



The Housing Rights Index

A Policy Formulation Support Tool

The Housing Rights Index: A Policy Formulation Support Tool
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THE HOUSING RIGHTS INDEX

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ACKNOWLEDGMENTS

The Housing Rights Index is developed to support training and capacity building activities and is intended for the use of policy makers and urban practitioners to be able to analyse the realisation of the right to adequate housing adequacy in their city. This guide is accompanied by an excel workbook that helps the user to assess the achievement of the seven dimensions of housing adequacy in their city in a dynamic and visual manner. This tool enables users to understand and think holistically about the realization of the right to adequate housing and associate its different dimensions with urban and housing policies. The HRI requires participants to complete sets of questionnaires- promoting detailed analysis of scarcity of adequate housing- and the scoring of the user's policy analysis is visualised through radar/ diamond charts.

The HRI was tested for the first time at a Housing Practitioners Lab organized within the framework of the training course *'Innovative Approaches to Deliver Affordable Housing Options in Asia'* which took place from 19-29 November 2018, organized by UN-Habitat in partnership with the International Urban Training Centre (IUTC) in Korea. Nearly 30 participants attended the training, including mayors, deputy mayors and senior officials from Asian national bodies and cities. The tool succeeded in identifying shortcomings and enabling participants to discuss and design transformational policies, programmes and strategies that promote supply of adequate housing options.

The final draft of the HRI was shared with experts from UN-Habitat and partners, peer-reviewed by: Tessy Aura, Human Rights Officer, UN-Habitat Programme Division; Cihan Baysal, Housing Rights Researcher and Advocate, Istanbul Urban Defence Initiative; Ricardo Correa, Executive Coordinator, the Bento Rubião Foundation; Maartje van Eerd, Assistant Professor Housing and Social Development, Institute for Housing and Urban Development Studies (IHS) of Erasmus University Rotterdam; Bahram Ghazi, Human Rights Officer, Development and Economic and Social Issues Branch (OHCHR); Helen Macgregor, Programme Leader, Development Action Group, Cape Town; Kirtee Shah, Chairman and Chief Architect, KSA Design Planning Services, Ahmedabad.

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CONTENTS

ACKNOWLEDGMENTS	ii
INTRODUCTION	1
ADEQUATE HOUSING	3
Background	3
Dimensions of Adequacy	3
Security of tenure	4
Availability of Services, Materials, Facilities and Infrastructure	4
Affordability	5
Habitability	5
Accessibility	5
Location	5
Cultural Adequacy	5
THE HOUSING RIGHTS INDEX	6
What is the housing rights index?	6
The Structure, Operation and Scoring of the Housing Index	7
THE QUESTIONNAIRES	9
Security of Tenure	9
Availability of Services, Materials, Facilities and Infrastructures	10
Affordability	11
Habitability	12
Accessibility	13
Location	14
Cultural Adequacy	15
THE HOUSING RIGHTS DIAMOND	16
Scores and their Implications	16
100% score – The ideal scenario: full realization of the right to adequate housing	16
70-80% - Progressive performance in the realisation of the right to adequate housing	17
50-60%- Moderate performance in the realisation of the right to adequate housing	17
Below 50%- Weak performance in the realisation of the right to adequate housing	18

Locating Weak Dimensions	19
Deficiency in security of tenure	19
Deficiency in availability of services	20
Deficiency in affordability	21
Deficiency in habitability	22
Deficiency in accessibility	22
Deficiency in location	23
Deficiency in cultural adequacy	24
Bibliography	25

INTRODUCTION

The Housing Rights Index (HRI) is a decision-support tool developed specifically for the use of housing practitioners and policy makers who are involved in the Housing Practitioners Labs and tailor-made training developed and conducted by UN-Habitat. It is based on the right to adequate housing¹ as enshrined in international human rights instruments² and included in the Habitat Agenda (1996)³ and the New Urban Agenda (2016)⁴. It is understood as the right of every individual and community to gain and sustain a safe and secure home in which to live in peace and dignity.



FIGURE 1 Human Rights Instruments Codifying the Right to Adequate Housing ⁵

¹ OHCHR/UN-Habitat (2008). Fact Sheet on the Right to Adequate Housing. Available at: https://www.ohchr.org/Documents/Publications/FS21_rev_1_Housing_en.pdf; UN General Comments No. 4 (1991) on the right to adequate housing and No. 7 (1997) on forced evictions.

² ICESCR (1966), The right to adequate housing: forced evictions. *'The right of everyone to an adequate standard of living for himself and his family, including adequate food, clothing and housing, and to the continuous improvement of living conditions'* (ICESCR 1966, art 11.1)

³ UN (1996), Habitat Agenda, 2nd UN Conference on Human Settlements, Habitat II.

⁴ UN (2016), New Urban Agenda, 3rd UN Conference on Housing and Urban Development, Habitat III.

⁵ UN Habitat (2017), Human Rights in Cities Handbook Series Volume 1. Available at: https://www.ohchr.org/Documents/Issues/Housing/InformalSettlements/UNHABITAT_HumanRights-BasedApproch.pdf. Image taken from pg.10

The tool has both pedagogic and policy development roles. On the one hand, the deployment of the index will enhance the user's understanding of the practical meaning of adequate housing rights and enable a better understanding of the policy and practical implications of the seven elements of adequacy that defines the right to adequate housing. On the other hand, the tool supports the user's assessment of the housing sector with a specific look at the extent to which adequate housing rights are recognized, respected, realized and protected in his/her city.

Indeed, the present and former Special Rapporteurs, and numerous treaty bodies, have stressed on the importance of needing reliable and clear data and indicators to assess the progress made by different regions towards the realisation of the right to adequate housing⁶. The HRI responds precisely to this call. By default, while employing the tool in the analysis of the housing policy achievements in his/her city or country, users will be able to unveil which of the elements of the housing rights are poorly or adequately realized.

The visualization and scoring of the user's policy analysis will reveal an index which will support the design of future policy interventions to improve the realization of housing rights in his/her city or country, addressing the identified shortcomings and strengthening existing positive results. It goes without saying that both the analysis and scoring are in principle based on qualitative analysis, but the more in-depth analysis, documentation and literature researched are reviewed to sustain the use of the HRI and the scoring of the seven dimensions of adequacy, the more accurately the outcome will reveal the real challenges in housing policy and practice in a given city or country. This will inform debate, help to raise questions and support the design of policies and strategies to mitigate and/or change the situation.

⁶ SR (2017) Report of the 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. Available at: http://digitallibrary.un.org/record/636996/files/A_63_275-EN.pdf?version=1 , pg. 8.

ADEQUATE HOUSING

Background

Adequate housing was first recognized as part of the right to an adequate standard of living in the 1948 Universal Declaration of Human Rights (art 25.1)⁷. Other international human rights treaties have since recognized or referred to the right to adequate housing or some elements of it, such as the protection of one's home and privacy.

However, despite the central place of this right within the global legal system, well over a billion people are not adequately housed. Millions around the world live in life or health threatening conditions, in overcrowded slums and informal settlements, or in other conditions which do not satisfy their human rights or dignity. Further millions are forcibly evicted, or threatened with forced eviction, from their homes every year⁸. The lack of affordable housing options is a global issue that leads to the multiplications of slums, negative subletting practices and spatial segregation. Consequently, this generates housing market distortions, worsens the quality of public spaces and neighbourhoods and deteriorates living conditions of the population⁹. The Global Sample of 200 Cities gives us an unequivocal evidence of this global housing affordability crisis¹⁰.

In other words, although the idea of adequate housing is fully codified by certain international institutions, it has not yet been widely disseminated and the human rights dimension of housing especially remains confined to specialized circles and reports. Information is not easily accessible and understandable for a larger audience, especially those standing to lose the most¹¹. Therefore, more efforts should be undertaken to disseminate to the different actors involved in housing and territorial planning the adequacy-based approach to housing.

Dimensions of Adequacy

There are 7 elements of adequacy that define the right to adequate housing. These are important dimensions, particularly because it links housing adequacy directly to fundamental issues at city or national level such as basic infrastructure, location, accessibility, and so on.

⁷ UN (1948), Universal Declaration of Human Rights. Available at: https://www.ohchr.org/EN/UDHR/Documents/UDHR_Translations/eng.pdf

⁸ SR (2017) Report of the 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. Available at: http://digitallibrary.un.org/record/636996/files/A_63_275-EN.pdf?version=1

⁹ Acioly (2018), 'Why the Provision of Affordable Housing is Necessary for the Realization of Human Rights in Cities in the 21st Century'. Available at: <https://newcities.org/the-big-picture-why-the-provision-of-affordable-housing-is-necessary-for-the-realization-of-human-rights-in-cities-in-the-21st-century/#f1>

¹⁰ UN-Habitat (2016a), The Fundamentals of Urbanization. Evidence-base for policy making. Available at: <https://unhabitat.org/books/the-fundamentals-of-urbanization-evidence-base-for-policy-making/>

¹¹ Urban Jonsson (2004), A Human Rights-Based Approach to Programming (HRBAP). Available at: https://www.unicef.org/rightsresults/files/HRBDP_Urban_Jonsson_April_2003.pdf, pg. 55-56.



FIGURE 2 The 7 Elements of Adequacy

The United Nations Committee on Economic, Social and Cultural Rights has underlined that the right to adequate housing should not be interpreted narrowly. Rather, it should be seen as the right to live somewhere in security, peace and dignity. For housing to be adequate, it must, at minimum, meet the following criteria, as outlined in the Fact Sheet on the Right to Adequate Housing¹²

Security of tenure

Housing is not adequate if its occupants do not have a degree of tenure security which guarantees legal protection against forced evictions, harassment and other threats. Although this protection undoubtedly includes effective individual land property title, it does not mean that property laws alone can provide adequate legal protection.

Availability of Services, Materials, Facilities and Infrastructure

Housing is not adequate if occupants do not have safe drinking water, adequate sanitation, energy for cooking, heating, lighting, food storage or refuse disposal.

¹² OHCHR/UN-Habitat (2008). Fact Sheet No.21, on the Right to Adequate Housing. Available at: https://www.ohchr.org/Documents/Publications/FS21_rev_1_Housing_en.pdf

Affordability

Housing is not adequate if its cost threatens or compromises the occupants' enjoyment of other human rights.

Habitability

Housing is not adequate if it does not guarantee physical safety or provide adequate space, as well as protection, against the cold, damp, heat, rain, wind, other threats to health and structural hazards. Temporary shelter and overcrowding for example jeopardizes the realization of adequate housing.

Accessibility

Housing is not adequate if the specific needs of disadvantaged and marginalized groups are not taken into account.

Location

Housing is not adequate if it is cut off from employment opportunities, health-care services, schools, childcare centres and other social facilities, or if it is located in polluted or dangerous areas.

Cultural Adequacy

Housing is not adequate if it does not respect and take into account the expression of cultural identity, diversity and way of life. Occupants should be able to maintain the integrity of their cultural and social patterns, including through the preservation of cultural landmarks and institutions.

THE HOUSING RIGHTS INDEX



FIGURE 2 The housing rights index

What is the housing rights index?

The Housing Rights Index can be understood as a qualitative tool designed to help housing practitioners identify the status of housing adequacy in different localities. The index enables ‘right to adequate housing’ as a concept to be translated into quantifiable and measurable indicators which would provide for a more detailed and comprehensive view of the status of housing. The index requires completion of a questionnaire comprised of a set of questions per dimension of adequacy mentioned above. These dimensions provide an ideal set of indicators in developing a uniform methodology that allows detailed analysis of housing rights conditions.

It should be noted that the results from the index do not reflect the most objective or precise circumstance in different localities. Instead, it provides an overall picture of the housing situation as perceived by experts and policy makers in the housing fields of different cities. Further, the outcomes from the index not only allow practitioners to view housing issues with greater clarity, but also provide an opportunity for diagnosing and addressing the major obstacles to the realisation of adequate housing. Indeed, before tackling problems of housing adequacy, the first step is to clearly identify what those problems are, where they manifest and who they affect. And this is precisely what

the housing rights index attempts to recognize and helps to visualize with scoring and production of the housing rights diamond. In order to gain a greater understanding of the meaning of each dimension of adequacy, consult the references provided at the end of this guide.

Aspects of Human Rights Based Approach (HRBA) methodology are applied in the creation of the HRI, and focus is also on people in vulnerable situations. Vulnerable people may include the poor, informal settlers, persons at risk of forced evictions, homeless persons, children, youth, women, elderly, persons with disabilities, refugees, indigenous peoples, minorities, people living with HIV/AIDS as well as persons of diverse sexual orientations and gender expressions¹³. Upon answering the questionnaires, it will be possible to identify the entitlements of various rights-holders and the obligations of duty-bearers, thus, enabling a capacity gap analysis. This analysis will further sustain debates around why a right is not realized or at risk of not being realized.

While human rights are universal and every individual, regardless of location, has the right to enjoy them equally, there will be instances where indicators may have to be tailored to the different contextual and scalar needs of place¹⁴. In this regard, the questions encompassed in the HRI, while anchored in the universally applicable human rights standards, gives the user to apply it at city or country level.

The Structure, Operation and Scoring of the Housing Index

As mentioned above, the index comprises of a questionnaire grouped in set of questions, each set corresponding to the different dimensions of adequacy. For each question, the participant can give a response ranging from 1 to 5. While 1 indicates the lowest rating, 5 indicates the highest. The following table attempts to capture the different definitions behind the rankings. Depending on the type of question provided, the different definitions associated to the rankings can become applicable.

For each dimension there is a set of 8 questions. Therefore, the maximum score one can obtain while assessing one dimension of the right to adequate housing is 40 points, representing a 100% score in that dimension of adequacy. That is, giving the ranking of 5 for a question would represent a 12.5% score. An example is presented below to show how points obtained from rankings relate to the percentage score.

¹³ UN-Habitat (2016 b) Human Rights Marker (revised), pg.2

¹⁴ OHCHR (2012) Human Rights Indicators : A Guide to Measurement and Implementation. Pg.4

RANK	DEFINITIONS
1	Strongly disagree/False/Extremely inappropriate
2	Disagree/Mostly untrue/Inappropriate
3	Unsure/Undecided/Unclear
4	Agree/Mostly true/ appropriate
5	Strongly agree/Very true/Extremely appropriate

If the final score for a dimension of adequacy= 24 points
 40 points = 100%
 24 points = ?
 $(24 \times 100) / 40 = 60\%$

THE QUESTIONNAIRES

Security of Tenure



Forced Eviction

Questions	Ranking					Score
	1	2	3	4	5	
A large number of persons live in informal settlements and slums in my city/ country.						
Individuals and communities are protected against forced eviction, harassment and other arbitrary interference to privacy and household rights by laws and policies that meet international standards.						
Evictions do not result in individuals becoming homeless or vulnerable to human rights violations with government providing sustainable adequate housing alternatives.						
Mutually agreed adequate compensation, resettlement or provision for restitution is made when eviction and/or dispossessions occur						
There is a publicly accessible land registration system to ensure accurate documentation regarding occupation and ownership of land.						
Individuals and communities in my city/country enjoy the right to choose their residence, determine their locality of residence and exercise their freedom of movement.						
Participation in housing-related decision-making at the national and community levels are granted to all individuals.						
Policies and laws are in place to ensure security of land or dwelling occupied by informal settlers.						
Total						/ 40
Percentage Score						/100

Availability of Services, Materials, Facilities and Infrastructures



Access to water in an informal settlement

Questions	Ranking					Score
	1	2	3	4	5	
In my city/ country, there are subsidies/ different pricing mechanisms designed and easily available to ensure affordable access to basic services by the poor.						
Large number of the residents have access to safe and affordable drinking water.						
In my city/ country, adequate sanitation and washing facilities are available in most households.						
Energy for cooking, heating and lighting are easily accessible at affordable prices in my city/ country.						
Means of safe refuse disposal are readily present and solid waste produced at household level is adequately managed, regularly collected and disposed in my city/ country.						
Social and green infrastructures like garden, public parks and common areas are made available to residents in my city/country.						
Blue infrastructures, such as sustainable drainage systems and flood defences are also in place in my city/country.						
Telephone and broadband internet services are increasingly being included within the definition of housing infrastructure by my city/country authorities.						
Total						/40
Percentage Score						/100

Affordability



This photo is indicative of the financial burden of housing

Questions	Ranking					Score
	1	2	3	4	5	
A national definition of 'affordable housing' exists in my city/county.						
This definition is adopted by policies and practiced at the implementation level.						
The financial costs associated with home ownership and rental housing in my city/ country are commensurate with the income levels of the population.						
The costs associated with housing rarely compromise the attainment of other basic needs in my city/ country by its population (for example, food, education, transport, clothing, access to health care etc).						
Tenants in my city/ country are legally protected from unreasonable (increase of) rent levels.						
Rent increases, as a backdoor way of evicting tenants, is eliminated by proper rent stabilisation or rent control policies in place.						
Housing subsidies, tax incentives, policies and market regulation are in place to enable access to affordable housing by those households earning low incomes.						
Social housing programs in my city/ country open more lines of credit for lower income groups, providing a potential remedy to housing inequality.						
Total						/40
Percentage Score						/100

Habitability



A dilapidated settlement with poor structural integrity

Questions	Ranking					Score
	1	2	3	4	5	
In my city/ country, people reside in structurally sound houses/buildings that provide adequate space and protection from cold, damp, heat, rain, wind and other threats.						
In my city/ country, people live in housing that is free of infestations from vermin, roaches, termites, moulds etc and occupants are shielded from diseases vectors that can threaten their health.						
The housing structures in my city/ country are provided with natural or mechanical ventilation and are free of threatening pollutants in the air that affect the health of residents.						
The housing in my city/ country are provided with adequate natural or artificial illumination to permit normal indoor activities.						
Laws and policies have been adopted and enforced in my city/ country to regulate environmental degradation and to guarantee the right to a safe environment.						
On average, the houses in my city/country maintains a standardised/ prescribed ratio of rooms to people to overcome congestion and overcrowding.						
In my city/ country, housing plans adhere to universal designs, particularly in regard to persons with disability.						
In my city/ country, houses are designed to provide protection from climate change induced disasters such as floods, hurricanes and earthquakes.						
Total						/40
Percentage Score						/100

Accessibility



Participatory community planning

Questions	Ranking					Score
	1	2	3	4	5	
In my city/ county, housing laws and policies are in place to enable disadvantaged and disabled groups to access affordable housing that meet their needs.						
There are judicial and non-judicial mechanisms to ensure access to adequate housing by marginalised groups, including the LGBTQ+ communities.						
The policies adopted and implemented in my city/ country enables the access to land by landless, discriminated and impoverished segments of the society.						
Policies and strategies are in place in my city/country to facilitate a sustained transition from institutions to community-based living arrangements for persons with disabilities and victims of natural disasters.						
In my city/ country, there are policies and measures adopted by government to enable access to adequate housing in compliance to gender equality with attention to the elderly and children.						
There are policies and measures adopted in my city/ country to ensure popular participation in decision-making processes related to housing by marginalised and disadvantaged communities.						
Relevant social and economic laws in my city/county ensure that adequate housing is accessible to the poor.						
Access to decent, low-cost housing are widely available to help increase the disposable incomes of the financially deprived members of the society.						
Total						/40
Percentage Score						/100

Location



Settlements with access to cable cars in Medellín

Questions	Ranking					Score
	1	2	3	4	5	
In my city/ country, residents have easy access to health-care services, schools, child-care centres and other social facilities close to their place of stay.						
In my city/ country, the temporal and financial costs of getting to and from work (commuting) do not place additional pressure upon the household budgets of the population.						
Inhabitants in my city live in well-connected locations and have access to affordable means of transportation.						
Inhabitants in my city/country do not live in houses built on polluted sites nor in immediate proximity to pollution sources that could threaten their health.						
Inhabitants of my city/country are comfortable walking alone at night on the streets without fearing the occurrence of crime-related incidents.						
Residents in my city/country have key facilities like public transport, parking spaces, playgrounds, public spaces and grocery markets within walking distance from their residences.						
There are specific instruments deployed in the public space (in the form of street lights, CCTV cameras etc) to make women feel comfortable on the streets at night.						
Residents in my city/ country can access quality employment opportunities from their locality.						
Total						/40
Percentage Score						/100

Cultural Adequacy



This photo captures cultural inclusivity and harmony

Questions	Ranking					Score
	1	2	3	4	5	
In my city/ country, spatial design and housing configuration are determined locally and in harmony with the community's cultural preferences and attributes.						
In my city/ country, activities geared towards development of new housing or modernization of the existing housing stock ensure that the cultural attributes, dimensions, habits and norms of the population are not sacrificed in the process.						
The architectural and constructional aspects of housing in my city/country, including usage of building materials, appropriately enable the expression of cultural identity.						
In my city/ country, women, indigenous and minority groups are included in design, planning, development and implementation of housing projects to ensure their right to cultural adequacy.						
In my city/ country, the inhabitants are allowed and encouraged to participate in the cultural life of the locality where they reside through the means of local festivals, celebrations and events.						
Communities in my city/country have the opportunity to contribute to the preservation of their collective heritage through the conservation of cultural landmarks and institutions.						
The various changes that have occurred over time in my city/country have not compromised the way of life of communities and the historical integrity of their context.						
Components of culture, mainly those related to housing preferences, promote positive human-environment interactions and environmentally sustainable practices (for instance, in the use of air conditioners, heaters etc).						
Total						/40
Percentage Score						/100

THE HOUSING RIGHTS DIAMOND

Illustrations with explanation for the user.

SCORES AND THEIR IMPLICATIONS

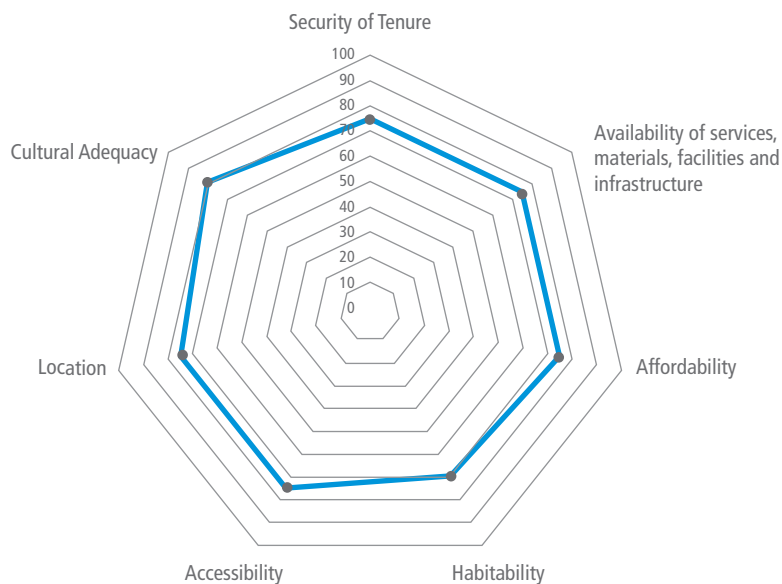
The final score of the Housing Rights Index, integrating all 7 questionnaires of 8 questions and all 56 questions, is visualized and represented on a diamond chart. The chart helps to visualise the overall performance and functioning of different dimensions of adequacy while also enabling to readily identify problem areas for policy intervention, the strength of existing policies and areas that need improvements.

100% score – The ideal scenario: full realization of the right to adequate housing



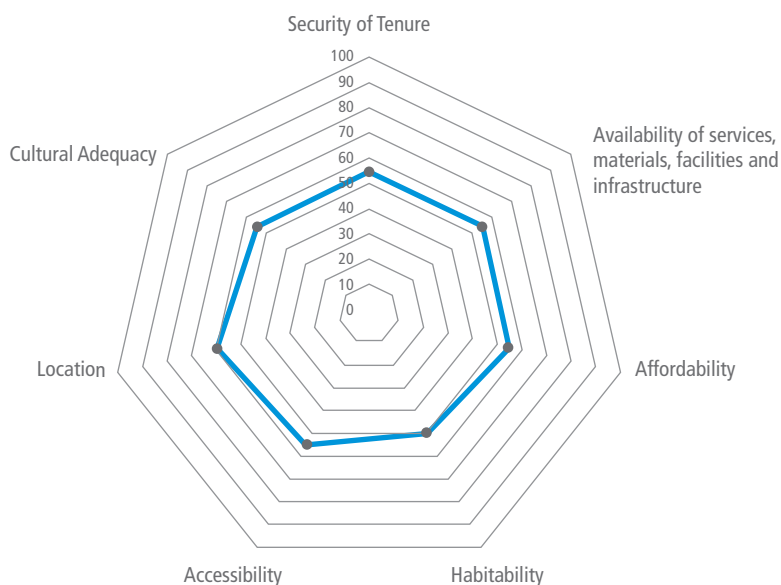
The above figure shows how the Housing Rights Index will look like whenever and wherever all seven dimensions of adequacy are fully realised in a given city, with a total score of 40 points (100%) in every single. When the rights index of a city achieves this result, one can conclude that there are sufficient mechanisms in place, in terms of adopted policies and measures, that recognize, protect and realize the right to adequate housing. The index triggers a discussion about the types of policies and strategies that helps this city to achieve the full and progressive realization of the right to adequate housing. This certainly has implications in other urban policies and the overall quality of life in the city.

70-80% - Progressive performance in the realisation of the right to adequate housing



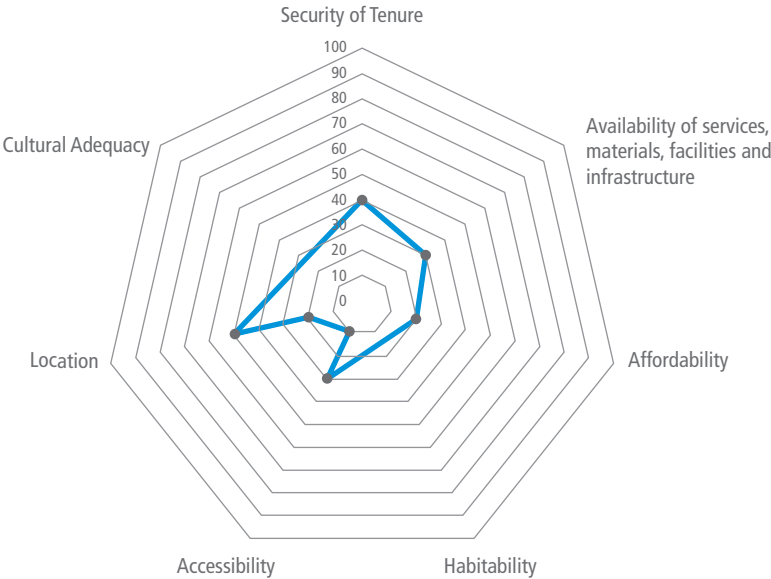
A city that is consistently upgrading and improving its housing sector and making efforts to realise the dimensions of adequacy in its territory is likely to present a Housing Rights Index that will oscillate between the score of 70 to 80%. This means that all the dimensions of adequacy are likely to be addressed by policies and they are more or less secured, with unmistakable possibilities for improving the score. In this situation, the city is progressively moving towards the full realisation of the right to adequate housing.

50-60%- Moderate performance in the realisation of the right to adequate housing



When the housing index reveals a score between 50-60% , it is likely that the realisation of adequate housing in this city is facing different kinds of bottlenecks and difficulties that need to be looked at through further research. The housing rights index helps to unveil where the problems lie- be it affordability, accessibility or habitability- that prevents the full realisation of housing adequacy and may cause a tremendous impact on the overall housing and living conditions in the city. It is also likely that in this circumstance the dimensions are functioning with many areas of opportunity and improvement still underutilised.

Below 50%- Weak performance in the realisation of the right to adequate housing

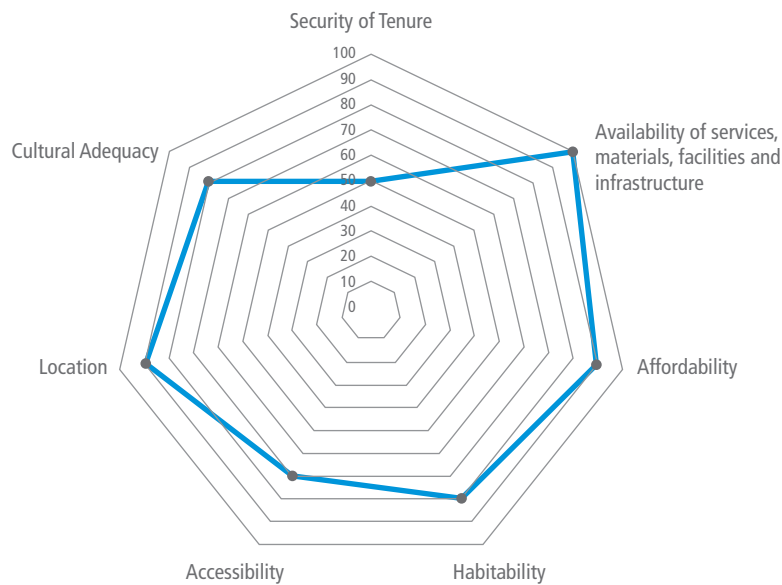


When the housing rights index provides a final score that is below 50%, it is likely that this city has severe bottlenecks for the realisation of right to adequate housing in its territory. And it is likely that the 7 dimensions of adequacy are not being addressed by urban and housing policies in a way that helps the city to realise and improve housing conditions for its population. Alongside inadequate management and monitoring, issues related to housing adequacy remain underrecognized in this circumstance. In practice, this means that people are living in insecure housing or houses that are not affordable or habitable. This score indicates the need to design and implement housing and urban policies that will, in a holistic way, improve the 7 elements of adequacy.

LOCATING WEAK DIMENSIONS

In order to facilitate progress in the housing industry, it is first necessary to identify deficiencies and find strategies to overcome them.

Deficiency in security of tenure

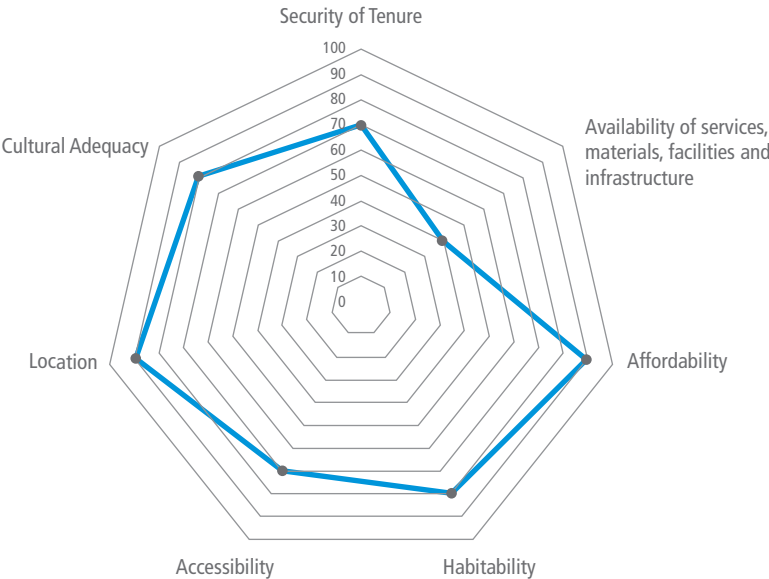


15

When the Housing Rights Index reflects a deficiency in the security of tenure dimension (shown in the above figure- score less than 50%), it can be deduced that households are poorly protected from involuntary evictions from their land or residence. This implies that residents no longer associate a sense of permanence or stability in their place of residence, which prevents them from investing in long-term housing improvements. Insecure tenure means that one of the 7 dimensions is not properly addressed by policy- leading to gaps in administration of land and land markets and the formalisation of right to land. In this circumstance, a number of measures are worth considering in order to improve tenure security: increasing transparency and oversight of land administration functions, creating low-cost alternatives for formalizing land rights and even systemically granting formal tenure status in urban informal settlements.

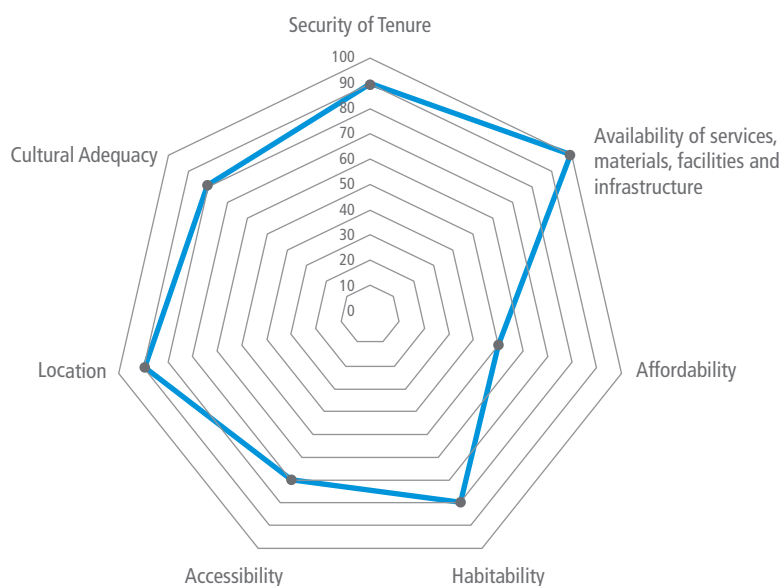
15 OHCHR/UN-Habitat (2014). Fact Sheet No.25, Forced Evictions and Human Rights. Available at: <https://www.ohchr.org/Documents/Publications/FS25.Rev.1.pdf>

Deficiency in availability of services



The above figure shows that Housing Rights Index is demonstrating a very low score for availability of basic infrastructure and residential services. It is likely that in this city the quality of life is affected by the fact there are policies that fail to manage one of the dimensions of adequacy. Therefore, authorities should focus on promoting the development and appropriate utilisation of technologies that can provide these services (water supply, sanitation, electricity and sewerage systems) in a cost-effective manner to households. A deficit in this dimension could also imply ineffective cooperation between ministries of finance and planning, health, water and environment.

Deficiency in affordability

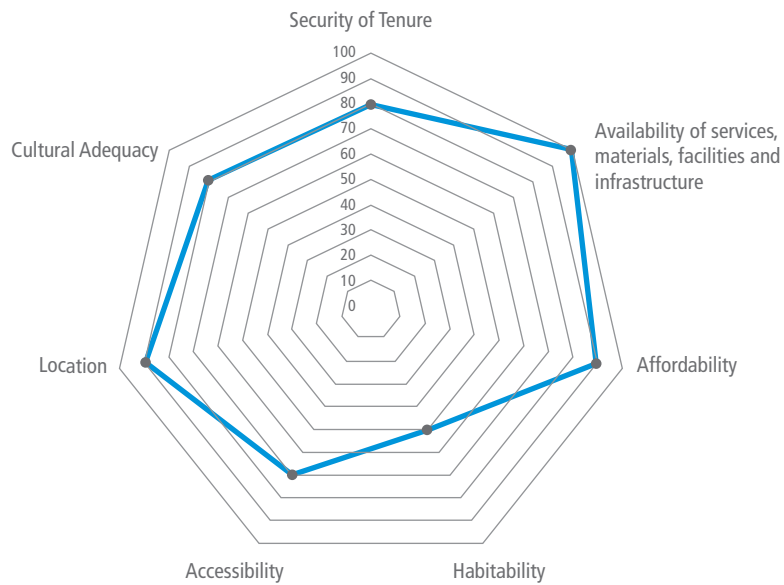


16

When the affordability dimension appears deficient on the diamond, it can be deduced that individuals are directing their income primarily for the acquirement and maintenance of shelter while compromising other needs and constraining their choices. With rising cost of construction and new development, impoverished communities are forced out of the city, making way for the influx of rich residents. Alongside gentrification, categorising housing as a speculative investment also reduces affordability, with many buildings remaining underutilised and vacant. In this situation, specific pro-poor initiatives should be promoted with sound economic planning and consideration for financial viability.

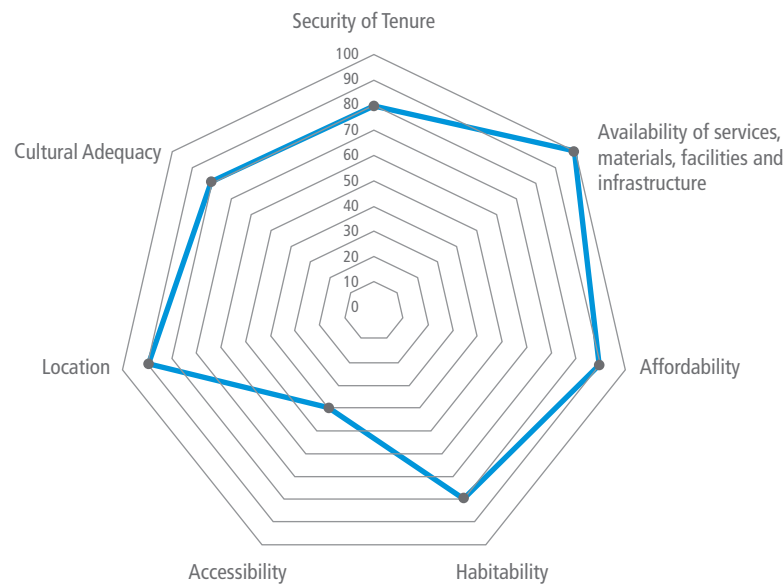
16 SR (2017) Report of the Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, and on the right to non-discrimination in this context. Available at: http://digitallibrary.un.org/record/636996/files/A_63_275-EN.pdf?version=1, pg. 13.

Deficiency in habitability



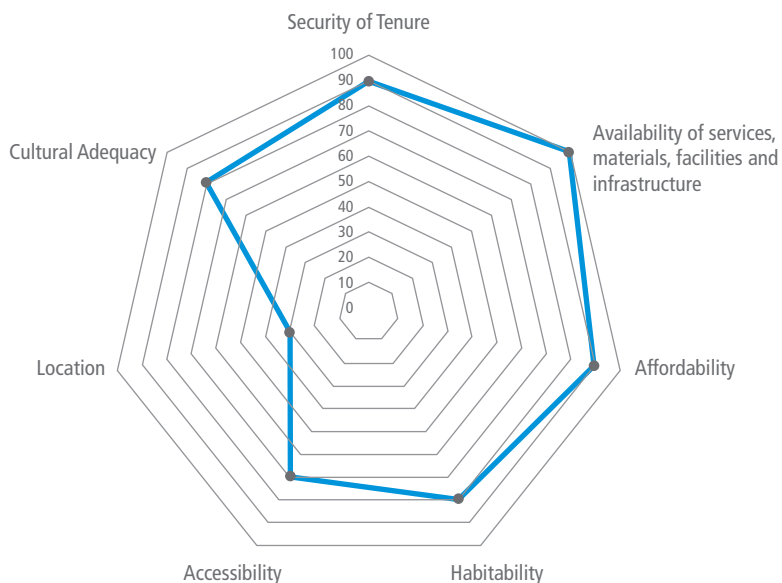
Deficiency in habitability, as indicated by the diamond of the Housing Rights Index, implies that most residents are likely to live in substandard or poor houses. In this city, the Housing Rights Index reveals that the living space and quality and safety of housing are not generated by policies. The outcome of the Housing Rights Index helps to indicate a severe constraint in housing quality and thus, supports the formulation of policies that give attention improvements in qualitative as well as quantitative housing needs of the population.

Deficiency in accessibility



When the housing diamond of the Housing Rights Index reflects a deficiency in accessibility, it is likely that certain individuals and communities, children, elderly, women, people holding disabilities are blocked from accessing housing where it is built due to its project characteristics, location, specific site geography, resources. Therefore, in-depth studies must sustain the formulation of policies that ensure eligibility and housing allocation procedures that are inclusive and take into account specific needs of disadvantaged or marginalised groups of society.

Deficiency in location



17

When location appears insufficient on the diamond of the Housing Rights Index, it is likely that sites and land chosen for housing supply are can situated faraway from jobs, centers of services and income generation opportunities. It is likely that residents will be subject to commuting and dependence from public transport. Low results in 'location' also means distance from shopping areas and recreation and leisure zones. This leads to considerations about urban policies, land management and location for infrastructure investments.

17 UN-Habitat/OHCHR (2005), Indigenous peoples' right to adequate housing: A global overview. Report no.7. Available at: <https://www.ohchr.org/Documents/Publications/IndigenousPeoplesHousingen.pdf>

Deficiency in cultural adequacy



A city that presents a Housing Rights Index with a deficiency in cultural adequacy could indicate that the cultural elements, preferences and habits of the population are not being considered in housing development, in terms of spatial design, housing configuration, location and space for cultural practices. For instance, there are some cultures that prefer to have segregated spaces for men and women in the residential space, while some other cultures emphasize demarcation of space for children and others give importance to space for eating together. When housing fails to accommodate these cultural preferences, there is limited scope for the population for cultural expression. To make sure that housing is culturally bound or in harmony with the community preferences, opportunities should be created for participation by all in communal life and local residential decision-making procedures that appropriately enable the articulation of cultural identity.

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