with President Kim and Senior Director Ede Jorge Ijjasz-Vasquez about our KSB’s priorities and scope](https://spark.worldbank.org/docs/DOC-157249) * [Will 2017 be the year of the African Affordable Housing Revolution?](http://afkinsider.com/136579/will-2017-be-the-year-of-the-african-affordable-housing-revolution/) * [Slum transformation: A project to put temporary dwellings on the map](https://www.theguardian.com/global-development-professionals-network/2017/jan/04/how-do-you-upgrade-slums-a-new-system-is-literally-going-house-to-house). * [Tanzania: Drones help communities map flood risk in Dar Es Salaam Slums](http://allafrica.com/stories/201701040411.html) * [Hong Kong and Mumbai have some of the most unaffordable housing](https://www.bloomberg.com/news/articles/2017-01-17/hong-kong-and-mumbai-have-some-of-the-most-unaffordable-housing) * [Nigeria partners with Shelter Afrique to construct 100,000 housing units](https://constructionreviewonline.com/2017/01/nigeria-partners-with-shelter-afrique-to-construct-100000-housing-units/?utm_source=subscribers&utm_campaign=1865fe0755-newsletter&utm_medium=email&utm_term=0_eaf8001ecf-1865fe0755-161584125)   + - * [Qatar Holding invests $250m in Indian affordable housing fund](http://gulfbusiness.com/qatar-holding-invests-250m-in-indian-affordable-housing-fund/)   **UPCOMING EVENTS**   * [OLC Course: Upgrading Urban Informal Settlements (Facilitated),](https://wbg.sabacloud.com/Saba/Web_spf/NA1PRD0002/common/leclassdetail/regdw000000000547145?context=user&learnerId=emplo000000000029515) February 20, 2017 * [OLC Course: Land Readjustment (Facilitated),](https://wbg.sabacloud.com/Saba/Web_spf/NA1PRD0002/common/leclassdetail/regdw000000000539001?context=user&learnerId=emplo000000000029515) March 13, 2017 * [OLC Course: An Introduction to Land Market Assessment in Complex Urban Settings (Facilitated)](https://wbg.sabacloud.com/Saba/Web_spf/NA1PRD0002/common/leclassdetail/regdw000000000556621), March 6 – April 9, 2017 * [Land and Poverty Conference 2017: Responsible Land Governance—Towards an Evidence-Based Approach, March 20-24, 2017](http://www.worldbank.org/en/events/2016/08/22/land-and-poverty-conference-2017-responsible-land-governance-towards-an-evidence-based-approach)   **FEATURED BLOGS**  [Global House Prices: Time to Worry Again?](https://blog-imfdirect.imf.org/2016/12/08/global-house-prices-time-to-worry-again/)   1. The IMF’s Global House Price Index is back to pre-crisis levels. 2. However, the housing boom is not synchronized across countries. A closer look at the IMF’s Global House Price Index shows a three-track recovery (or pattern) across countries.   The era of benign neglect of house price booms is over. Regulators more vigilant today about monitoring house price booms [and using macro-prudential policies to tame them   |  | | --- | |  |   **NETWORTHY ACADEMIC RESEARCH**  [**Sustainability assessment of a slum upgrading intervention in Bangladesh (View details)**](http://www.sciencedirect.com.libproxy-wb.imf.org/science/article/pii/S0264275116300269)  Degert, Isoline; Parikh, Priti; Kabir, Rumana  **Abstract**:  This article presents a holistic methodology for evaluating sustainability and poverty reduction impact of infrastructure projects in developing countries through societal, economics, institutional and environmental dimensions. ASPIRE toolkit uses qualitative evidence which feeds into 96 indicators producing visual outputs. The methodology and toolkit are applied to the evaluation of an infrastructure upgrading project in Korail, Bangladesh.  Cities, July 2016, Vol.56, pp.63-73 [Peer Reviewed Journal]  [**Community-supported slum-upgrading: Innovations from Kibera, Nairobi, Kenya** (View details)](http://primo-pmtna03.hosted.exlibrisgroup.com/primo_library/libweb/action/display.do?fn=display&vid=01TIMF_INST_V1&fn=eshelfEmail&searchByRemote=true&fullDisplay=&doc=TN_sciversesciencedirect_elsevierS0197-3975(16)30433-7&displayLang=en_US&dscnt=0&scp.scps=&displayMode=full&dstmp=1484950152830)  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. 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.  Habitat International, February 2017, Vol.60, pp.1-9  [**An examination of the jobs-housing balance of different categories of workers across 26 metropolitan regions** (View details)](http://primo-pmtna03.hosted.exlibrisgroup.com/primo_library/libweb/action/display.do?fn=display&vid=01TIMF_INST_V1&fn=eshelfEmail&searchByRemote=true&fullDisplay=&doc=TN_gale_ofa471941504&displayLang=en_US&dscnt=0&scp.scps=&displayMode=full&dstmp=1484683243879)  Schleith, Daniel; Widener, Michael; Kim, Changjoo  **Abstract:** This paper examines 26 metro regions in the U.S. that were previously measured in 2002 to see how commuting travel has changed between 1990 and 2003 and from 2003 to 2013. In this manuscript the excess commuting framework, disaggregated across a number of categories of commuters. These disaggregations illuminate interesting trends in the jobs-housing balance and resulting commuting patterns of different kinds of workers across U.S. metro regions.  Journal of Transport Geography, 2016, Vol.57, p.145(16)  [**Have distressed neighborhoods recovered? Evidence from the neighborhood stabilization program** (View details)](http://primo-pmtna03.hosted.exlibrisgroup.com/primo_library/libweb/action/display.do?fn=display&vid=01TIMF_INST_V1&fn=eshelfEmail&searchByRemote=true&fullDisplay=&doc=TN_wos000388912100003&displayLang=en_US&dscnt=0&scp.scps=&displayMode=full&dstmp=1484683243936)  Schuetz, J; Spader, J; Cortes, A  **Abstract:** The federal Neighborhood Stabilization Program (NSP) was established to help mitigate distress in hard-hit areas by funding the rehabilitation or demolition of troubled properties. This paper analyzes housing market changes in areas that received investments during the second round of NSP funding, focusing on seven large urban counties. Analysis of housing market outcomes indicates the recovery has been uneven across counties and neighborhoods.  Journal Of Housing Economics, 2016 Dec, Vol.34, pp.30-48  [**Moving to Opportunity or Isolation? Network Effects of a Randomized Housing Lottery in Urban India** (View details)](http://primo-pmtna03.hosted.exlibrisgroup.com:80/primo_library/libweb/action/display.do?fn=display&vid=01TIMF_INST_V1&fn=eshelfEmail&searchByRemote=true&fullDisplay=&doc=TN_crossref10.1257%2Fapp.20150397&displayLang=en_US&dscnt=0&scp.scps=&displayMode=full&dstmp=1484683243789)  Barnhardt, Sharon ; Field, Erica ; Pande, Rohini  **Abstract:** A housing lottery in an Indian city provided winning slum dwellers the opportunity to move into improved housing on the city's periphery. Fourteen years later, winners report improved housing but no change in tenure security, family income, or human capital. Winners also report increased isolation from family and caste networks and reduced informal insurance. We observe significant program exit: 34 percent of winners never took up subsidized housing and 32 percent eventually exited. Our results suggest negligible long-run economic value of this expensive public program and point to the importance of considering social networks in housing programs for the poor.  American Economic Journal: Applied Economics, 01/2017, Vol.9(1), pp.1-32  [**Household wealth in the euro area: The importance of intergenerational transfers, homeownership and house price dynamics** (View details)](http://primo-pmtna03.hosted.exlibrisgroup.com:80/primo_library/libweb/action/display.do?fn=display&vid=01TIMF_INST_V1&fn=eshelfEmail&searchByRemote=true&fullDisplay=&doc=TN_sciversesciencedirect_elsevierS1051-1377(16)30105-X&displayLang=en_US&dscnt=0&scp.scps=&displayMode=full&dstmp=1484683243618)  Mathä, Thomas Y. ; Porpiglia, Alessandro ; Ziegelmeyer, Michael  **Abstract:** Results from the Eurosystem Household Finance and Consumption Survey reveal substantial variation in household net wealth across euro area countries that await explanation. This paper focuses on three main factors: (i) homeownership, (ii) housing value appreciation and (iii) intergenerational transfers. We show that these three factors, in addition to the common household and demographic factors, are relevant for the net wealth accumulation process in all euro area countries, and that, using various decomposition techniques, differences in homeownership rates and house price dynamics are important for explaining wealth differences across euro area countries.  Journal of Housing Economics, March 2017, Vol.35, pp.1-12  [**Shelter from the storm: Upgrading housing infrastructure in Latin American slums** (View details)](http://primo-pmtna03.hosted.exlibrisgroup.com/primo_library/libweb/action/display.do?fn=display&vid=01TIMF_INST_V1&fn=eshelfEmail&searchByRemote=true&fullDisplay=&doc=TN_scopus2-s2.0-85007039893&displayLang=en_US&dscnt=0&scp.scps=&displayMode=full&dstmp=1484950152882)  Galiani, S. ; Gertler, P.J. ; Undurraga, R. ; Cooper, R. ; Martínez, S. ; Ross, A.  **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. 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.  Journal of Urban Economics, 2016  [**Changes in Health Following Housing Improvement in a Vulnerable Population in Spain** (View details)](http://primo-pmtna03.hosted.exlibrisgroup.com/primo_library/libweb/action/display.do?fn=display&vid=01TIMF_INST_V1&fn=eshelfEmail&searchByRemote=true&fullDisplay=&doc=TN_sagej10.1177_0020731416676228&displayLang=en_US&dscnt=0&scp.scps=&displayMode=full&dstmp=1484683243217)  Novoa, Ana M; Amat, Jordi; Malmusi, Davide; Díaz, Fernando; Darnell, Mercè; Trilla, Carme; Bosch, Jordi; Borrell, Carme  **Abstract:** The objective of this study is to compare changes in health among a sample of families living in substandard dwellings or with housing affordability problems assisted by Caritas Diocesana de Barcelona, according to the improvement of their socioeconomic and housing situation during the study period. The study shows that health gains can derive from improvements in housing conditions, especially those related to housing affordability.  International Journal of Health Services, 2017, Vol.47(1), pp.83-107 | **NEWS FROM ACROSS MDB’S**  [Colombia - First Programmatic Territorial Development Policy Financing (DPF)](http://www.worldbank.org/en/news/loans-credits/2016/12/08/colombia-first-programmatic-territorial-development-policy-financing-dpf)  Approval Date: December 8, 2016  **Project Description:** This Development Policy Financing (DPF) supports the efforts of the Colombian Government in two main areas: strengthening institutions for land management and territorial planning; and improving subnational financial management and investment prioritization.  [AfDB approves 570 million rand loan to finance affordable housing in South Africa](https://www.afdb.org/en/news-and-events/article/afdb-approves-570-million-rand-loan-to-finance-affordable-housing-in-south-africa-16210/)  Approval Date: December 10, 2016  **Project Description:** The Senior Loan of ZAR 570 million to South Africa’s Housing Investment Partners Trust 2 -HIP2) will help finance affordable housing programmes in the country. The loan will help improve access to long-term affordable housing finance to South Africa’s lower-middle income earners currently with limited opportunities to access affordable mortgages.  [Paraguay to finance construction and access to housing with IDB support](http://www.iadb.org/en/news/news-releases/2016-12-07/financing-and-housing-construction,11683.html)  Approval Date: December 7, 2016  **Project Description:** The project's     specific goals are to boost access to housing for families that earn up to seven times the minimum wage by providing loans and increase the supply of housing through financing to real estate developers.  **SOCIAL MEDIA**  **ELSAM Indonesia (**[**@elsamnews**](https://twitter.com/elsamnews?refsrc=email&s=11)**)**  The World Bank - Asian Infrastructure Investment Bank's Indonesia National "Slum Upgrading" Project:... [bit.ly/2fMFTpS](https://t.co/TvHGZzHsFJ)  [Affordable Housing Institute & SEWA Grih Rin](https://www.youtube.com/watch?v=OzAm14i5Cn4&t=316s)  The Affordable Housing Institute and SEWA Grih Rin are working to expand access to housing and capital for women and families in India.  **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/)   **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) | | | [**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  [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 | |  | |  |  |  | |