

Land-based Finance Learning Sessions

Second Series 2021-2022

“Leveraging Land for Delivery of Services, Building the Social Contract and Promoting Peace and Security”
[v.14 September 2021]

The Land, Housing and Shelter Section of the United Nations Human Settlements Programme (UN-Habitat) and the Global Land Tool Network (GLTN) have the pleasure of introducing a second series of learning sessions on the theme “*Leveraging Land for Delivery of Services, Building the Social Contract and Promoting Peace and Security*”. As in the first series, the overall purpose is “*Bringing together partners, experts and implementers to learn about advances, good practice, innovations and challenges, and to create opportunities for collaboration.*” While the primary focus will be on land-based finance, this series will also, as before, include sessions focussing on land, housing and shelter finance more generally. The series will run from September 2021 and will include two mutually reinforcing learning streams.

Stream 1

In this stream, partners, specialists, stakeholders and implementers will learn about, review and propose improvements to tools and methodologies for enhancing land-based financing (including housing and shelter financing) in developing and fragile country contexts. These will be high-level events building upon and using a similar methodology as during the first series. (For the reports from the first series see [here](#).) Sessions will include presentations, facilitated discussion supplemented by sidebar questions and comments, and closing observations by the presenters and a discussant. Depending on the nature of the subject, these sessions may also adopt a round-table or debating format (for example where the body of knowledge is particularly inconclusive regarding a policy issue of interest) to flesh out and learn from diverging perspectives. At least one of these Stream 1 events will be hosted per quarter. Attendance will be open to the public via registration. Separate post-event interviews may also be carried out with the respective presenters of each session

Stream 2

This learning stream will be organised and presented in close collaboration with one or more external partners (tbc). The aim of Stream 2 is to promote case-specific learning, strategies and solutions for land and property taxation reform interventions in developing and fragile contexts. To this purpose focussed peer groups will be convened and, using action learning techniques, help practitioners to describe, analyse, understand and tackle implementation opportunities, challenges and scenarios confronting them in their work. Stream 2 sessions will take place on demand (colleagues or partners requesting sessions on specific issues). Attendance will be by invitation.

Both streams of learning will contribute to the production of normative and learning resources and will allow UN-Habitat and GLTN partners to continue growing the emerging practice network and building our shared virtual library of resources and leveraging land “toolbox”.

Stream 1 Preparations

For Stream 1 detailed concepts and programme of each upcoming session, with background information, will be provided in advance.

Stream 1 Schedule - *Please save all these dates!*

Subject	Presenters	Date and time (Nairobi time)
1. <i>The Role of Land in Achieving Adequate and Affordable Housing</i>	Christophe Lalande, Geoffrey Payne and Daniela Munoz Levy	20 September 2021 15h00-17h00 EAT
2. <i>tbc The Participation Dividend of Land and Property Taxation - DRC case study</i>	Details to follow	13 December 2021
3. <i>tbc The role of governance in optimizing land-based finance mechanisms at the local level</i>	Details to follow	14 March 2022
4. <i>tbc Land-based finance to climate change mitigation strategies</i>	Details to follow	13 June 2022
5. <i>tbd</i>	--	12 September 2022
6. <i>UN-Habitat Land-based finance in fragile states project: Concluding lessons, opportunities and way forward</i>	Details to follow	12 December 2022

Stream 2 Preparations and scheduling

The Stream 2 programme will be arranged on a case-by-case basis with progress reported periodically.

Second Series Stream 1

LAND-BASED FINANCE LEARNING SESSIONS

Overall Theme: Leveraging Land for Delivery of Services, Building the Social Contract and Promoting Peace and Security.

Purpose: Bringing together partners, experts and implementers to learn about advances, good practice, innovations and challenges, and to create opportunities for collaboration.

Learning objectives:

1. Increased knowledge of available land-based finance and land value capture tools, methods and approaches
2. Enhanced understanding of the social, economic and political challenges facing implementers
3. Case-specific information shared on ways of overcoming challenges and building good practice
4. Proposals for priority actions for improved impact formulated
5. Areas of potential collaboration identified

Session 1: 20 September 2021

“The Role of Land in Achieving Adequate and Affordable Housing”

Jointly hosted by the UN-Habitat Land, Housing and Shelter Section’s Finance and Rights and Protection Communities of Practice

BACKGROUND:

Article 25 of the [Universal Declaration of Human Rights](#) recognises the right to housing as part of the right to an adequate standard of living. Affordability is a key element in realising this right. However, in the past decades housing affordability has become a global issue of concern with strong negative impacts on wellbeing of people worldwide. According to the last data collected by the Lincoln Institute of Land Policy, UN-Habitat and the New York University¹, around 80% of cities worldwide do not have affordable housing options for half of their population. Increasing housing affordability is therefore critical in reaching the goals of the 2030 Sustainable Development Agenda. Particularly, in achieving SDG 11, target 11.1 “Safe and affordable housing”. The lack of affordable solutions often pushes people into sharing overcrowded and unsafe dwellings or moving into areas with little access to employment and education opportunities, healthcare or green spaces. While accessing and sustaining decent accommodation is primarily an issue for those living on low incomes, more and more people are affected by the lack of affordable housing, including young people and the elderly, particularly in big cities.

Governance and management of land, as well as the regulation of land markets, can play a major role in improving the capacity of housing systems to deliver affordable and adequate housing. While the costs of labour, public services and construction materials are commonly similar from one housing project to another, the costs of land can vary dramatically depending on its proximity to urban centres, commercial zones, infrastructure and public services.

The UN-Habitat Handbook, [The Role of Land in Achieving Adequate and Affordable Housing](#), authored by Geoffrey Payne and Daniela Munoz Levy, was developed with the goal to highlight a range of

¹ Atlas of Urban Expansion - <https://www.lincolnst.edu/research-data/data/atlas-urban-expansion>

innovative land-based finance approaches to urban land management. These approaches can provide a practical framework for improving access to affordable housing and include a range of tax-based, fee-based and development-based policy instruments, many of which have been applied in highly diverse contexts. While the project was started before the COVID-19 crisis, the crisis itself has demonstrated how the provision of secure and well-located housing that is affordable to the full spectrum of different income groups is critical for the future resilience of urban populations.





The Land, Housing and Shelter (LHS) Section of UN-Habitat has the pleasure of presenting the Handbook in a learning session on the role of land in achieving adequate and affordable housing. The event is jointly hosted by the LHS Finance and LHS Rights and Protection CoPs.



This session will provide an opportunity to explore with experts and practitioners existing approaches and tools for the provision of housing solutions, across borders and history and will introduce the main findings and recommendations of the *Handbook on the Role of Land in Achieving Adequate and Affordable Housing*.

Participation in this session is by invitation, and the event will be hosted on the Microsoft Teams platform. Should you wish to attend, please write to Jean du Plessis (jean.duplessis@un.org), Jonathan Yakutiel (jonathan.yakutiel@un.org), Christophe Lalande (christophe.lalande@un.org), Giulia Lavagna (giulia.lavagna@un.org), and Francesca Lionetti (francesca.lionetti@un.org).

PROGRAMME		
SESSION 1: “The Role of Land in Achieving Adequate and Affordable Housing”		
20 SEPTEMBER 2021, 15h00 – 17h00 EAT		
<u>Moderator:</u> Jean du Plessis, LHS Finance Community of Practice, LHS Section & GLTN Secretariat, UN-Habitat		
<u>Session discussant:</u> Helen Rourke, Development Action Group		
Time	Topic - Activity	Process, Roles
15h00	Welcome and Introduction	- Robert Lewis-Lettington, UN-Habitat (10min)
15h10	Presentation: <i>The Role of Land in Achieving Adequate and Affordable Housing</i>	- Christophe Lalande, Geoffrey Payne and Daniela Munoz Levy (40 min) - All: questions and comments entered in meeting chat during presentation
15h50	Key questions	Discussant, in dialogue with presenters (20 min)
16h10	Facilitated discussion	Moderator, all (30 min)
16h40	Concluding observations: <i>Key lessons, priority actions, areas of potential collaboration and application</i>	Speakers and discussant (15 min) - All: final comments entered in meeting chat during discussion
16h55	Closing	Moderator

SESSION 1: PRESENTERS AND FACILITATORS

Name and Institution*	Role and Topic	Brief Bio
<p>Christophe Lalande, UN-Habitat</p> 	<p>Presenters: <i>The Role of Land in Achieving Adequate and Affordable Housing</i></p>	<p>Christophe Lalande is the lead housing specialist at UN-Habitat. He coordinates the implementation of global programmes on housing policy development and housing rights, including the production of housing policy guidelines, methodologies, and tools to guide national and local governments' efforts in the provision of affordable housing solutions. He leads global advocacy efforts to promote the realisation of the right to adequate housing, such as the UN-Habitat's Housing for All Campaign to promote people's health, dignity, safety, inclusion and well-being, through access to affordable and adequate housing. Christophe has over fifteen years of professional experience in housing policy and urban development. He is graduated from the Institut d'Etudes Politiques – Lille and holds an MSc in Public Policy and Political Sociology from Sciences Po Ecole Doctorale.</p>
<p>Geoffrey Payne, Consultant</p> 		<p>Geoffrey Payne is a housing and urban development consultant with five decades of international experience. He founded Geoffrey Payne and Associates in 1995 after many years as an academic and has since undertaken research, consultancy and capacity building assignments on urban land management, land tenure and property rights and housing policy in all regions of the world for a wide range of international development agencies, governments and academic institutions including the World Bank, UN-Habitat and the UK government. He has published widely, including a forthcoming report on <i>The Role of Land in Adequate Housing</i>. He has contributed to numerous international conferences and is currently a member of the RTPi International committee and adviser to the President of the UK Built Environment Advisory Group.</p>
<p>Daniela Munoz Levy, consultant</p> 		<p>Daniela Muñoz is a lawyer by background and trained as an urban development planner at University College London. She is currently the Planning Director of Mexico City's Mobility Ministry. Prior to that she worked as a consultant with Geoffrey Payne, undertaking research on land and housing policies. Between 2015 and 2017, she also served in Mexico's National Government as planning director at the Urban Development Ministry and the Social Development Ministry, for urban upgrading programmes.</p>
<p>Helen Rourke, Development Action Group (DAG)</p> 	<p>Discussant</p>	<p>Helen is a Programme Manager at the Development Action Group – Cape Town based NGO. Helen has over seventeen years of experience in the urban development sector. Helen is the current project lead for a National Programme on Land Value Capture in partnership with the National Treasury Cities Support Programme and Lincoln Institute of Land Policy geared to providing technical support and training to metros. Over the last five years Helen has worked in partnership with the City of Cape Town and local civics around neighbourhood regeneration and social housing in the inner city which has resulted in the delivery of the first transitional housing project in Cape Town. Helen has extensive expertise in informal settlement upgrading and regularisation, including the coordination of the NUSP socio-technical assistance to the City of Cape Town for 32 informal settlements and pioneered the <i>Hangberg</i> in situ upgrade in 2008.</p>

<p>Robert Lewis-Lettington, UN-Habitat</p> 	<p>Welcoming words and Introduction</p>	<p>Robert Lewis-Lettington is Chief of the Land, Housing and Shelter Section at UN-Habitat. Robert has more than twenty years professional experience, primarily working in programme management, multilateral processes and in providing technical assistance in policy formulation and legislative processes to a variety of partners. With field experience in more than seventy countries, Robert’s specialist areas include land management, human rights and rule of law, urban development, legislative drafting, intellectual property rights and information management, digital governance, environment and natural resources and international trade. Robert holds a Juris Doctor degree in law from the College of William and Mary (USA), an MA (Hons) degree specialising in Architectural History from the University of St. Andrews (Scotland) and an MLitt (Dist.) degree in History specialising in land and population displacement from the University of the Highlands and Islands (Scotland).</p>
<p>Jean Du Plessis, UN-Habita</p> 	<p>Moderator</p>	<p>Jean du Plessis is a land specialist based in the Land, Housing and Shelter Section of UN-Habitat, Nairobi. He draws on more than 25 years of experience in the areas of land, housing, human rights, forced evictions and development. He has previously held positions in local, national and international NGOs, the South African government’s land restitution programme, and the UN Land and Property Unit in Timor-Leste. He has diverse country experience and has produced a variety of reports and publications on land-related issues. Jean has been with UN-Habitat since 2011, leading on the continuum of land rights, land-based finance, land readjustment and capacity development. He also heads the Land, Housing and Shelter Finance Community of Practice. Jean holds an MA with Distinction in Political Philosophy, from the University of Stellenbosch.</p>

ANNEX A: POOL OF PARTICIPANTS STREAM 1 – provisional (updated with each event)

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ANNEX B: SUPPORT INFORMATION

1. Background²

Over the past decade UN-Habitat and partners in the Global Land Tool Network (GLTN) have undertaken the development of a variety of land-based finance (or land value capture) tools. Land-based finance is a flexible set of instruments that can be adapted to a variety of institutional and cultural contexts. It aims to enhance the availability of resources for local development through leveraging land. Improved local finances and the ability to improve local infrastructure and service provision can have far-reaching social and economic benefits; and make a significant contribution to the efforts of governments to meet their Sustainable Development Goals. Compared with other often-used revenue streams, it tends to increase the progressivity of the tax system, thus promoting equity. Additionally, land-based finance tends to have fewer negative impacts than many other local source revenue tools, given the unique way it combines potential financial, economic, spatial and social benefits. It can also help to establish reciprocal relationships of accountability between communities / residents and government.

Combined with tools and methodologies that facilitate recognition for and recording of the land tenure rights also of users and occupants, instead of simply focusing on formally registered property ownership, land-based finance can have significant impact in less developed and fragile contexts. Various innovative tools and instruments are already in place to reinforce and support this approach. These include the Voluntary Guidelines on the Responsible Governance of Tenure (FAO) and Street Addressing (MIT, World Bank), as well as UN-Habitat and GLTN's Continuum of Land Rights, Fit-for-Purpose Land Administration, Social Tenure Domain Model, Gender Evaluation Criteria, Guide to Land Mediation, Tools to support Transparency in Land Administration, and Valuation of Unregistered Lands.

More specifically, a *Land-based Finance Training tool*, consisting of a *Training Guide* and a detailed *Reader*, has been developed by UN-Habitat and GLTN partners. This tool identifies and provides training guidance and instructive case study material covering seven primary land-based finance instruments which can be used individually or in combination. It has been successfully used in Egypt, Philippines, Kenya, Canada, Haiti, Malaysia and Saudi Arabia. It formed the basis of an international training week presented by UN-Habitat in conjunction with FMDV (the Global Fund for Cities Development) and the Metropolis International Training Institute, and hosted by the Municipality of Mashhad, Iran, in November 2018. Plans are also in motion to provide training support to FMDV and the City of Kampala's Program on Integrated Local Finances for Sustainable Urban Development (PIFUD). In addition, an implementation guide entitled *Where to start? A Guide to Land-based Finance in Local Governance*, was recently published.

Land-based finance also has relevance for fragile country contexts. UN-Habitat and its partners have over the past decade made significant strides in designing and implementing basic land taxation programmes for the delivery of essential services and building of the social contract in fragile contexts. We have developed and piloted urban land tax systems for local authorities in Somaliland, Puntland and Afghanistan. Using a range of innovative support tools, local authorities were assisted to identify the relevant land parcels, raise revenues from occupants and maintain a basic land records system. The approach was also used in Goma in the Democratic Republic of Congo, where the land mediation and the establishment of basic land information systems allowed for rudimentary land and property taxation. With a view to possible future replication of such work, UN-Habitat and GLTN are also active at country

² This text is updated in the course of the programme, as more information becomes available.

level in other fragile states, including Iraq, Nepal, Palestine and Sudan. To help take this work to a higher level, UN-Habitat has recently launched a programme to scale up, institutionalise and replicate good practices in land and property tax collection for service delivery, reconstruction, citizenship building and sustaining peace in fragile states. Implementation commenced in April 2020.

Other UN-Habitat and GLTN partners are also active in the development and roll-out of land-based finance tools and programme support. This work has included the development of a Strategic Financing Framework and Methodological Guide for the Participatory Slum Upgrading Programme (PSUP), and exploring options land-based finance for affordable housing. The Lincoln Institute of Land Policy has over the years produced a significant body of work on land value capture, the concept behind several mechanisms to finance infrastructure, affordable housing, and other key components of urban development. They are also, in partnership with the OECD, seeking to investigate and gain a better understanding of how land value capture is used around the world, with a focus on aspects that are important for systematic adoption. This research will result in a Global Compendium on Land Value Capture, covering both OECD and non-OECD countries. The Compendium will also aim to help promote the benefits and unpack common challenges of land value capture to policymakers at national and subnational governments as well as to academics, planning practitioners, and public officials. And in South Africa the Development Action Group (DAG), is a central advocate for land value capture, which they define as “a process of local government recouping unearned land value increments, created through public investments”. DAG’s approach has been to support local government in recouping this unearned land value and investing it towards poverty, inequality and redress.

Finally, the Land, Housing, and Shelter Section of UN-Habitat has created a Community of Practice (CoP) on Land, Housing, and Shelter Finance. The purpose of this CoP is to help build UN-Habitat’s capacity in the field of land, housing and shelter finance, supporting the development of norms and standards in conventions, declarations, regulatory frameworks, agreements, guidelines, codes of practice and other standard setting instruments, at global, regional and national level. This work also includes the support to the implementation of these instruments at the policy level, i.e. their integration into legislation, policies and development plans, and to their implementation at the programme level.

2. Land-based finance and complementary land tools, key sources and relevant frameworks and guidelines³

On land-based finance:

- *Leveraging land: Land-based finance for Local Governments*, including a Reader and a Trainer’s Guide (in English but currently being translated into French):
~ The *Reader* is available at <https://glttn.net/download/leveraging-land-land-based-finance-for-local-governments-a-reader/>
~ The *Trainer’s Guide* is available at <https://glttn.net/2016/12/05/leveraging-land-land-based-finance-for-local-governments-a-trainers-guide/>
- *Where to start? A Guide to Land-based Finance in Local Governance*. Available at <https://glttn.net/download/where-to-start-a-guide-to-land-based-finance-in-local-governance/?wpdmdl=15917&refresh=5ebd51297bc011589465385>
- *Valuation of Unregistered Lands: A Policy Guide*. Available at <https://glttn.net/2018/05/02/valuation-of-unregistered-lands-a-policy-guide/>

³ This list is being supplemented during the series, as more information becomes available.

- A set of nine instructional videos on a range of land-based finance tools by which local authorities can leverage land to expand their revenue base, to finance urban development and the delivery of essential services to all. Available via <https://elearning.gltn.net/>
- Country-specific, Afghanistan:
 - *Land and Building Valuation Manual*. Available via [link](#)
 - *Safayi Guidelines*. Available via [link](#)
 - *Safayi Invoicing and Collection Manual*. Available via [link](#)
- Country-specific, Somalia:
 - *Guide to Local Taxation*. Available via [link](#)
 - *Somaliland Local Government Budget Brief*. Available via [link](#)
 - *BRA Finance Policy* (note there is one for each state but they are all similar), Available via [link](#)
 - *Harmonization of the Legal Systems Resolving Land Disputes in Somaliland and Puntland*. Available via [link](#)
 - *Somalia GIS Handbook for Municipalities*. Available via [link](#)
 - *GIS Technical manual*. Available via [link](#)

Other supporting land tools:

- *Fit-for-purpose Land Administration: Guiding principles for country implementation*. Available at <https://gltn.net/download/fit-for-purpose-land-administration-guiding-principles-for-country-implementation/>
- *The Social Tenure Domain Model*, various resources including technical guides available at <https://stdm.gltn.net/documentation/>
- Gender aspects of land:
 - ~ *Gender Evaluation Criteria for Large-scale Land Tools*. Available at <https://gltn.net/download/gender-evaluation-criteria-for-large-scale-land-tools/>
 - ~ *Designing and Evaluating Land Tools with a Gender Perspective: A training package for land professionals*. Available at <https://gltn.net/download/designing-and-evaluating-land-tools-with-a-gender-perspective-2011/>
 - ~ *Good land governance through gender empowerment and grassroots participation*. Available at <https://gltn.net/download/improving-gender-equality-and-grassroots-participation-through-good-land-governance-a-training-package-eng-2010/>
- *Guide to Land Mediation* <https://gltn.net/download/guide-to-land-mediation/?wpdmdl=8241&refresh=5d0368d913b501560504537>

Relevant Global Agendas and Guidelines:

- Addis Ababa Declaration of the Third International Conference on Financing for Development. Available at https://unctad.org/meetings/en/SessionalDocuments/ares69d313_en.pdf
- UN General Assembly. Transforming our World: the 2030 Agenda for Sustainable Development”, 21 October 2015, A/RES/70/1. Available at <https://www.refworld.org/docid/57b6e3e44.html>
- New Urban Agenda United Nations (2017). “New Urban Agenda. HABITAT III. A/RES/71/256. <http://habitat3.org/wp-content/uploads/NUA-English.pdf>
- The Voluntary Guidelines on the Responsible Governance of Tenure. Available at <http://www.fao.org/cfs/home/activities/vggt/en/>
- New Deal for Engagement in Fragile States. Available at https://www.pbsbdialogue.org/media/filer_public/07/69/07692de0-3557-494e-918e-18df00e9ef73/the_new_deal.pdf
- UN Secretary-General’s Guidance Note on Land and conflict. Available at <https://unhabitat.org/the-guidance-note-of-the-secretary-general-on-the-united-nations-and-land-and-conflict-is-endorsed/>
- Toolbox for Localising the SDGs. Available at <http://17goals.org/toolbox-for-localizing-the-sdgs/>

Additional:

- *Leveraging Land ‘Toolbox’* developed by the UN-Habitat Land, Housing and Shelter Finance Practice Area (advanced draft in place, available on request: jean.duplessis@un.org)