



HOUSING NOTES

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FROM THE PRESIDENT

This issue is scheduled to coincide with the ISA World Congress which will take place July 23-29 in Durban, South Africa. In the last issue, I announced my decision to resign as president of RC43. It has been a pleasure and a privilege to serve our committee during more than a decade of exciting activities, but the moment has come for me to step aside and let someone else move into this role to lead our committee into the future with new initiatives. I am happy to announce that Dennis Keating has accepted a nomination to take over as president. Under his leadership, RC43 can look forward to a bright future.

Dennis is a Levin College Distinguished Professor. He is Chair of the Department of Urban Studies, Director of the Office of Student Services, Director of the MS Urban Studies, and Associate Dean. He teaches courses on housing, neighborhood development, urban planning, and land use law. He has published widely in these fields. Dennis was co-editor of a special issue of the Journal of Urban Affairs in Spring, 2004 and co-author of a history of the planning and development of Cleveland's lakefront, published in 2005. He co-authored a chapter in *A Right to Housing* (Temple University Press, 2006). He is currently researching diverse suburban communities, the First Suburbs Consortium of Cuyahoga County, the longterm impact of community development corporations on urban neighborhoods, and housing policy in Glasgow, Scotland. In Fall, 2003, Dennis was a Visiting Fellow at the Department of Urban Studies, University of Glasgow.

Unfortunately, the costs of travel and lodging in Durban will prevent many RC43 members from attending the Congress. As a result, it will not be possible to hold a Business Meeting. Executive Council members will instead rely on email communication beforehand and David Hulchanski who has joined Wim Blauw and Flavio de Souza as a program coordinator, will provide information for new members and gather advice on issues that the council and attending members will identify. Rests me to express thanks for the support that so many members have provided over the years to make possible conferences and working relationships that have contributed greatly to the development of international and comparative work on housing. Although I will have limited opportunity to contribute to our committee's activities in the years to come, I will follow its initiatives closely and look forward to seeing them thrive.

Willem van Vliet--

ANNOUNCEMENT

The RC_43 listserv is rc43@googlegroups.com. You may post messages to this address if they relate to RC43 interests.

To subscribe to the listserv, send an email to RC43-subscribe@googlegroups.com. (Leave the subject line and the body of the email blank.)

If you choose to unsubscribe to the group, just send an email to RC43-unsubscribe@googlegroups.com. (No need to write anything in the subject line or the body of the email.)

CONFERENCES SPONSORED BY RC43

XVI ISA World Congress of Sociology
Durban, South Africa, 23-29 July 2006
The Quality of Social Existence in a Globalising World.



A number of special sessions that raise continental issues of global concern are being finalized by the Program Committee which is preparing the semi-plenary morning sessions that will be of interest to the Association's members, Research Committees, Working and Thematic Groups and National Associations.

Durban provides the international social science community with an opportunity to encounter a society in transition, in a context that is highly cognizant of the importance of social science in reconstruction and development. With its superb facilities and infrastructure, Durban has a proven track record of hosting international events and conferences.

Research Committee on Housing and the Built Environment RC43

Program Coordinators:

Flavio A M de Souza

Universidade Federal de Alagoas

Campus A C Simões
Macció – AL 57072-970
Brazil
Tel: +55-82-2141284
Fax: +55-82-2141700
fdesouza@ctec.ufal.br

Wim Blauw

Erasmus University
Faculty of Social Sciences,
P.O. Box 1738
3000 DR Rotterdam
Netherlands
Tel: +31-10-4082518
Fax: +31-10-
wim.blauw@planet.nl

David Hulchanski

Centre for Urban and Community
Studies, University of Toronto
455 Spadina Avenue Suite 400
Toronto, Ontario M5S 2G8
Canada
Tel: 416-978-4093
Fax: 416-978-7162
David.hulchanski@utoronto.ca

General theme:

Housing in a globalizing world: how far can we go?

Contributions are invited for the following sessions:

1. Housing policy and practice in a globalizing world
2. Housing processes and the urban form: social integration or social exclusion?
3. Multilateral agencies and the diffusion of policy innovation in the urban housing sector
4. Housing policies and metropolitan governance
5. Housing and poverty issues in developed economies
6. Housing the poor revisited: from welfare to markets
7. The transformation of housing policies in transitional economies
8. The future of social housing in developing countries
9. Business meeting

OTHER EVENTS

7-10 June 2006, Weimar, Germany

ERES 13th Annual Conference

Organized by European Real Estate Society
www.eres.2006.org

17-20 June 2006, Vancouver, Canada

World Planners Congress

Organized by Canadian Institute of Planners
<http://www.wpc2006.com/>

19-23 June 2006, Vancouver, Canada

UN-HABITAT's World Urban Forum III

Organized by UN-HABITAT

www.unhabitat.org

26-28 June 2006, Athens, Greece.

International Symposium on Real Estate.

Organized by the Business Research Unit of the Athens Institute for Education and Research.

Contact atiner@atiner.gr

2-5 July 2006, Ljubljana, Slovenia

ENHR Conference 2006: Housing in an expanding Europe: theory, policy,

implementation and participation

Organized by the Urban Planning Institute, Republic of Slovenia
<http://enhr2006-ljubljana.uirs.si>

3-5 July 2006, Eindhoven, The Netherlands

Adaptables 2006:

Organized by TU/e Eindhoven University of Technology, Department of Architecture, Building and Planning
www.adaptables2006.nl

6-8 July, 2006, Amsterdam, the Netherlands

International Conference on Urban Conditions and Life Chances

Hosted by the Amsterdam Institute for Metropolitan and International Development Studies

<http://www.fmg.uva.nl/amidst/conference.cfm>

11-16 July, 2006, Mexico City, Mexico

2006 World Planning Schools Congress

Conference Theme: *Diversity and Multiplicity: A New Agenda for the World Planning Community*

<http://wpsc-06.unam.mx/>

10-13 September, 2006, Geneva, Switzerland

IFHP 50th World Congress: Urban Life, Boundaries and Transformations

Hosted by IFHP

<http://www.urbanism.tudelft.nl/live/pagina.jsp?id=4fe56df9-72ba-40a3-8a65-975b1003cd52&lang=en>

13 September, 2006, Brussels, Belgium

Colloquiums on "The Future of Social Housing in Europe"

Organized by The European Social Housing Observatory
<http://www.cecodhas.org/>

18-19 September, 2006, Penang, Malaysia

International Conference on Sustainable Housing

Organized by School of Housing, Building and Planning, University Sains Malaysia.

<http://www.hbp.usm.my/icsh/>

20-23 September 2006, Naples, Italy

XXXIV IAHS World Housing Congress

Co-hosted by the Department of Building Engineering DINE - University of Naples and the Department of Civil and Environmental Engineering - University of Trento

Contact: lpe@ing.unitn.it

2-4 October 2006, Birmingham, UK
World Conference on Excellence in the Built Environment
Hosted by the West Midlands Centre for Constructing
Excellence
www.acceleratingexcellence.com

25-28 October 2006, Amsterdam, the Netherlands
**5th Annual International Conference on Urban Health:
Population mobility and its effect on urban health**
Hosted by the International Society for Urban Health (ISUH)
<http://www.isuh.org/>

NEWS

World Urban Forum III recently held in Vancouver, Canada

The Third Session of the World Urban Forum was held in Vancouver, Canada, from 19 to 23 June 2006. A total of 11,418 people registered for the Forum, including 9,689 participants and 1,847 support staff and volunteers.

The theme of the Third Session of World Urban Forum was 'Our Future: Sustainable Cities Turning Ideas into Action'. Six dialogues on the three sub-themes of 'Social Inclusion and Cohesion', 'Partnership and Finance', and 'Urban Growth and the Environment' were held. In addition, 13 roundtables brought Habitat Agenda partner in peer group sessions to share experiences and views on the Forum theme. Over 160 networking events, training events were also held.

It was promising that participants, in such large numbers and from all walks of society, began to converge towards an outline for the way forward:

- They agreed on the need for all urban players - citizens, local governments, state and provincial governments, national governments, the private sector and civil society organizations to work harder to solve urban problems and challenges. There was widespread agreement that they all must do their part, rather than simply transfer responsibility to others.
- They agreed that risk-taking and the pursuit of innovation must characterize municipal leadership if cities are to achieve sustainable development. Vancouver's example in taking the lead in such areas as air and water quality, public transit and planning was mentioned often in this context.
- They agreed that appropriate engagements, partnerships and relationships need to be built in an inclusive manner to better understand challenges and develop practical solutions. Participants from many parts of the world presented examples that can serve as guideposts for these strategies.
- They agreed on the importance of transparency and accountability. Citizens need to be informed of challenges and steps taken by governments to address them. Transparency goes hand-in-hand with accountability, which speeds up the process of enhancing actions that work and curtailing those that do not work.

A complete report of this event can be accessed from the following URL:

http://www.wuf3-fum3.ca/pdf_other/un_report_en.pdf

Planning the Slum Upgrading Facility Pilot Program in Indonesia

Ashok Das

The Slum Upgrading Facility (SUF) is a new global facility located at the headquarters of the United Nations Habitat (UN-Habitat) in Nairobi, Kenya. The SUF has been established to buttress the efforts toward attaining the Millennium Development Goal of significantly improving the lives of at least 100 million slum dwellers by the year 2020 (MDG 7, target 11). The 2005 World Summit Outcome Document (GA 60/1 Paragraph 56M) mandates the role of the SUF by "[...] recognizing the urgent need for the provision of increased resources for affordable housing and housing-related infrastructure, prioritizing slum prevention and slum upgrading, and to encourage support for the United Nations Habitat and Human Settlements Foundation and its Slum Upgrading Facility."

The SUF seeks to attract domestic capital by facilitating links among local actors to mobilize commercial finance by creatively packaging the financial, technical, and political elements of infrastructure upgrading and affordable housing for low-income groups. The key emphasis is on effectively packaging projects to make them bankable. The SUF views a spectrum of urban actors – municipal agencies, community based organizations (CBOs), non-governmental organizations (NGOs), central government institutions, property developers, service providers, utility companies, various financial institutions, and, of course, the slum dwellers – as clients. Slum dwellers will play a central role in planning and designing the SUF guided upgrading projects. The SUF premises that slum dwellers often have the wherewithal to pay for new/improved housing themselves, if they can gain access to formal finance. Finance then becomes a matter of coordinating the expectations of residents with facilities made available by municipalities, and the containment of risk as perceived by financing institutions – banks, capital markets, etc. SUF expects to enable such projects come to the market successfully.

The active participation of various financial institutions drawn from the public, private, and nonprofit sectors, such as institutional investors, commercial banks, housing finance institutions, and micro-finance institutions, is regarded as critical to successfully meet the SUF objectives. The SUF has identified Ghana, Indonesia, Sri Lanka, and Tanzania as the pilot program countries, and another six countries – Bangladesh, Cambodia, Kenya, Senegal, Uganda, and Zambia – have been designated as priority countries.

A two-day national seminar and workshop, which was called, Programme Synergy towards Sustainable Urban Housing and Infrastructure, was organized at the Hotel Atlet Century Park in Jakarta on March 7-8, 2006, to brainstorm strategies for the proposed SUF pilot program in Indonesia by identifying and discussing various challenges and potentials. Besides the UN-Habitat's SUF country team for Indonesia led by Mr. Dodo Juliman, and a team from SUF headquarters in Nairobi led by Mr. Michael Mutter, UN-Habitat's Senior Upgrading Advisor, the seminar was well attended by officials from various levels of

the national, provincial, and local governments, representatives from public and private financial institutions, private sector housing developers, NGO leaders and workers, planning academics, and journalists. Mr. Iskandar Saleh, the State Minister of Public Housing, delivered the keynote speech. The conference consisted of eight main sessions with invited speakers, with questions from the floor following each of the sessions.

The first session of the seminar discussed national level policies in Indonesia aimed at urban poverty alleviation, and housing and infrastructure provision for low-income groups. Officials from three national ministries – People’s Welfare; Economy; and Public Housing – comprised the invited speakers in this session. Problems related to collection and coordination/integration of data were identified. The need for policies to recognize a new ‘social contract’ to empower the urban poor to participate effectively as stakeholders, based on the *Tridaya* – social, economic, and physical environments – principle was emphasized. Other important issues identified during this session involved de-regulation and re-regulation in the land and financial sectors, especially revamping regulations governing banks and their lending for land development.

The second session revolved around aligning existing low-income urban housing and slum upgrading initiatives at the municipal level with SUF initiatives. Invited speakers in this session included the Deputy Governor of DKI (Special Capital Region) Jakarta; the Mayor of Yogyakarta; and a senior staff member of Surabaya’s City Development and Planning Agency (BAPPEKO). Jakarta, Yogyakarta, and Surabaya are the three cities that have been identified as possible sites to implement the SUF pilot projects in Indonesia. The session highlighted the need to clearly distinguish the roles of the national, provincial, and city governments; to make local housing development processes more democratic; to integrate housing development with poverty alleviation and capacity building measures; and to devise ways to clarify and extend legal rights to squatters to reduce social conflicts.

The third session explored ways to expand private sector financial inputs for the SUF program. The invited speakers at this session represented the Bank Rakyat Indonesia (BRI) – Indonesia’s largest micro-credit institution, large private developers, and Real Estate Indonesia (REI) – the association of Indonesian real estate developers. The yawning gap between urban housing demand and supply became evident. Rapid urban population growth, overlapping and conflicting claims to land, lack of serviced sites, and limited financing alternatives were identified as some of the key impediments to housing supply for the urban poor. It was noted that public housing serves only 30 percent of Indonesia’s urban poor, and most micro-credit lending is available solely for economic development activities. From the private developer’s perspective, lack of incentives for large developers to engage in low-income housing, extremely complicated and protracted processes (which cause escalation of costs) of obtaining permits and clearances for land assembly, and poor asset management of lands owned by the government were identified as areas that need attention.

Other sessions focused on opportunities for generating meaningful cooperation among the public, private, and NGO sectors, as well as with international donors such as UN-Habitat;

ways for cooperation and synergy among various urban development programs; analyses and critiques of case studies from the three likely pilot cities; presentation and discussion of ideas put forth by housing, planning, and finance experts; and how to forge ahead by synthesizing the ideas generated at the sessions.

It was apparent from the ideas, opinions, and questions presented at the seminar that different interest groups view key challenges and potentials differently. The UN-Habitat, represented by the SUF team from Nairobi, strongly believes that strong political will can overcome the other issues and challenges, including increasing access to formal finance for low-income housing and slum upgrading. Once political will is established, devious politics that adversely influence land availability and assembly can be controlled. Government officials representing national level agencies and ministries tend to agree with political will being a powerful determinant, and also expressed confidence in the ability of the current administration to exhibit genuine political will. However, they appeared less optimistic about political will emanating from all politicians and political groups across the country. Similarly, the financial institutions expressed their willingness and ability to revisit their lending requirements and priorities if there were political will, guidance, and assurance.

Local government representatives seemed more skeptical than their national level counterparts because they feel that decentralization changes have, generally, left local governments with overlapping jurisdictions, strapped for capacity and resources, and to grapple with cumbersome processes and regulations of land assembly. This apprehension was more evident in the questions asked by lower-ranking local government officials who felt that existing procedures of planning and administration made SUF objectives less realistic. The private sector regards the simplification of land assembly regulations as the first step, albeit a daunting one, to expedite the supply response to growing demand. It feels the need for creative incentives as equally important for the private sector to enter the low-income land market. Lastly, the NGO representatives, conscious of the weak space occupied by NGOs in the Indonesian housing sector, appeared least impressed by the emphasis on financing as the primary enabling tool. To them the denial of legal identification (citizenship) and land rights to a large section of the urban poor still remains the basic challenge for empowerment and upgrading, especially given a long history of distrust of state initiatives by the poorest of Indonesia’s urban population.

Political will and access to capital markets are undeniably crucial ingredients in the suggested recipe for success of the SUF program. Nevertheless, the other underlying issues explicated by the seminar participants will also have to be adequately managed and incorporated into Indonesia’s SUF strategy for it to be effective. After all, the execution of the SUF projects will involve every interest group represented by the seminar participants.

Ashok Das is a PhD candidate in the Department of Urban Planning, UCLA, and was an invited participant at the SUF National Seminar and Workshop held in Jakarta.

NEW BOOKS

Where Are Poor People to Live? Transforming Public Housing Communities. Edited by Larry Bennett; Janet L. Smith; Patricia Wright, Armonk, NY: M.E. Sharpe Inc., March 2006, 344 pages, US\$79.95 (hardbound), US\$34.95 (paperback).

This groundbreaking book shows how major shifts in federal policy are spurring local public housing authorities to demolish their high-rise, low-income developments and replace them with affordable low-rise, mixed income communities. It focuses on Chicago and that city's affordable housing crisis, but it provides analytical frameworks that can be applied to developments in every American city.

Where Are Poor People to Live? provides valuable new empirical information on public housing, framed by a critical perspective that shows how shifts in national policy have devolved the U.S. welfare state to local government while promoting market-based action as the preferred mode of public policy execution. The editors and chapter authors share a concern that proponents of public housing restructuring give little attention to the social, political, and economic risks involved in the current campaign to remake public housing. At the same time, the book examines the public housing redevelopment process in Chicago with an eye to identifying opportunities for redeveloping projects and building new communities across America that will be truly hospitable to those most in need of assisted housing. While the focus is on affordable housing, the issues addressed here cut across the broad policy areas of housing and community development, and will impact the entire field of urban politics and planning.

NEW RESEARCH

Two new reports examine the growing affordable housing shortage for lower-income families in the US, particularly "extremely low-income" (ELI) earning less than 30% of the Area Median Income (generally at or below the poverty level in most cities):

The Rental Housing Affordability Gap: Comparison of 2001 and 2003 American Housing Surveys (March 2006). A report by Danilo Pelletiere published by National Low-Income Housing Coalition.

Affordable Housing Conditions and Outlook in Chicago: An Early Warning for Intervention (March 2006). A report by Nathalie P. Voorhees published by Center for Neighborhood and Community Improvement, University of Illinois at Chicago.

The Rental Housing Affordability Gap: Comparison of 2001 and 2003 American Housing Surveys finds that not only do we have a shortage of affordable housing for ELI families in the US when supply and demand is compared, this shortage is even worse when we consider what is actually available to renters in this income level. Both studies find higher income people are filling

up units that are below their affordable threshold levels (30% of income), which means there are fewer affordable units available to lower-income families.

This same conclusion is reached in *Affordable Housing Conditions and Outlook in Chicago: An Early Warning for Intervention*, which offers a spatial analysis of housing conditions to help advocates, funders and policy makers develop specific strategies to preserve as well as produce affordable housing in Chicago's neighborhoods. This is especially crucial since Chicago could potentially lose about 24,000 units of Section 8 (project-based) rental units in next five years.

Both reports illustrate the importance of understanding shortage in relation to available supply – not just the total supply in a community – of affordable housing. This helps to explain why more affordable housing often needs to be developed and, perhaps more importantly, makes a compelling argument to expand and not contract the budget for rental subsidies like the Housing Choice Voucher (Section 8), which is the current plan based on budget proposals.

Do We Know More Now? Trends in Public Knowledge, Support and Use of Fair Housing Law (February, 2006). A report published by Center of Policy Development and Research, U.S. Department of Housing and Urban Development.

The federal Fair Housing Act defines basic obligations, protections, and enforcement provisions pertaining to housing discrimination in the United States. Although enacted in 1968, it was not until 2001 that we learned the extent of the general public's awareness of, and support for, this law and the degree to which persons believing they were victims of housing discrimination sought to take advantage of its enforcement provisions. This report, "*Do We Know More Now? Trends in Public Knowledge, Support and Use of Fair Housing Law*," documents what we have learned since that time.

The baseline study, "How Much Do We Know?" (<http://www.huduser.org/publications/fairhsg/hmwk.html>) revealed that majorities of the adult public were knowledgeable about and approved of most aspects of the law, although the size of the majorities varied. It was discovered that only a small fraction of those believing they had experienced housing discrimination had taken any action in response.

This new follow-up study explores changes that occurred in the public's awareness, support, and knowledge of fair housing laws between 2001 and 2005. The study also explores the extent people know about addressing perceived discrimination and why so few people who perceive they have been discriminated against do anything about it.

The report is available online and can be downloaded at <http://www.huduser.org/publications/hsgfin/FairHsgSurvey.html>.

OBITUARY

Jane Jacobs, an author and community activist of singular influence whose classic "The Death and Life of Great American Cities" transformed ideas about urban planning, died on April 25. Jacobs, a longtime resident of Toronto, was 89.

A native of Scranton, Pa., Jacobs lived for many years in New York before moving to Toronto in the late 1960s. Jacobs, who based her findings on deep, eclectic reading and firsthand observation, challenged assumptions she believed damaged modern cities -- that neighborhoods should be isolated from each other, that an empty street was safer than a crowded one, that the car represented progress over the pedestrian.

Her priorities were for integrated, manageable communities, for diversity of people, transportation, architecture and commerce. She also believed that economies need to be self-sustaining and self-renewing, relying on local initiative instead of centralized bureaucracies.

"Death and Life," published in 1961, evolved from opposing the standards of the time to becoming a standard itself. It was taught in urban studies classes throughout North America and sold more than half a million copies. City planners in New York and Toronto were among those who cited its importance and her book became an essential text for "New Urban" communities such as Hercules, California, and Civano, Arizona. Jacobs thought cities suffered from an anti-city bias among planners, the romanticization of a more rural way of life. Because of this, she wrote, vital communities were being torn down simply because they were "crowded," other neighborhoods were fatally isolated and parks were being constructed without regard to their surrounding environment.

Jacobs also received a number of prizes, including a lifetime achievement award in 2000 from the National Building Foundation in Washington, D.C.

In later works, she examined the ideas outlined in "Death and Life" from other perspectives: "Cities and the Wealth of Nations," the economy; "Systems of Survival," morals; "The Nature of Economies," science and ecology. Her final book was "Dark Age Ahead" in 2004.

Jacobs is survived by three children, James, Edward and Mary.

Source: USA Today 4/25/2006
http://www.usatoday.com/life/people/2006-04-25-jacobs-obit_x.htm

RECENT PUBLICATIONS

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**International Sociological Association
Research Committee on
Housing and the Built Environment**

Editor:

Anirban Pal
University of Colorado, Campus Box 314
College of Architecture and Planning
Boulder, Colorado - 80309 U.S.A
Phone: 360-516-2053
Fax: 303-492-6163
Email: pal.anirban@gmail.com

Contributing Editor:

Vinit Mukhija, vmukhija@hotmail.com

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