



IMPLEMENTATION OF NATIONAL ACTION PLANS FOR SUSTAINABLE HOUSING

**WORKSHOP: TRENDS AND CHALLENGES IN SUSTAINABLE HOUSING, URBAN
DEVELOPMENT AND LAND MANAGEMENT IN THE REPUBLIC OF ARMENIA.**



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Yerevan, Republic of Armenia

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IMPLEMENTATION

- The development of the Action Plan should take no longer than two months, and the implementation should be **quick** to follow.
- It is important that the implementation of the plan prioritizes **“quick wins”**, **“low hanging fruits”**, and activities with immediate impacts.
- The plan should be **sustainable**. It is best to adopt the Action Plan into **legislation** to ensure its continuous contribution to solving the issues it addresses.
- The implementation should be backed by **continuous monitoring and evaluation**.

MONITORING AND EVALUATING THE ACTION PLAN

- The indicators serve as monitoring tool of the National Action Plans.
- The Action Plan indicators shall be **SMART**
 - **S**pecific
 - **M**easurable
 - **A**chievable
 - **R**elevant for the program
 - **T**ime Bound

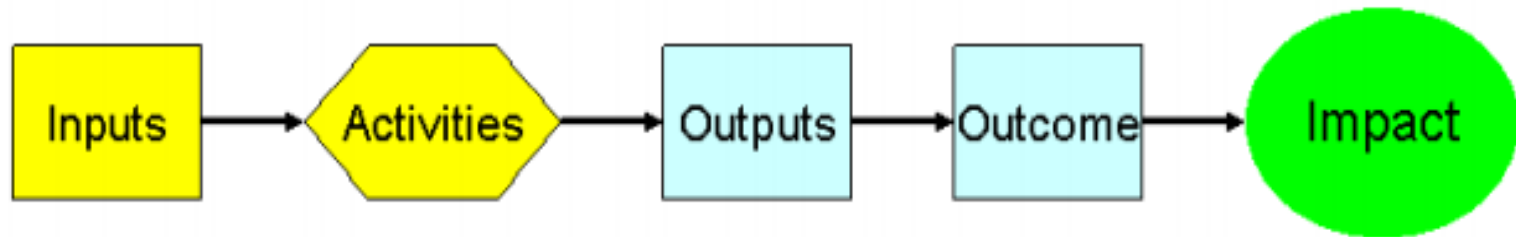
E.g. of an indicator: *"No. of regulatory plans for informal settlements"*
(Retrieved from Serbia's NAP for Sustainable Housing).

CONTINGENCY PLANS

The impacts of an input can influence further activities.

A **cycle** of adaptation can emerge.

Being **resilient** to change is vital to the implementation of an action plan. Be willing to make adjustments if the need arises.





EXAMPLES OF IMPLEMENTING NATIONAL ACTION PLANS

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SERBIA ACTION PLAN FOR SUSTAINABLE HOUSING (2017)

- Serbia has completed the development of its National Action Plan for Sustainable Housing and began its implementation.
- The plan outlines **five main goals, objectives** of the goals, and specific **activities**.

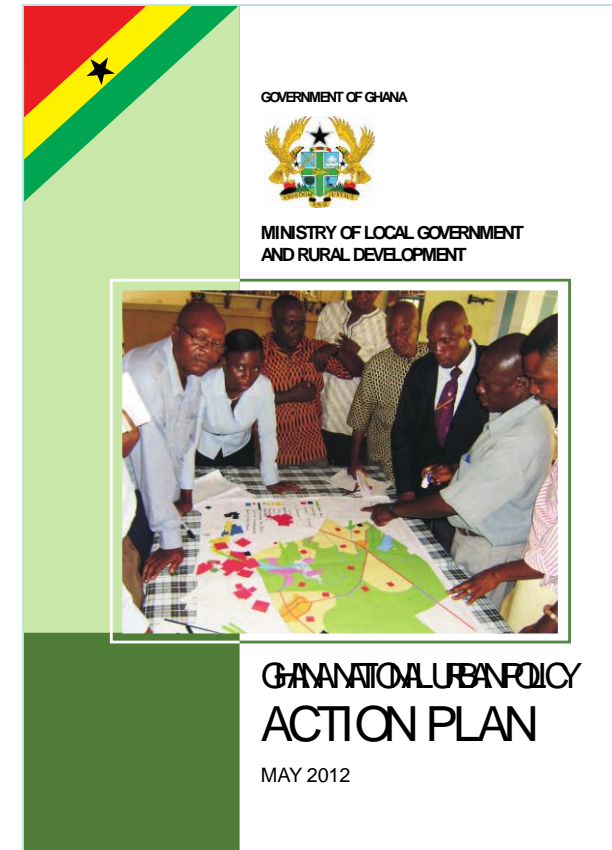
Lesson Learned: involving local governments and stakeholders

Serbia found it challenging to involve local governments in implementing the NAP. Yet, the challenge was overcome by recognizing local governments as key actors in the implementation of new regulations: translating national-level action to the local level.

A participatory approach should be taken when implementing action plans. The inclusion of all relevant stakeholders in implementing the activities, policies and strategies can increase the efficiency of the process.

GHANA NATIONAL URBAN POLICY ACTION PLAN (2012)

- The Action Plan defines key activities that need to be pursued in order to achieve 12 policy objectives.
- The plan presents initiatives and related activities within a **5-year time frame**
- The plan is laid out in a **table format** and it outlines:
 - the **policy objectives**;
 - **key activities** that are the stepping stones to achieving the objectives;
 - a **time frame** of the implementation of each activity;
 - and finally, the **implementing body**.



GHANA NATIONAL URBAN POLICY ACTION PLAN (2012)

2. ACTION AREAS

Action Area 1: Balanced Re-distribution of Urban Population

Policy Objective: To facilitate a balanced re-distribution of urban population

Policy Initiative	Key Activities	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Implementing Bodies
1.1 Create and develop new growth points as counter-magnets to fast growing cities such as Accra and Kumasi	1.1.1 Study and document the national urban system to identify functions and gaps within the urban hierarchy	X					NDPC, MLGRD (UDU)MEST (TCPD)
	1.1.2 Identify potential growth points within the urban hierarchy	X					NDPC, MLGRD (UDU)MEST (TCPD)
	1.1.3 Make appropriate investments in infrastructure and services in the identified growth points		X	X	X	X	MMDAs, ISMAs, MLGRD, GIPC, MOFEP
	1.1.4 Enhance employment and income generation in strategically selected growth points.		X	X	X	X	MDAs, SIF, NBSSI
	1.1.5 Prepare national/regional/district Spatial Development Frameworks to guide the location of economic investments, infrastructure and services into new growth areas		X	X	X	X	NDPC, MEST (TCPD)MMDAs (PPD), RCCs
1.2 Promote accelerated growth of small and medium-sized towns (including district and regional capitals)	1.2.1 Identify potential and vibrant small and medium sized towns	X					NDPC, MLGRD (UDU)MEST (TCPD), MMDAs
	1.2.2 Make enhanced investments in infrastructure, services and economic activities in the identified towns.		X	X	X	X	ISMA , MDAs, MMDAs, GIPC
	1.2.3 Promote employment and income generation, including support for SMEs		X	X	X	X	MMDAs, MDAs, NBSSI, SIF, Private Sector
	1.2.4 Strengthen linkages (transport, communication) among and between the towns and their hinterlands		X	X	X	X	MMDAs, MOC, MRH (GHA, DFR, DUR) MOT

AUSTRALIA'S AFFORDABLE HOUSING STRATEGY 2010-2020

- Australia developed an action plan to develop more affordable housing.
- The action plan outlines **4 main goals** with **7 different focus areas**, and **key actions** to be implemented within a specified time frame.
- The key actions are the small activities that create **immediate impacts**.

E.g. of an activity: *“Build an extra ≈3,000 entry- level homes for sale and rent using Housing Authority land and old public housing sites (Housing)”*

AUSTRALIA'S AFFORDABLE HOUSING STRATEGY 2010-2020



Government of Western Australia
Housing Authority

AFFORDABLE HOUSING STRATEGY 2010-2020: AIMING HIGHER



GOALS

CATALYSE SUPPLY

HELP TRANSFORM THE MARKET

INCREASE AFFORDABLE HOUSING

SUPPORT THE VULNERABLE

FOCUS AREAS

1. Increase Supply and Diversity

Facilitate increased supply and diversity of housing to better meet population needs – particularly at the affordable end of the market

2. More Transport Aligned Development

Support quality high density development around key transport links and activity centres to help lower living cost and reduce traffic congestion

3. Transform what WA builds; Adapt what it has

Work with the private sector to introduce transformative construction methods, and unlock potential within underutilised sites or buildings

4. Fit-for-purpose Policy and Regulatory Environment

Streamline government processes and reduce barriers to market efficiency, entrepreneurial activity and the supply and affordability of housing

5. Optimise Government Roles and Assets

Leverage government roles and assets to catalyse investment for development that delivers social and economic outcomes

6. Targeted Initiatives and Partnerships

Pursue creative responses for specific target groups on low-moderate incomes, via value-adding partnerships between government, NIP and private sector organisations

7. Sustainable Social Housing Safety Net

Ensure the social housing system acts as a safety net for the most vulnerable, and a pathway for those with the capacity for self-sufficiency

KEY ACTIONS 2015-16 – 2016-17

Deliver major urban renewal, transit-oriented and infill projects throughout Perth, increasing the supply and diversity of housing (MRA)

Build an extra ≈3,000 entry-level homes for sale and rent using Housing Authority land and old public housing sites (Housing)

Pursue options to introduce planning incentives for affordable housing into local planning schemes (Office of Land and Housing Supply, Planning)

Work with the private sector and local government to develop effective design guidelines and standards for apartments and medium density housing (Planning)

Align regional housing investment with regional development strategies and the Regional Centres Development Plan to support economic growth and sustainable communities (Regional Development, Landcorp, Housing)

Deliver the first precinct of the Cockburn Coast redevelopment which will ultimately deliver 6,000 residences over a 20 year period (Landcorp)

Initiate development of at least five metropolitan sites near train stations in Perth to create ≈500 apartments focused on affordability and transit oriented living (Housing)

Progress the Draft Central Sub-Regional Planning Framework in Perth to provide more guidance to the community, councils and the private sector on priority locations for density and infill development, including activity centres and key transport links (Planning)

Investigate and identify options for government and the private sector to address the major impediments to delivery of infill, such as land assembly and cost of infrastructure (Planning)

Undertake demonstration projects in metropolitan, regional and remote WA to trial new design, construction methods, materials or other breakthrough technologies (Housing, Landcorp, MRA)

Investigate barriers and opportunities to repurpose or redevelop large dwellings and underutilised non-residential buildings for additional housing (Office of Land and Housing Supply, Planning)

Identify potential initiatives to incentivise the development of long-term vacant sites in high amenity locations for new housing (Office of Land and Housing Supply, Planning, Housing)

Implement *Planning Makes it Happen: Phase 2* reforms to improve the efficiency of the planning system and encourage more responsive land supply (Planning)

Progress amendments to the *Strata Titles Act (1985)* to introduce community title and leasehold title that encourages mixed use development and a wider range of tenure options (Landgate)

Examine targeted, evidence-based changes to taxes and charges that work against housing supply and affordability, particularly through the Federal government tax review process (Treasury)

Complete the *Review of Residential Planning and Building Approval Processes* and work with the private sector to identify priority high-impact actions (Finance)

Work with the private sector to identify impediments to the timely and efficient supply of housing, including building, health, local government and environmental laws and regulations. Identify priority areas and options for reform (Office of Land and Housing Supply)

Government land and housing developments to dedicate a minimum 15% of their supply to affordable housing outcomes for those on low-to-moderate incomes (Housing, MRA, Landcorp)

Maintain adequate supply of land for entry level homes and government programs by creating an extra ≈4,500 lots, at least 70% of lots sold below the median land price (Housing)

Redevelop at least 200 under utilised public housing sites into 500 new homes by 2015-16 (Housing)

Leverage government assets in urban and regional locations to attract private investment for development that delivers more affordable housing (Housing, Landcorp)

Deliver a 150 homes leveraged from the transfer and leasing of public housing stock to the NIP sector (Community Housing providers)

Enhance and promote affordable.housing.wa.gov.au to the Western Australian public as the online 'go to' resource for information about affordable rent and purchase options, government assistance and the affordability of local markets (Housing)

Deliver over 2,000 additional discounted rental dwellings under the *National Rental Affordability Scheme (Housing)*

Investigate and propose intermediate rental models that can help bridge the gap between social and market rents for people on low incomes (Housing)

Deliver 3,000 new Keystart low deposit home loans and shared equity loans (Keystart, Housing)

Develop a *Seniors Housing Strategy* and accompanying initiatives (Housing)

Commence construction of a further 80 homes in regional WA for key workers (Housing)

Finalise and implement a *Community Housing Sector Strategy* and associated initiatives that capitalise on the strengths of the NIP sector and increase its delivery role (Housing)

Continue to work with Aboriginal people and partners to diversify housing responses, particularly in regional areas - including employment and training accommodation, visitors centres, transitional rental housing and home ownership initiatives (Housing)

Broaden responses to the housing needs of people with disabilities, including psychosocial disabilities, informed by the WA My Way and NDIA trials (Housing, DSC, MHC)

Deliver the \$560m *Social Housing Investment Package* which will create 1,000 additional homes and halve the priority waiting list of seniors and families by 30 June 2017 (Housing)

Trial further rental brokerage initiatives to assist people eligible for, or living in, social housing with the capacity to transition to the private rental market (Housing)

Develop and commence implementation of phase two *Social Housing Reforms* to deliver a more efficient social housing system and simpler, fairer policies related to eligibility, access, rent and tenure, and transitions (Housing)

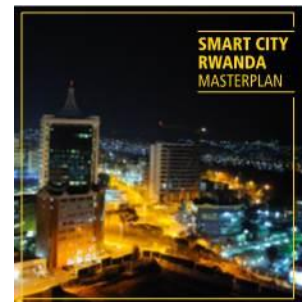
NATIONAL URBAN FORUM: LIBERIA (2015)

- The multi-stakeholder conference intended to develop a **road map** for the formulation of a National Urban Policy for sustainable urbanization in Liberia.
- This approach is valuable as it creates an environment that promotes **dialogue and consensus** among stakeholders. In the case of Liberia, the participants included:
 - delegates from different countries;
 - urban stakeholders;
 - decision makers;
 - technicians;
 - urban managers;
 - ordinary citizens; and
 - international partners.

NATIONAL
URBAN
FORUM

SMART CITY RWANDA MASTER PLAN (2017)

- In 2015, Rwanda adopted a National Urbanization Policy (NUP); the **Smart City Rwanda Masterplan** serves as an implementation strategy for their NUP.
- The National Urbanization Policy provides an overarching direction and guidance for sectorial strategies such as the **Masterplan**.
- The Masterplan serves as a guide for Mayors and urban managers on the process of developing their own smart city strategies and masterplans in **their towns and cities to support the implementation of the NUP**.



CITIES AND LOCAL GOVERNMENT DEVOLUTION ACT, UK (2016)

- The United Kingdom has been engaging in decentralizing urban policy through its City Deals for English Cities.
- The **2016 Cities and Local Government Devolution Act** is the explicit legislative framework that is used to implement the national urban policy.
- The legislative act simplifies the process of developing more powers to local governments to **implement their own urban development strategies.**

CONCLUSION

- The implementation of the Action Plan will only be as successful as **those standing behind it** and as their **commitment** to following what was agreed upon.
- Implementation should be **clear and quick to follow** and supported by continuous monitoring and evaluation to track and assess progress on implementation.
- *No “one size fits all”*. There are **multiple avenues** to the implementation of an Action Plan, which in parallel **ensure participation and commitment** throughout the implementation process of the Action Plan. NUFs are an example.



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