PLACING HOUSING AT THE CENTRE OF ACHIEVING DEVELOPMENT OUTCOMES IN THE AFRICAN, CARIBBEAN AND PACIFIC REGIONS

HABITAT FOR HUMANITY'S RECOMMENDATIONS FOR THE NEW EU-ACP PARTNERSHIP AGREEMENT

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Executive Summary & Recommendations for the new EU-ACP partnership agreement

The partnership between the European Union (EU) and 79 African, Caribbean and Pacific (ACP) countries dates to 1975 and is currently framed by the Cotonou Partnership Agreement (CPA). The CPA, which will end in 2020, is the most comprehensive agreement celebrated between the EU and low and middle-income countries. As this new agreement and partnership is negotiated, Habitat for Humanity, an international, non-governmental organization, driven by a vision that everyone deserves a decent place to live, offers the following recommendations for consideration.

Our world has changed significantly since the inception of the Cotonou Partnership Agreement. Over half of the world's population now lives in urban areas. As the world continues to urbanize, there is a need to address the challenges that this poses in achieving sustainable, safe, equitable and resilient human settlements within and across regions, underscored by access to affordable housing and security of tenure. In recent years, numerous global agreements have been signed including the adoption of the Sustainable Development Goals, or SDGs, and the New Urban Agenda,[1] or NUA, laying a critical foundation for improving living conditions around the world. Habitat for Humanity calls on all parties of the new Partnership Agreement to acknowledge the New Urban Agenda as an essential component in achieving development outcomes in each of the African, Caribbean and Pacific regions. Specifically, Habitat for Humanity recommends that the participating countries following the EU Negotiating Directives adopted by the European Council on June 21, 2018 should include appropriate responses to the complex development needs of urban settings, and focus on the centrality of housing, secure tenure, and people-centered development in achieving positive development gains globally.

Below, Habitat for Humanity International is recommending that the following stipulations be included within the Strategic Priorities for achieving human development and dignity in the future Foundation and Regional Partnership agreements.

Emphasize Housing
- The Agreement will acknowledge that affordable, adequate and accessible housing has a transformative impact on the development outcomes of vulnerable and marginalized populations, and can have far-reaching impacts on the health of communities and their socio-economic and development outcomes.

- The Agreement will support the creation of appropriate and affordable housing finance products available for investment in affordable and incremental housing in all its forms.

Focus on Secure Tenure
- The Agreement will acknowledge the importance of achieving security of tenure for all, and recognizing the plurality of tenure types, with particular attention to security of land tenure for women as a key to their empowerment, including through effective administrative systems.

- The Agreement should look to approaches and tools that demonstrate strong, inclusive management frameworks and accountable institutions (such as the Voluntary Guidelines on

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[1] Numerous additional global agreements which seek to achieve diverse impacts on living conditions around the world have been signed in recent years, including but not limited the SDGs and the NUA, but also the Paris Climate Accords, the Sendai Framework for Disaster Risk Reduction, and the Addis Ababa Action Agenda, among others.

the Responsible Governance of Tenure)[2] that deal with land registration and governance to help improve resilience and tenure security.

Prioritize People-centered Development and Multi-Stakeholder Engagement

- The Agreement will acknowledge the centrality of people-centered development as an essential input to the processes required in achieving housing and tenure solutions, suitable for unique and distinct contexts.

- The Agreement will prioritize inclusive forms of governance, including representation and engagement of multi-stakeholder coalitions, networks and partnerships (including public, private and civil society) at all levels to foster inclusiveness and positive outcomes.

1. Introduction: Post-Cotonou priorities in an urbanizing world

The partnership between the European Union (EU) and 79 African, Caribbean and Pacific (ACP) countries dates to 1975 and is currently framed by the Cotonou Partnership Agreement (CPA). The CPA, which will end in 2020, is the most comprehensive agreement celebrated between the EU and low and middle-income countries. The European Union, with its longstanding relationship with African, Caribbean and Pacific states, has the potential to drive positive development outcomes across these diverse regional and country contexts. As the new Partnership Agreement is negotiated, Habitat for Humanity International calls on national governments of the European Union and its member states and participating states in the ACP regions to develop appropriate responses to the complex development needs of urban settings, and focus on the centrality of housing, secure tenure, and people-centered development in achieving positive development gains globally.

In reflecting on the progress made by the CPA, it has been an essential exercise to bring awareness to the considerable hurdles to success, which have been thoroughly outlined in the EU's impact assessment.[3] Among these hurdles, unsustainable development outcomes, increasing security concerns and fragility and inequality within regions have played a role in limiting the impact of development aims.

The CPA included foundational language that focused on core development priorities. In particular, with a view to improve social and human development under the partnership, the Parties of the CPA recognized that cooperation should aim to increase "the security of household water and improving access to safe water and adequate sanitation," and improve "the availability of affordable and adequate shelter for all through supporting low cost and low income housing programs and improving urban development."[4] The CPA also enshrined civil society as a development actor that should be involved in the political dialogue of joint ACP-EU institutions and included in development cooperation strategies, for which capacity-building and financial resources are foreseen.[5]

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[2] Food and Agriculture Organization of the United Nations. "Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security." 2012. http://www.fao.org/docrep/016/i2801e/i2801e.pdf

[3] High Representative of the Union for Foreign Affairs and Security Policy, European Union. "Joint Staff Working Document Impact Assessment: Accompanying a Renewed Partnership with the Countries of Africa, the Caribbean and the Pacific." SWD(2016) 380 final. November 22, 2016. https://ec.europa.eu/europeaid/sites/devco/files/joint-swd-impact-assessment-renewed-partnership-acp-380-20161122_en.pdf

[4] European Commission, "Social and Human Development." The Cotonou Agreement, Section 2 Article 25. June 22, 2010. http://www.europarl.europa.eu/intcoop/acp/03_01/pdf/mn3012634_en.pdf.

[5] European Commission, "Social and Human Development." The Cotonou Agreement, Articles 4, 7, 8 and 19.

Now, the Post-Cotonou Agreement aspires to achieve equitable development, focused on eradicating poverty and building resilience among its partner nations. Rightfully, this new Partnership agreement will be built upon the 2030 Agenda, the Global Strategy for the EU's Foreign and Security Policy, and will be coherent with the European Consensus on Development.

> Following Haiti's earthquake in 2010, Habitat for Humanity served almost 60 thousand families through programmes such as The Haiti Property Law Working Group or Home Ownership and Mortgage Expansion. Find more information here & here.

Notably, the New Urban Agenda,[6] has not been included as a reference document or resource in the EU Negotiating Directive document or in the ACP mandate. The New Urban Agenda, a concise, forward looking, and universal framework for actions in housing and sustainable urban development acknowledges that urbanisation is one of the twenty-first century's most transformative trends. As recognized in this significant agreement, in a continually urbanizing world, especially among African, Caribbean and Pacific countries, the lack of recognition of the importance of addressing affordable housing and security of tenure in urban contexts will lead to further shortcomings in achieving the sustainability and resilience the EU seeks to achieve.

2. Increasing complexity in urbanizing contexts: Trends and commitments in addressing urbanization, land and housing in ACP countries

By 2050, the world's urban population is expected to almost double by an additional 2.5 billion people.[7] Today, urban populations already represent an unprecedented 54% of the total global population.[8] Despite efforts in improving informal settings, urban centres have historically been unprepared to welcome such population increase. Today, one in eight people lives in slums.[9] Urban sprawl has become a phenomenon in cities in the developing world as prohibitive land and housing costs result in people living on the urban periphery where there is a lack of infrastructure and absence of basic services creating increased vulnerability for residents. The unintended consequences of this type of settlement formation is ecological degradation exacerbated by the absence of waste and sewage management. Such a trend undermines the transformative role that urbanization can have.

Cities can be powerful catalysts for economic growth, socio-economic development and environmental sustainability. The way cities are planned, developed and managed has a direct impact on sustainability and resilience well beyond urban boundaries. Habitat for Humanity International believes that without adequate and affordable shelter, and in the absence of tenure security, families are more vulnerable to poverty and insecurity. Adequate housing can be viewed as a valuable goal in its own right and as a critical ingredient in addressing the broader challenges of poverty.[10]

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[6] The New Urban Agenda was adopted by over 167 nations at the United Nations Conference on Housing and Sustainable Urban Development (Habitat III) in Quito, Ecuador, 20 October 2016, and endorsed by the UN General Assembly 23 December, 2016 at its sixty-eighth plenary meeting.

[7] United Nations, Department of Economic and Social Affairs, Population Division (2014). World Urbanization Prospects: The 2014 Revision, Highlights (ST/ESA/SER.A/352).

[8] United Nations, Department of Economic and Social Affairs, Population Division (2014). World Urbanization Prospects: The 2014 Revision, Highlights. Page 5.

[9] United Nations, UN-Habitat, and Indian Institute for Human Settlements. Slum Almanac: 2015-2016. Page 2. https://unhabitat.org/wp-content/uploads/2016/02-old/Slum%20Almanac%202015-2016_EN.pdf.

[10] Habitat for Humanity International (2009). Poverty Housing in the Developing Nations of the Pacific Ocean. Page 6. https://www.habitat.org/sites/default/files/ap_HFHAP_Pacific_Report.pdf.

However, many countries continue to be unprepared and unable to meet the growing housing needs of urban residents. The expected global population increase of 1.18 billion additional people by 2030, combined with the existing global housing deficit, implies that approximately two billion people will require housing in 2030.[11] This creates an unprecedented housing challenge. Although progress has been achieved in several key areas, the scale has not been commensurate with the size of the global housing deficit. As urbanisation continues, every country will need more options for affordable, adequate and safe housing.

> Habitat for Humanity launched a global campaign for access to land for shelter in 2016 called Solid Ground. The Solid Ground campaign focuses on 4 sub-themes: security of tenure; gender and property rights; slum-upgrading; disaster resilience. Find more information here.

Recognition of the importance of sustainable urbanization and efforts to address the growth of slums and informal settlements has been reflected in global development agendas. The Millennium Development Goals, or MDGs, included a specific target for slum dwellers;[12] while the Sustainable Development Goals, or SDGs, adopted a broader sustainability agenda and went much further in addressing the root causes of poverty. It included a specific *goal* to make cities and human settlements inclusive, safe, resilient and sustainable (SDG 11), with the specific *target,* 11.1 that seeks to ensure, by 2030, "access for all to adequate, safe and affordable housing and basic services and upgrade slums." The intention to measure this development objective is achieved by *indicator* 11.1.1, which seeks to measure the "Proportion of urban population living in slums, informal settlements or inadequate housing."[13]

The New Urban Agenda provided clarity of the importance of addressing the needs of urban contexts in achieving the SDGs. Specifically; it included provisions to "foster the progressive realization of the right to adequate housing as a component of the right to an adequate standard of living."[14] This is in addition to promoting "increased security of tenure for all, recognizing the plurality of tenure types," and "strong, inclusive management frameworks and accountable institutions that deal with land registration and governance."[15]

These global commitments have been translated into regional arenas. With the adoption of the New European Consensus on Development, the EU committed, for the first time in its external cooperation, to promote inclusive sustainable urban development to address urban inequality with a focus on those most in need, including those living in informal settlements and slums.[16] Similarly, through the Strategic Approach to Resilience in External Action, the EU has also committed to pursue resilience particularly in rapidly urbanizing areas in line with the New Urban Agenda.[17]

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[11] Preparatory Committee for the United Nations Conference on Housing and Sustainable Urban Development (Habitat III). Policy Paper 10: Housing Policies. July 2016. Page 2. http://habitat3.org/wp-content/uploads/Policy-Paper-10-English.pdf

[12] United Nations, "Goal 7: Ensure Environmental Sustainability." U.N. Millennium Development Goals. http://www.un.org/millenniumgoals/ (2000).

[13] United Nations, "Goal 11: Make Cities Inclusive, Safe, Resilient and Sustainable." U.N. Sustainable Development Goals. www.un.org/sustainabledevelopment/cities/ (Aug. 11, 2016).

[14] United Nations Conference on Housing and Sustainable Urban Development (2016), "Habitat III: New Urban Agenda." Point 105.

[15] United Nations Conference on Housing and Sustainable Urban Development (2016), "Habitat III: New Urban Agenda." Points 35, 51, and 71. 20, October 2016. http://habitat3.org/wp-content/uploads/NUA-English.pdf

[16] European Parliament Council, European Commission (2017). "The New European Consensus on Development." June 30 2017. Point 60. https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=OJ:C:2017:210:FULL&from=EN

[17] European Commission, High Representative of the Union for Foreign Affairs and Security Policy. "Joint Communication to the European Parliament and the Council: A Strategic Approach to Resilience in the EU's external action." July 6, 2017. https://eeas.europa.eu/sites/eeas/files/join_2017_21_f1_communication_from_commission_to_inst_en_v7_p1_916039.pdf

Historically, the ACP Group has also recognised the importance of improving informal settlements in urban contexts. As part of the tripartite Participatory Slum Upgrading Programme (PSUP), created in 2008 together with the EU and UN-Habitat to commonly address the urban poverty challenge represented by slums, the ACP Group endorsed two Declarations on Sustainable Urbanisation for Poverty Reduction.[18] In 2016, at the 8th Summit of ACP Heads of State and Government of the ACP Group of States, the ACP Group committed to "addressing this [urban] challenge in a comprehensive manner."[19]

On the African continent specifically, African Heads of States and Government in 2009 endorsed the Framework & Guidelines (F&G) on Land Policy following the adoption of the *Declaration on Land Issues and Challenges in Africa*. The F&G calls for systematic planning, provision of housing or shelter, and service delivery in order to provide well planned settlements, affordable and legally secure land and housing (or shelter) rights, and access to basic services irrespective of tenure and structure status.[20] The African Union (AU) Agenda 2063 strategic framework for the socio-economic transformation of Africa also calls for speeding up actions related to access to affordable and decent housing including housing finance together with all the basic necessities of life such as water, sanitation and energy, among others.[21]

3. Placing affordable housing, security of tenure and people-centered development at the centre to achieve sustainability and resilience

Habitat for Humanity International is supportive of the comprehensive effort being made by EU and ACP states to address poverty and inclusive sustainable development. In order to achieve these outcomes, however, affordable and accessible housing, in addition to security tenure, must be at the centre of the Foundation Agreement, and translated into all regional partnership agreements as a priority for achieving sustainable and resilient development outcomes.

Habitat for Humanity implements housing projects to improve basic services, like increasing access to water and sanitation, in Côte d'Ivoire, Ethiopia, Malawi and Zambia. Find more information here & here.

A. Emphasize Housing

Housing for all is a human right, as enshrined in the Universal Declaration of Human Rights.[22] Moreover, housing is at the centre of key development outcomes including poverty reduction, livelihoods opportunities, education, crime reduction and health, while contributing to economic growth, addressing energy consumption and fostering resilience. Nevertheless, it remains unrealized for a

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[18] Nairobi Declaration on Urbanization Challenges and Poverty Reduction in African, Caribbean and Pacific States (2009) and the Kigali Declaration on Sustainable Urbanization for Poverty Eradication

[19] Declaration of the eighth Summit of ACP Heads of State and Government of the ACP Group of States (2016), "Port Moresby Declaration." June 1, 2016. http://www.acp.int/content/declaration-8th-summit-acp-heads-state-and-government-acp-group-states

[20] African Union (2009), "Declaration of Land issues and challenges in Africa." July 2009. https://www.uneca.org/sites/default/files/uploaded-documents/LPI/au_declaration_on_land_issues_eng.pdf

[21] Africa Union Commission (2015). "Agenda 2063: The Africa We Want." September 2015. Aspiration 1, Point 10. https://au.int/sites/default/files/pages/3657-file-agenda2063_popular_version_en.pdf

[22] United Nations General Assembly (1948), "Universal Declaration of Human Rights." December 10, 1948. Art 25.1. http://www.un.org/en/universal-declaration-human-rights/

distressing number of urban dwellers, especially the most vulnerable populations.[23] If the new agreement between the EU and ACP states wants to recommit to the principles of non-discrimination, equality and solidarity, the Foundation must prioritize availability of adequate resources for affordable and adequate housing for all as a pre-condition for achieving human dignity.

Habitat for Humanity urges the European Union and its member states, and the ACP regions to prioritize adequate, affordable and well-located housing in the Foundation and the regional partnership agreements, especially as it integrates and complements success in other sectors. Habitat for Humanity also supports the development of appropriate and accessible housing finance products to invest in affordable and incremental housing in all of its forms. Although the EU Negotiation Directives includes some language on housing, the African, Caribbean and Pacific negotiating mandate does not yet include reference to the importance or prioritization of housing. Habitat for Humanity urges all parties to further emphasize its importance as central to achieving development outcomes. In line with the New Urban Agenda, we urge governments to "foster the progressive realization of the right to adequate housing" and to implement "sustainable urban development programs with housing and people's needs at the centre of the strategy." Additionally, we urge governments to recognize the New Urban Agenda's call for "appropriate and affordable housing finance products...to invest in affordable and incremental housing in all its forms."[24]

Furthermore, as the Foundation of the agreement specifies strengthening "cooperation to enhance financial inclusion and access to finance, through the use of a broad spectrum of financial services and innovative financial instrument and mechanisms,"[25] we urge the Parties to focus efforts on addressing the existing global market failure in credit for housing finance.

Habitat for Humanity's MicroBuild Fund, the world's first housing-focused microfinance investment vehicle dedicated to helping low-income families, is rooted in the principles of self-help and sustainability. The MicroBuild Fund's success not only demonstrates the viability of housing microfinance but has also spurred new institutions to participate and create new ways of making homes affordable. Find more information here.

Recommendations

As housing is at the centre of key development outcomes, we urge governments to align with the New Urban Agenda, to "foster the progressive realization of the right to adequate housing"[26] and to implement "sustainable urban development programs with housing and people's needs at the centre of the strategy."[27] Additionally, we urge governments to develop "appropriate and affordable housing finance products... to invest in affordable and incremental housing in all its forms."[28] As such, Habitat for Humanity recommends the following addition to the Strategic Priorities of the Foundation of the Agreement:

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[23] United Nations General Assembly co-written by Habitat for Humanity (2016). "Policy paper 10: Housing policies, Preparatory Committee for the United Nations Conference on Housing and Sustainable Urban Development (Habitat III)." 29 February 2016. http://habitat3.org/wp-content/uploads/PU10-HABITAT-III-POLICY-PAPER.pdf

[24] United Nations Conference on Housing and Sustainable Urban Development (2016), "Habitat III: New Urban Agenda." Points 105, 122, and 140. 20 October 2016. http://habitat3.org/wp-content/uploads/NUA-English.pdf

[25] Council of the European Union, General Secretariat of the Council. "Negotiating directives for Partnership Agreement between European Union and its Member States of the one part, and with countries of the African, Caribbean and Pacific Group of States of the other part." 8094/18. June 21, 2018. http://data.consilium.europa.eu/doc/document/ST-8094-2018-ADD-1/en/pdf

[26] United Nations Conference on Housing and Sustainable Urban Development (2016), "Habitat III: New Urban Agenda." Point 105.

[27] United Nations Conference on Housing and Sustainable Urban Development (2016), "Habitat III: New Urban Agenda." Point 122.

[28] United Nations Conference on Housing and Sustainable Urban Development (2016), "Habitat III: New Urban Agenda." Point 140.

- The Agreement will acknowledge that affordable, adequate and accessible housing has a transformative impact on the development outcomes of vulnerable and marginalized populations, and can have far-reaching impacts on the health of communities and their socio-economic and development outcomes.

- The Agreement will support the creation of appropriate and affordable housing finance products available for investment in affordable and incremental housing in all its forms.

B. Focus on Secure Tenure

Land is not only the foundation of a decent home, but the crosscutting importance of secure land tenure presents a substantial opportunity for sustainable and inclusive development. By strengthening and enforcing secure rights to land, we can help achieve myriad of other development goals. We are encouraged that there is some language in the EU mandate that specifically points to the importance of the protection of land and property rights as essential for inclusive and sustainable economic development in each of the EU-regional partnership agreements. We encourage African, Caribbean and Pacific states to consider inclusion of issues of secure tenure, as it is central to attaining the SDGs, specifically SDG 1.4.2 which points to the importance of improved secure tenure as an indicator of poverty reduction.

Often overlooked, yet equally transformative, security of tenure is essential in addressing developmental objectives. Rights to land are not just a source of economic production, but also a basis of social relationships and cultural values, and a source of prestige and often power.[29] Lack of secure tenure contributes to inequalities in land, housing and livelihoods, as well as social exclusion, the violation of human rights, food insecurity, forced eviction, corruption and land grabbing.[30]

In Africa, Habitat for Humanity is a recognized advocate for systems and policy change that result in improved security of tenure and better land governance systems to support housing for all. Find more information here & here.

When families perceive their tenure to be secure they are more likely to invest in home and environmental improvements.[31] These improvements—including improved building materials and basic services—can serve as a springboard to even greater community development within a community. By contrast, laws or municipal regulations in some areas prevent the delivery of basic services to households or entire settlements without documentation of formal tenure rights. Such laws severely compound the harm caused by insecure tenure by withholding services such as clean drinking water and adequate sewerage.

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[29] Food and Agriculture Organization of the United Nations, "Land Tenure and Rural Development."2002. Article 2.6.
http://www.fao.org/docrep/005/y4307e/y4307e00.htm
[30] Du Plessis, Jean & Augustinus, Clarissa & Barry, Michael & Lemmen, Christiaan & Royston, Lauren. (2016). The Continuum of Land Rights Approach to Tenure Security: consolidating advances in theory and practice. March 14, 2016.
https://www.researchgate.net/publication/303697119_The_continuum_of_land_rights_approach_to_tenure_security_consolidating_advances_in_theory_and_practice
[31] Payne, Geoffrey, Alain Durand Lasserve and Carole Rakodi (2008). Social and economic impacts of land titling programmes in urban and peri-urban areas: International experience and case studies of Senegal and South Africa. Final publication to Norway, Sida, GLTN and UN-Habitat. March 2008.
https://www.researchgate.net/publication/236144393_Social_and_economic_impacts_of_land_titling_programmes_in_urban_and_peri-urban_areas_International_experience_and_case_studies_of_Senegal_and_South_Africa

Lack of tenure security and affordability of their homes can be a barrier for families in accessing financing mechanisms and capital. The most common purpose for taking out a bank loan is home improvement, but without collateral, it can be challenging for families to access formal financial markets.[32] Tenure security creates enabling environments, which encourage private and public investment, enabling governments to build the tax base and advance land-value-capture mechanisms. Tenure regularization and the integration of informal settlements into the formal land markets also enable local governments to raise revenue from taxes and fees, which can in turn be used to finance the provision of improved services, thus improving local governance and competence overall.[33]

In support of achieving the SDGs, Habitat for Humanity urges governments to fulfil their pledge to the New Urban Agenda to promote "increased security of tenure for all, recognizing the plurality of tenure types... with particular attention to security of land tenure for women as a key to their empowerment, including through effective administrative systems."[34]

Also critical to any discussion of secure tenure, is the need for good governance, management and land administration, as noted in the New Urban Agenda, to develop "strong, inclusive management frameworks and accountable institutions that deal with land registration and governance"[35] as well as the connection to achieving resilience.[36] One such example to look to is *The Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries, and Forests in the Context of National Food Security* (VGGT).[37] The VGGT, a tool for governments and communities alike, promotes secure tenure rights and equitable access to land, fisheries and forests as a means of eradicating hunger and poverty, supporting sustainable development and enhancing the environment. Of importance is that VGGT serves as a reference of internationally accepted principles and standards for practices for the responsible governance of all forms of tenure: public, private, communal, indigenous, customary and informal.

Recommendations

Land is the foundation of a decent home, and by strengthening and enforcing secure rights to land, we will achieve myriad of other development goals. In an effort to reflect the commitments made within the New Urban Agenda, promoting "increased security of tenure for all, recognizing the plurality of tenure types...with particular attention to security of land tenure for women as a key to their empowerment, including through effective administrative systems," Habitat for Humanity recommends the following addition to the Strategic Priorities of the Foundation of the Agreement:

- The Agreement will acknowledge the importance of achieving security of tenure for all, and recognizing the plurality of tenure types, with particular attention to security of land tenure for women as a key to their empowerment, including through effective administrative systems.

- The Agreement should look to approaches and tools that demonstrate strong, inclusive management frameworks and accountable institutions (such as the Voluntary Guidelines on

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[32] Payne, Geoffrey, Alain Durand Lasserve and Carole Rakodi (2008). Social and economic impacts of land titling programmes in urban and peri-urban areas: International experience and case studies of Senegal and South Africa.

[33] Payne, Geoffrey, Alain Durand Lasserve and Carole Rakodi (2008). Social and economic impacts of land titling programmes in urban and peri-urban areas: International experience and case studies of Senegal and South Africa.

[34] United Nations Conference on Housing and Sustainable Urban Development (2016), "Habitat III: New Urban Agenda." Point 35.

[35] United Nations Conference on Housing and Sustainable Urban Development (2016), "Habitat III: New Urban Agenda." Point 104

[36] United Nations Conference on Housing and Sustainable Urban Development (2016), "Habitat III: New Urban Agenda." Points 51/71

[37] The VGGT is an internationally negotiated document adopted in May 2012 by the Committee on World Food Security (CFS) under the Food and Agriculture Organization of the UN (FAO). Food and Agriculture Organization of the United Nations. "Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security." 2012. http://www.fao.org/docrep/016/i2801e/i2801e.pdf

the Responsible Governance of Tenure) that deal with land registration and governance to help improve resilience and tenure security.

C. Prioritize People-centered Development and Multi-Stakeholder Engagement

As decisions are made regarding the best way forward to achieve sustainable development in communities, regions and around the world, people, their needs and assets, must be at the centre of those decision making processes, both as beneficiaries and as drivers, as individuals and in groups.[38] Individuals, and their communities, are the best equipped to understand their unique needs and should play a critical role in defining their future. The Agreement must be inclusive and involve citizens' and grassroots groups' direct input and participation in decision making processes at national, subnational and local level. It is also important to understand the incentives of the local private sector to reach communities with affordable and appropriate solutions. This inclusive process should involve a variety of voices, balancing gender and income level differences. People-centered development is also a core focus of complimentary international agreements, including the SDGs and the New Urban Agenda. The New Urban Agenda specifically promotes "participatory age and gender-responsive approaches at all stages of the urban and territorial policy and planning process, from conceptualization to design, budgeting, implementation, evaluation, and review, rooted in new forms of direct partnership between government at all levels, civil society"[39] and the private sector. Having a people-centered approach is central to achieving sustainable accessible housing, and security of tenure, for all. Community action plans are the clearest expression of a people-centered process as well as enumeration and profiling approaches which seek to raise the profile of communities and provide a deeper understanding of challenges and opportunities.

Local coalitions, networks and partnerships play an essential role. This inclusive process involves a shift in mindset on behalf of government, private sector, and citizens. Properly enabling stakeholder engagement also involves building capacity, skills, resources and leadership among civil society, government and private sector actors to equally engage in open and constructive dialogue towards a common goal. This inclusive form of governance allows for greater representation of all voices, and all stakeholders, in ensuring all needs, incentives, and concerns are accounted for in decision making processes.

Habitat for Humanity is working with governments in Liberia and South Africa to implement community based slum-upgrading projects. Find more here, here & here.

The Cotonou Partnership Agreement reflected the EU's commitment to promoting an enabling environment for civil society. However, while the CPA recognized the role of civil society in writing, the operationalization of such an approach was not fully realized. Habitat for Humanity is appreciative that the EU Negotiating Directives encourages participating Parties to "pursue a multi-stakeholder approach by strengthening the role of civil society and the private sector." However, these elements are not yet included in the ACP negotiating mandate, and must be enhanced in the new EU-ACP Partnership Agreement.

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[38] https://www.undp.org/content/dam/undp/library/corporate/UNDP-in-action/2011/English/UNDP-in-Action-2011-en.pdf

[39] United Nations Conference on Housing and Sustainable Urban Development (2016), "Habitat III: New Urban Agenda." Point 92.

To ensure representation and inclusiveness, synergies between Civil Society Organizations, the private sector, and local authorities should be encouraged under the revised EU-ACP Partnership Agreement. The integration of all voices in the development of the New Urban Agenda was celebrated as an unprecedented accomplishment. 197 participating states, over 1,100 organizations and more than 58,000 networks were involved in the preparations of the New Urban Agenda, reflecting the importance of addressing the unique and diverse needs of urban environments to creating sustainability and resilience for all communities. As such, Habitat for Humanity recommends the following addition to the Strategic Priorities of the Foundation of the Agreement:

Recommendations

As people-centered development and engagement of multisector stakeholder partnerships are central to achieving sustainable accessible housing, and security of tenure, for all, we encourage member states to address the importance of civil society involvement and partnerships at all levels in the process and monitoring of the development agenda.

- The Agreement will acknowledge the centrality of people-centered development as an essential input to the processes required in achieving housing and tenure solutions, suitable for unique and distinct contexts.

- The Agreement will prioritize inclusive forms of governance, including representation and engagement of multi-stakeholder coalitions, networks and partnerships (including public, private and civil society) at all levels to foster inclusiveness and positive outcomes.

Conclusion

In sum, in an urbanizing world, Habitat for Humanity encourages the EU and its member states and participating Africa, Caribbean and Pacific countries to prioritize development needs in urban settings, and focus on the centrality of housing, secure tenure, and people-centered development in achieving sustainable development globally. Cities will continue to grow as people search for jobs, stability and the promise of a better life. Urbanization has reached a tipping point and sustainable cities will happen only by design, not by default. By prioritizing housing, security of tenure and people-centered development in the future Partnership Agreement between the European Union and the countries of African, Caribbean and Pacific regions, the future Partnership Agreement will have the potential to reach its sustainable development objectives. The strategic priorities of human rights, inclusive development, disaster risk reduction, poverty eradication, inclusive and equitable access to social services, improved access to clean water, social protection policies, gender equality, and strengthening resilience of vulnerable populations, cannot be realized without an emphasis on housing and security of tenure, and with the voices of communities engaged in policy development processes. The New Urban Agenda and Sustainable Development Goals provide a blueprint for action. However, putting the plan into action will require hard work, political will and mutual accountability, with a sustained focus on bringing housing and tenure to the centre of future development objectives in the African, Caribbean and Pacific regions.

About Habitat for Humanity International

Driven by the vision that everyone deserves a decent place to live, Habitat for Humanity International is an international NGO that helps individuals and families achieve the strength, stability and self-reliance through decent and affordable shelter. With a presence in nearly 70 countries, our work includes incremental housing support services; basic services such as water and sanitation, security of tenure, resilient and sustainable construction; inclusionary financing; community development; and policy advocacy. Habitat for Humanity has programs and offices in 15 ACP countries and in 10 EU member states. Habitat for Humanity is member of both CONCORD and VOICE. Habitat for Humanity actively contributed to the EU position on Habitat III and to the new European Consensus on Development.

Habitat for Humanity International led a global expert working group (the Housing Policy Unit) on housing and represented civil society in the primary platform for stakeholder engagement—the General Assembly of Partners—for Habitat III and the New Urban Agenda. (NUA). Habitat for Humanity directly engaged with UN decision-makers, including in the formal negotiations in New York City, driving media impressions and mobilising a global network to take action. Habitat for Humanity had also a leadership role in the World Urban Campaign, and the Global Land Tool Network (all referenced for their valuable contributions in the NUA, para 128.). Habitat for Humanity International is also member of the Cities Alliance Habitat III Joint Work Program.

Learn more at www.habitat.org/emea.

About Build Solid Ground

Build Solid Ground is project aimed to increase engagement of the citizens in actions addressing global housing and land rights issues in the context of increasing urbanization.

This project is a part of Habitat's global advocacy campaign to improve access to land for shelter Solid Ground. To learn more about the project, please contacts us at buildsg@habitat.org.

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SOLID GROUND

A GLOBAL ADVOCACY CAMPAIGN OF HABITAT FOR HUMANITY

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