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UFM STRATEGIC URBAN DEVELOPMENT ACTION PLAN 2040



Axis of Intervention 1 Housing Action Plan

For inclusive, integrated, and sustainable urban
development and regeneration

Executive Summary





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UfM

Strategic Urban Development Action Plan 2040

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sustainable urban development
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UfM Strategic Urban Development Action Plan 2040
for sustainable, resilient, and inclusive cities and communities in the Mediterranean
Axis of Intervention 1: Affordable and Sustainable Housing
Executive Summary

Union for the Mediterranean
Palacio Pedralbes
Pere Duran Farell, 11
08034, Barcelona, Spain

Transport and Urban Development Division
Phone: +34 93 521 41 41
Email: urbandevelopment@ufmsecretariat.org

Authors:

Dr Roberto Rocco, Associate Professor of Spatial Planning and Strategy, TU Delft.
Dr Carola Hein, Professor of History of Architecture and Urban Planning, TU Delft.
Dr Remon Rooij, Associate Professor of Spatial Planning and Strategy, TU Delft.

Institutional partner:

Dr Jyoti Hosagrahar, Deputy Director for the World Heritage Centre at UNESCO,
World Heritage Centre at UNESCO,
7 Place de Fontenoy, 75007 Paris, France.

Housing consultant:

Dr Julie Lawson, Hon. Associate Professor, Centre for Urban Research,
Royal Melbourne Institute of Technology (RMIT).

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Contact points:

Victoria Jiménez Tejero, UfM
Laura Liger, Policy Analyst, DG-Regio European Commission
Roberto Rocco, Associate Professor of Spatial Planning TU Delft

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Ministry of Foreign Affairs of the
Netherlands

AUTHORS

Dr Roberto Rocco, Associate Professor of Spatial Planning and Strategy, TU Delft.

Dr Carola Hein, Professor of History of Architecture and Urban Planning, TU Delft.

Dr Remon Rooij, Associate Professor of Spatial Planning and Strategy, TU Delft.

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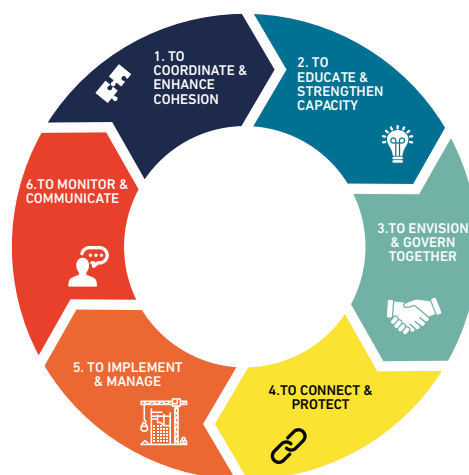
Axis of Intervention 1: Affordable and sustainable housing

The UfM Strategic Urban Development Action Plan 2040 for sustainable, resilient, and inclusive cities and communities in the Mediterranean consists of several inter-sectoral axes of intervention. This document details the first Axis of Intervention: affordable and sustainable housing as a vector for inclusive, integrated, and sustainable urban development and regeneration.

The UfM Strategic Urban Development Action Plan 2040 for sustainable, resilient, and inclusive cities and communities in the Mediterranean, henceforth the Strategic Action Plan, is based on SIX COMPREHENSIVE ACTIONS:

- 1. TO COORDINATE & ENHANCE COHESION**
- 2. TO EDUCATE & STRENGTHEN CAPACITY**
- 3. TO ENVISION & GOVERN TOGETHER**
- 4. TO CONNECT & PROTECT**
- 5. TO IMPLEMENT & MANAGE**
- 6. TO MONITOR & COMMUNICATE**

Figure 1: Integrated actions in this Action Plan.



Access to dignified housing is recognized in various fundamental human rights texts, and by several national constitutions. Article 25 of the Universal Declaration of Human Rights states that: "Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food,

clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control" (UN, 1948, art. 25). According to the UN Special Rapporteur on the Right to Adequate Housing, "The right to housing does not mean that everyone is entitled to a government provided home immediately. It means governments must ensure that everyone, particularly the most disadvantaged groups, should have access to housing that is adequate. Housing is only adequate if it is affordable, if it has potable water, sanitation facilities, electricity, and other basic services and if it is close to schools, health services and employment opportunities. The right to housing is interdependent with other socio-economic human rights such as rights to health, education, and employment. It is also integrally connected to rights to non-discrimination and equality. And, because adequate housing is crucial to the social conditions necessary for human dignity, it is intimately connected to the right to life" (UN, 2019).

In line with this position, the Council of Europe New Strategy and Action Plan for Social Cohesion aims to "promote the development of social links, networking and solidarity as tools for the creation of decent jobs" and to "promote families' stability, well-being and autonomy, which are critical for the quality of life and the prevention of poverty", and aims to "ensure that everyone has access to housing of an adequate standard while helping people in vulnerable situations to avoid excessive debt" (CoE, 2010).

"Comprising over 70 per cent of land use in most cities, housing is evidently central to future cities and urban development (...). The complexity of housing policy is born of various aspects particular to housing itself. These include the fact that unlike any other commodity it is not moveable, and it requires land on which to be built, entailing tenure rights

and land ownership. Furthermore, housing demand cannot be predicted to a high degree of certainty. However, interventions have to be made over the medium- to long-term in order to meet future demand" (UN, 2017, p. 7).

"Housing is central to the achievement of Sustainable Development Goal 11: 'Make cities and human settlements inclusive, safe, resilient and sustainable'. Indeed, SDG 11's target 11.1 states 'By 2030, [to] ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums.' It is clear that governments that have a prime role within urban development and government policies will, to a large extent, determine the achievement of SDG 11 and its targets" (UN, 2017, p. 8).

Against this background, the UfM Housing Action Plan regards access to sustainable integrated housing as **a central element for the full realization of cities' and communities' social functions**, and people's right to a dignified, safe and healthy life, "without discrimination, with universal access to safe and affordable drinking water and sanitation, as well as equal access for all to public goods and quality services in areas such as food security and nutrition, health, education, infrastructure, mobility and transportation, energy, air quality and livelihoods" (NUA, UN-Habitat, 2016, p. 5). Through access to sustainable, integrated, safe, and affordable housing, citizens can enjoy access to increased life chances and public goods created by society and access to increased life chances, boosting their opportunities to achieve their full human potential. The vital role of housing in ensuring access to core services and public goods has been highlighted by the Covid-19 crisis. This could lead urban planners to rethink urban development and the core relationship between housing and improved access to public services (OECD, 2020).

In this context, the UfM Housing Action Plan **recognizes the diversity of housing aspirations across and within UfM countries** and supports ongoing efforts to promote access to decent, affordable, and secure housing, across a range of tenures that reflect local cultural aspirations and capacities. Furthermore, the UfM Housing Action Plan recognizes that affordable housing, and particularly social housing, is a form of infrastructure that contributes to social and economic well-being. As with any essential infrastructure, it requires needs-based planning, securing and allocation of funds and the design of appropriate policies and programmes to ensure good implementation in diverse contexts (Lawson, 2019). Stake-

holder engagement and public participation are vital and can be inspired by the Charter for Multilevel Governance for Europe (European Committee of the Regions (CoR), 2014) and ideas about public participation contained in the Guidance Document 8 "Public Participation in Relation to the Water Framework Directive" (European Commission, 2003).

A home is not an island but exists in a historical and spatial context. It is part of a wider housing system connected to traditions and norms of housing use, as well as broader land, finance, and labour markets (Lawson, 2010). The UfM Housing Action Plan **recognizes the diversity of housing systems across UfM countries**, with their own local conditions, which generate their own diverse, local pathways to housing development, and influence the housing opportunities available to different communities. The Housing Action Plan focuses on key relationships that shape capacity, and actions that affect the provision of housing, including land availability, the value, investment and acquisition conditions, and the asset management models.

This axis of intervention lays out **thematic policy guidelines**, encouraging UfM countries to identify gaps in implementation and financing, and proposing an integrated approach to sustainable urban development that guarantees coherence of housing policy and implementation. Sustainable integrated housing provision should be explicitly addressed in national urban policies (NUPs) and integrated city development strategies (ICDSs) in coordination with the UfM Housing Action Plan for Housing. Sustainable integrated housing projects must therefore be part of wider strategic spatial development plans that enhance integration with other axes of intervention listed in the Strategic Action Plan.

The challenges & objectives

The UfM Thematic Working Group on Affordable and Sustainable Housing identified a wide variety of challenges to the creation of sustainable integrated housing across the region: spatial planning, affordability and finance, insufficient housing supply, ecological sustainability of solutions and deficient legislation. These challenges are summarized in Table 1 (UfM, 2019). They are multidimensional, differ substantially between and within different UfM countries, and significantly affect the prospects for sustainable development in the region.

Given the multidimensional nature of housing challenges in the region, and their impact on many aspects of sustainable development, and following the principles set forth in this Housing Action Plan, this axis of intervention seeks to promote the following objectives, summarized in the diagram below. These objectives are unpacked in each action proposed in this axis of intervention.

(i) **COORDINATION and INTEGRATION (METAGOVERNANCE):** Integration of housing into strategic territorial planning at regional and local levels, across sectors and levels of government in accordance with this Action Plan. To be achieved in harmony with the Agenda 2030, the New Urban Agenda (NUA), the UfM Urban Agenda, the Pact of Amsterdam, the New Leipzig Charter, the Paris Agreement, the Sendai Framework for Disaster Risk Reduction 2015-2030, and other policy frameworks to which this Housing Action Plan subscribes.

(ii) **COORDINATION and INTEGRATION (HIERARCHIC GOVERNANCE):** Coordination and cohesion of housing planning in national urban policies (NUPs), focusing on the alignment of strategic visions and public policies and their instruments, with a view to the creation of national housing policies (NHPs). NHPs should cover all aspects of housing production and provision, including basic definitions of the

Figure 2: Summary of overall objectives of this axis of intervention.



right to housing, adequate housing, affordable housing, social housing, and other connected terminology, as well as mechanisms dealing with financing, land supply and value capture, investment and consumption conditions and asset management models.

(iii) **COORDINATION and INTEGRATION (NETWORKED GOVERNANCE):** Integration of national housing policies (NHPs) into integrated city development strategies (ICDSs). Capable, adequately resourced and effective local governments, being as close as possible to citizens, are vital in ensuring the delivery of decent, affordable and accessible housing. Local housing strategies should incorporate an analysis of local housing supply and demand, future demographic, and market trends, as well as recommendations for planning processes, land use plans and development regulations (UNDESA, 2019, 2020; UNEP/MAP, 2020). Special attention should be given to creating liveable places in which housing is spatially integrated with urban services and amenities, providing citizens with easy access to renewable energy, safe drinking water and sanitation, green/blue infrastructures, jobs, and commercial, educational, medical, and cultural facilities. There should be a focus on walkability and slow mobility, and transit-oriented development (TOD) schemes (Guerra & Kirschchen, 2016; Ruijven, Verstraten, & Zwaneveld, 2019; Salat & Olivier, 2017).

(iv) **COORDINATION & INTEGRATION (MARKET GOVERNANCE):** Integration of housing plans with wider strategic development plans with emphasis on governance of land policy, such as: (a) land administration coordination, including introduction of innovative forms of land tenure (e.g. community land trusts, cooperative land tenure, social rent, etc.); (b) coordination of fiscal instruments to influence land use and land availability for development, including progressive taxation and land value capture instruments to generate funds for social housing schemes.

(v) **COORDINATION & INTEGRATION (TRANS-NATIONAL):** Adoption of a set of shared coherent and relevant key indicators to measure the quality of housing provision, based on the indicators used by Eurostat (EUROSTAT, 2020) and the World Health Organization Housing and Health Guidelines (WHO, 2018).

(vi) **COORDINATION & INTEGRATION (HERITAGE & CULTURE):** Wide adoption of UNESCO's Recommendation on the Historic Urban Landscape as a benchmark for heritage preservation regarding the existing housing stock, with a focus on heritage with the potential for regeneration, reuse, and development (UNESCO, 2011). Valuation and dissemination of vernacular architecture and traditional building materials as a means to increase cultural embeddedness of solutions, and climate adaptiveness (Nakashima, McLean, Thulstrup, Castillo, & Rubis, 2012).

(vii) **NETWORKED CAPACITY BUILDING & PEER-TO-PEER LEARNING:** Additional capacity (skills and resources) needs to be built up in the implementation of housing policy and governmental leadership in guiding national and local strategies through peer-to-peer learning, city-to-city partnerships, and networked learning. This covers resource management, organizational capacity, industry-specific capacity, networking, political capacity, and monitoring.

(viii) **CITIZEN PARTICIPATION and STAKEHOLDER ENGAGEMENT:** Citizen engagement is needed in the development of integrated housing policy, to provide greater housing variety in response to the growing diversity of households, to achieve social mix and to support labour market needs, increasing the social sustainability of solutions. In line with the idea of metagovernance, in which distinctive styles of governance must be coordinated in an agile, pragmatic, and adaptive manner, stakeholder engagement is crucial to the success of this Axis of Intervention. This means bringing together members of the public sector,

the private sector and civil society in diverse arrangements in which distinct perspectives, knowledge, interests, and mandates interact to produce better inputs for sound policymaking.

(ix) AFFORDABLE HOUSING AS INFRASTRUCTURE: The recognition of affordable housing as a form of infrastructure that requires needs-based capital investment, allocation of adequate resources and design of appropriate policies and programmes to ensure good implementation and monitoring. Good national policy for sustainable [and] affordable housing must tackle excessive costs all along the value chain, and address bottlenecks, including land, building regulations, construction, mortgages, and administrative costs. Planning laws and building regulations need to adapt to the evolving needs of urban residents, especially following the Covid-19 crisis. Moreover, sustainable [and] affordable housing needs, and sustainable and flexible financing schemes, tailored both to supply and demand, in which the public sector is an enabler – for instance, with mortgage guarantee schemes and sound public-private partnerships (PPPs) (Burnett, 2018; ECA, 2018; KS, Chowdhury, Sharma, & Platz, 2016; OECD, 2012).

(x) BETTER CLIMATE ADAPTATION, URBAN RESILIENCE AND ENERGY TRANSITION: Planning and design of energy-efficient, thermally-adapted housing that is well embedded in natural landscapes and climatic conditions, and the building of which is sensitive to natural systems through the design and implementation of green-blue infrastructures (European Commission, 2018a), and principles of the Circular Economy, including notable principles of circular construction.

(xi) INTEGRATION OF HERITAGE MANAGEMENT and REDEVELOPMENT, with principles of climate adaptation and mitigation, circular economy, and ecosystems-based solutions. Integration of heritage with disaster risk-reduction and disaster risk-management principles.

(xii) DISASTER RISK REDUCTION: Housing and neighbourhood design should address rising temperatures, increasing droughts, and rising sea levels across the region, based on “ecosystem-based approaches in line with the Sendai Framework for Disaster Risk Reduction 2015-2030 and by mainstreaming holistic and data-informed disaster risk reduction and management at all levels to reduce vulnerabilities and risk, especially in risk-prone areas of formal and informal settlements” (Article 77, New Urban Agenda -NUA). Special attention should be given to the circularity of construction materials. Existing neighbourhoods must be assessed towards adaptation to, and mitigation of, climate change and natural hazards.

(xiii) TO ADDRESS HOUSING PROVISION FROM A MULTI-DIMENSIONAL AND INTEGRATED PERSPECTIVE, in which structural challenges are faced with a metagovernance approach that is tailor-made, adaptive and culturally embedded, through addressing the six key policy challenges listed in this Action Plan, namely (i) affordability, availability, adequacy & access, (ii) effective land policy & land administration, (iii) effective financing & tenure, (iv) sustainable, resilient & accessible design, (v) upgrading of informal urbanization, (vi) upgrading, maintenance & management of existing housing stock. These policy challenges are indicative and must be addressed according to their salience in each UfM Member State, where new policy challenges may appear.

(xiv) GOOD MONITORING, PEER, AND INSTITUTIONAL LEARNING: Monitoring and benchmarking of housing provision across the region, accompanied by peer and institutional learning that improves the capacity of governments to respond to housing challenges in informed, networked ways.

Actions

ACTION 1: TO COORDINATE & ENHANCE COHESION in the provision of sustainable and affordable housing.

ACTION 2: TO EDUCATE & STRENGTHEN CAPACITY in the provision of sustainable and affordable housing.

ACTION 3: TO ENVISION & GOVERN TOGETHER for the provision of sustainable and affordable housing.

ACTION 4: TO INTEGRATE & PROTECT through the provision of sustainable and affordable housing.

ACTION 5: TO IMPLEMENT & MANAGE the provision of sustainable and affordable housing.

Action 5 is further subdivided into 6 Policy Challenges:

- (i) AFFORDABILITY, AVAILABILITY, ADEQUACY & ACCESS
- (ii) EFFECTIVE LAND ADMINISTRATION
- (iii) EFFECTIVE FINANCING & TENURE
- (iv) SUSTAINABLE, ACCESSIBLE & RESILIENT DESIGN
- (v) UPGRADING OF INFORMAL URBANIZATION
- (vi) UPGRADING, MAINTENANCE & MANAGEMENT OF EXISTING HOUSING STOCK

ACTION 6: TO MONITOR & COMMUNICATE on the provision of sustainable and affordable housing.

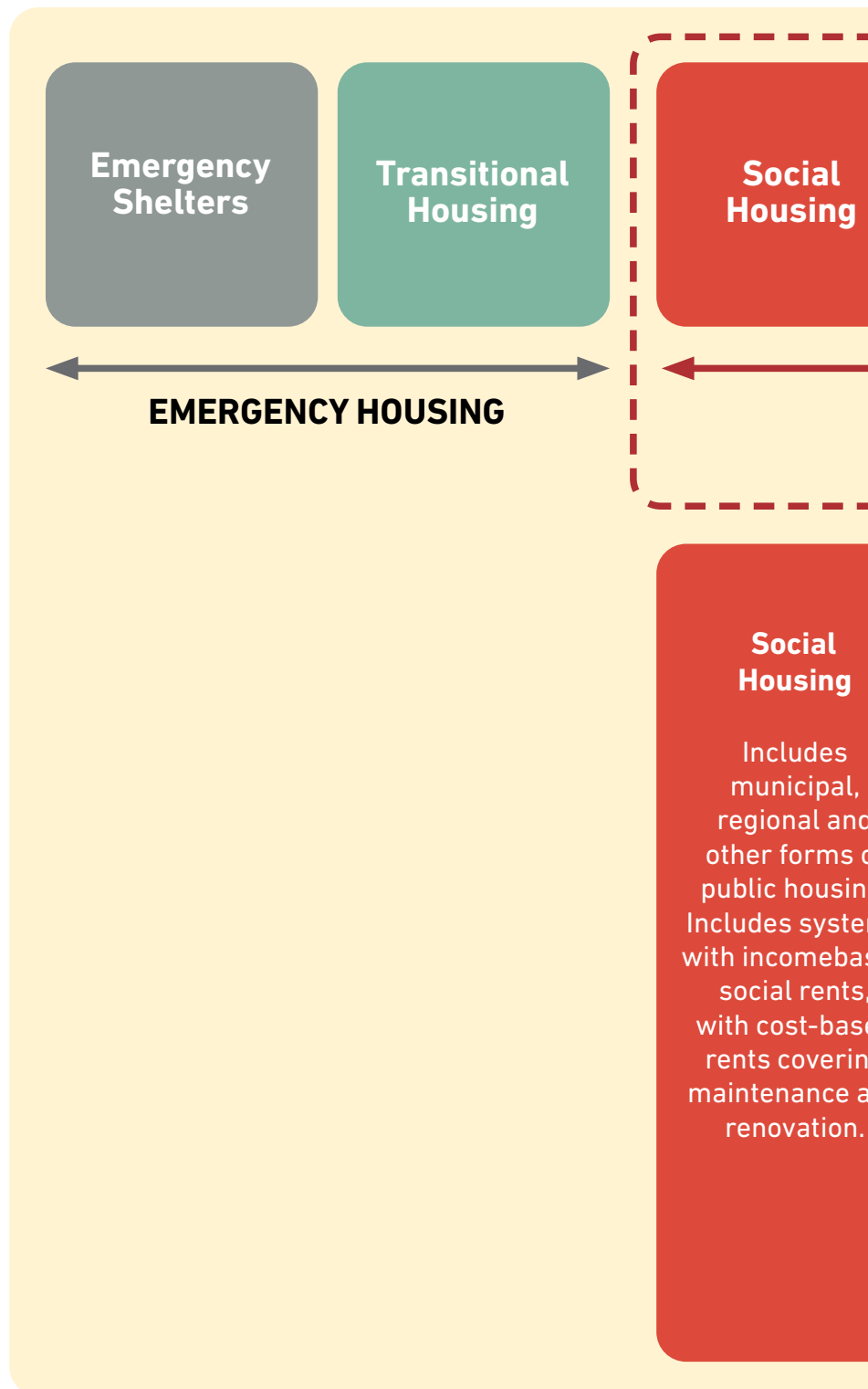
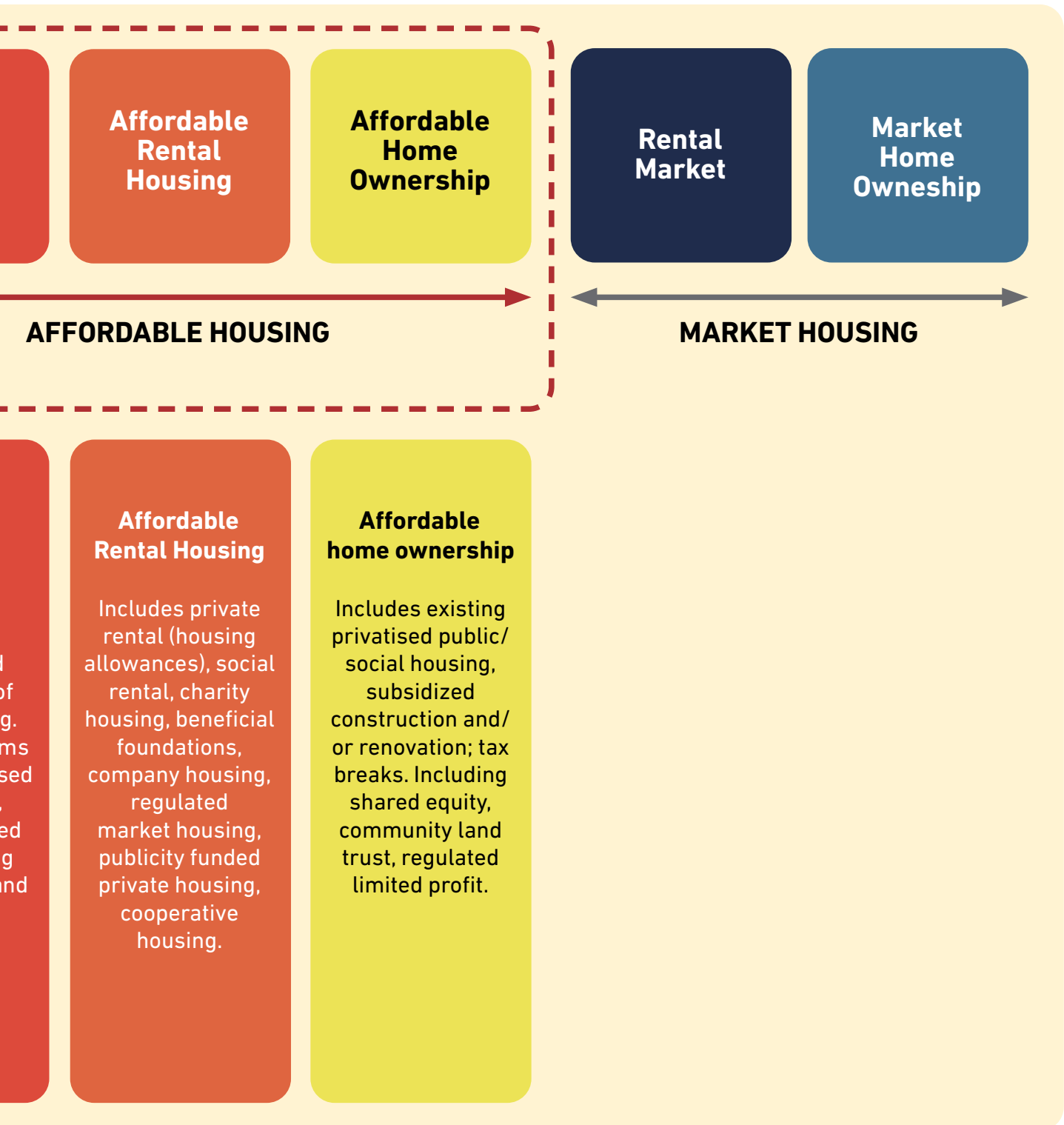


Figure 3: The housing continuum. Adapted from: (European Commission, 2018b). This figure does not address cooperative housing and other innovative forms of housing tenure, which can be understood as affordable housing.



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Results based programming

UfM Housing Action Plan

Objectives

COORDINATION and INTEGRATION I: Integration of housing into strategic territorial planning at regional and local levels, across sectors and levels of government in accordance with this Action Plan.

COORDINATION and INTEGRATION II: Coordination and cohesion of housing planning in national urban policies (NUPs), focussing on the alignment of strategic visions and public policies and their instruments, with a view to the creation of national housing policies (NHPs). NHPs should cover all aspects of housing production and provision, including basic definitions of the right to housing, adequate housing, affordable housing, social housing and other connected terminology, as well as mechanisms dealing with financing, land supply and value capture, investment and consumption conditions and asset management models.

COORDINATION and INTEGRATION III: Integration of national housing policies (NHPs) into city development strategies (CDSs). Capable, adequately resourced and effective local governments, being as close as possible to citizens, are vital in ensuring the delivery of decent, affordable and accessible housing. Local housing strategies should incorporate an analysis of local housing supply and demand, future demographic and market trends, as well as recommendations for planning processes, land use plans and development regulations. Special attention should be given to creating liveable places in which housing is spatially integrated with urban services and amenities, providing citizens with easy access to renewable energy, safe drinking water and sanitation, green/blue infrastructures, jobs, and commercial, educational, medical and cultural facilities. There should be a focus on walkability and slow mobility, and transit-oriented development (TOD) schemes (Guerra & Kirschen, 2016; Ruijven, Verstraten, & Zwaneveld, 2019; Salat & Olivier, 2017)

REMEDICATION OF REGULATORY & SYSTEMIC BARRIERS: Identifying regulatory and systemic barriers to the production of affordable housing across the region; remedying problems through regulation and incentives to encourage good process and ensure appropriate outcomes, promoting housing systems that rely on mission-focused investment, and that address the growing housing deficit in most countries across the region.

AFFORDABLE HOUSING AS INFRASTRUCTURE: The recognition of affordable housing as a form of infrastructure that requires needs-based capital investment, allocation of adequate resources and design of appropriate policies and programmes to ensure good implementation and monitoring. Good national policy for sustainable affordable housing must tackle high costs all along the value chain, and address bottlenecks including land, building regulations, construction, mortgages and administrative costs. Planning laws and building regulations need to adapt to the evolving needs of urban residents, especially following the Covid-19 crisis. Moreover, sustainable affordable housing needs sustainable and flexible financing schemes, tailored both to supply and demand, in which the public sector is an enabler – for instance, with mortgage guarantee schemes and sound public-private partnerships (PPPs) (Burnett, 2018; ECA, 2018; KS, Chowdhury, Sharma, & Platz, 2016; OECD, 2012).

GOOD LAND MANAGEMENT: Land policy is a mechanism for influencing urban development processes. It is potentially a more effective means of promoting affordable and inclusive housing

development (Lawson & Ruanavaara, 2020). More inclusive and more sustainable housing can be delivered in better locations through special land management, innovative zoning, tools to capture land value, progressive land banking, as well as the identification and exploration of alternative forms of tenure, including community land trusts, cooperatives and co-housing.

REGENERATION & TRANSFORMATION OF DEPRIVED AREAS: Housing provision, renewal and upgrading are crucial elements for regeneration of neighbourhoods, as outlined in Axis of Intervention 5, in the strategic Action Plan: "Informal settlements and deprived neighbourhoods as focal points for the creation of inclusive cities and communities, and in relation to affordable and sustainable housing provision".

INTEGRATION OF INFORMAL HOUSING: Recognising the civil rights of inhabitants of slums and informal settlements opens paths to legalise and innovate land tenure and slum upgrading strategies, including support for incremental housing and self-build schemes. Self-building schemes are among the main contributors to new housing in many countries of the Mediterranean region. This calls for further analysis and further regulation of this sector, as well as improvement of skills among the service providers in this sector, in line with the Davos Declaration (Swiss Confederation, 2018).

CITIZEN ENGAGEMENT: Citizen engagement is needed in the development of integrated housing policy, to provide greater housing variety in response to the growing diversity of households, to achieve social mix and to support labour market needs, increasing the social sustainability of solutions.

NETWORKED CAPACITY BUILDING & PEER-TO-PEER LEARNING: Additional capacity (skills and resources) needs to be built up in the implementation of housing policy and governmental leadership in guiding national and local strategies through peer-to-peer learning, city-to-city partnerships and networked learning. This covers resource management, organisational capacity, industry-specific capacity, networking, political capacity and monitoring.

BETTER CLIMATE ADAPTATION, URBAN RESILIENCE AND ENERGY TRANSITION: Planning and design of energy-efficient, thermally-adapted housing that is well embedded in natural landscapes and climatic conditions, and the building of which is sensitive to natural systems through the design and implementation of green-blue infrastructures (European Commission, 2018a). Housing and neighbourhood design should address rising temperatures, increasing droughts and rising sea levels across the region, based on "ecosystem-based approaches in line with the Sendai Framework for Disaster Risk Reduction 2015-2030 and by mainstreaming holistic and data-informed disaster risk reduction and management at all levels to reduce vulnerabilities and risk, especially in risk-prone areas of formal and informal settlements" (article 77, New Urban Agenda -NUA). Special attention should be given to the circularity of construction materials (see also Box 22).

ECONOMIC EMBEDDEDNESS: Planning and designing of housing typologies that respond to the economic needs and aspirations of citizens, in terms of affordability, location, accessibility and available job opportunities, in connection to their livelihoods and economic needs and practices.

CULTURAL EMBEDDEDNESS: Planning and designing of culturally embedded housing typologies that respond to the cultural aspirations and needs of citizens, taking into account traditional livelihoods, as well as the heritage of Mediterranean cities. By integrating traditional forms of housing and landholding into public policy, local governments can achieve better results because of the cultural embeddedness of solutions.

SPATIAL JUSTICE: Planning and designing of affordable, sustainable and disaster-resilient housing that is spatially just and that caters for all citizens, with emphasis on the most vulnerable; housing that is gender sensitive, child and old people friendly, accessible to people with disabilities, as well as affordable and of good quality.

GOOD MONITORING, PEER AND INSTITUTIONAL LEARNING: Monitoring and benchmarking of housing provision across the region, accompanied by peer and institutional learning that improves the capacity of governments to respond to housing challenges in informed, networked ways.

ACTION 1: TO COORDINATE & ENHANCE COHESION**Objective:** To coordinate and enhance cohesion in provision of sustainable and affordable housing

KEY OBJECTIVES	KEY TOOLS	PROPOSED ACTIONS (2021-2040)	CRITERIA OF SUCCESS
<p>(i) COORDINATION and INTEGRATION (METAGOVERNANCE): Integration of housing into strategic territorial planning at regional and local levels, across sectors and levels of government in accordance with this Action Plan. To be achieved in harmony with the Agenda 2030, the New Urban Agenda (NUA), the UfM Urban Agenda, the Pact of Amsterdam, the New Leipzig Charter, the Paris Agreement, the Sendai Framework for Disaster Risk Reduction 2015-2030, and other policy frameworks to which this Housing Action Plan subscribes.</p>	<p>(i) Agenda 2030, New Urban Agenda, the UfM Urban Agenda, and other international policy frameworks/ Housing observatories and adoption of common standards.</p>	<p>(i) NATIONAL INSTITUTIONAL GOVERNANCE TOOL: Encourage National Ministries to establish national "Housing Observatories" and Policy Labs to help define national housing strategies in line with UN-Habitat's Practical Guide for Conducting Housing Profiles (UN-Habitat, 2011), in close collaboration with local authorities, housing federations, civil society and private sector, with emphasis on governance of land use, and historic urban landscapes (HULs), including:</p> <ul style="list-style-type: none"> - coordination of land administration, introduction of innovative forms of land tenure (community land trusts, cooperative land tenure, social rent, etc.), - coordination of fiscal instruments to influence land use and land availability for development, including progressive taxation and land value capture instruments to generate funds for social housing schemes, and - coordination of policy between relevant National Ministries, particularly between those in charge of housing, urban development, land administration, environment, public works, energy, transport, health, education, culture, social policies, and emergency management, through NUPs and ICDSs. 	<p>(i) Housing Observatories are established in most UfM Member States and have a considerable influence on policy formation at the local level, following internationally agreed policy frameworks and standards, in agreement with the UfM Strategic Action Plan and this Axis of Intervention.</p>
<p>(ii) COORDINATION and INTEGRATION (HIERARCHIC GOVERNANCE): Coordination and cohesion of housing planning in national urban policies (NUPs), focusing on the alignment of strategic visions and public policies and their instruments, with a view to the creation of national housing policies (NHPs). NHPs should cover all aspects of housing production and provision, including basic definitions of the right to housing, adequate housing, affordable housing, social housing, and other connected terminology, as well as mechanisms dealing with financing, land supply and value capture, investment and consumption conditions and asset management models.</p>	<p>(ii) Policy Gap assessment in partnership with Housing Europe, UNECE, OECD frameworks/ from a multi-perspective national housing stock assessment (health and safety standards, climate adaptation, sustainable and circular reuse of abandoned or underused spaces and buildings, access to water and sanitation, disaster resilience, fire and earthquake safety and connectivity, among other factors.</p>	<p>(ii) NATIONAL POLICY INTEGRATION: Invite and encourage National Ministries to set up national urban policies (NUPs) to prepare and integrate national housing strategies (NHSs), in close collaboration with local authorities, housing federations, civil society – including popular housing movements, and the private sector, through the organization of partnerships and consultancy.</p> <p>(iii) POLICY GAPS ASSESSMENT: Invite and encourage National Ministries to set up housing policy development taskforces to analyze gaps in instruments of housing policy, with emphasis on access to affordable housing for all who need it, healthy housing, climate change action and mitigation, disaster risk reduction, and heritage conservation and reuse, under this Housing Action Plan (MedECC, 2020a; UNEP/MAP, 2020; UNESCO, 2019, 2020), in agreement with international policy frameworks.</p> <p>(iv) HOUSING STOCK ASSESSMENT: Encourage National Ministries to assess the state of the existing housing stock, with attention to health and safety standards (UK Government, 2006; WHO, 2018b), climate adaptation, sustainable and circular reuse of abandoned or underused spaces and buildings, access to water and sanitation, disaster resilience, fire and earthquake safety and connectivity (European Commission, ARCO, & Prato, 2019).</p>	<p>(ii) NUPs are set up and integrate National Housing Policies. National Housing Policies are set up in UfM member countries where they are missing, following a policy gap analysis, and housing stock assessment.</p>
<p>(iii) COORDINATION and INTEGRATION (NETWORKED GOVERNANCE): Integration of national housing policies (NHPs) into integrated city development strategies (ICDSs). Capable, adequately resourced and effective local governments, being as close as possible to citizens, are vital in ensuring the delivery of decent, affordable and accessible housing. Local housing strategies should incorporate an analysis of local housing supply and demand, future demographic, and market trends, as well as recommendations for planning processes, land use plans and development regulations (UNDESA, 2019, 2020; UNEP/MAP, 2020). Special attention should be given to creating liveable places in which housing is spatially integrated with urban services and amenities, providing citizens with easy access to renewable energy, safe drinking water and sanitation, green/blue infrastructures, jobs, and commercial, educational, medical, and cultural facilities. There should be a focus on walkability and slow mobility, and transit-oriented development (TOD) schemes (Guerra & Kirschen, 2016; Ruijven, Verstraten, & Zwaneveld, 2019; Salat & Olivier, 2017).</p>	<p>(iii) Integration of National Urban Policies, National Housing Policies, National Housing Strategies with international frameworks and between themselves.</p>	<p>(v) NATIONAL TO LOCAL POLICY INTEGRATION: Encourage local authorities to incorporate national housing strategies (NHSs) into integrated city development strategies (ICDSs) and to seek partnerships for further local capacity building in this area, via Policy Labs mentioned above.</p>	<p>(iii) A substantial number of local authorities around the region have the capacity and take concrete steps to incorporate NHPs into ICDSs and seek to further develop their capacity to implement innovative housing programmes.</p>



ACTION 1: TO COORDINATE & ENHANCE COHESION*Objective: To coordinate and enhance cohesion in provision of sustainable and affordable housing*

KEY OBJECTIVES	KEY TOOLS	PROPOSED ACTIONS (2021-2040)	CRITERIA OF SUCCESS
<p>(iv) COORDINATION & INTEGRATION (MARKET GOVERNANCE): Integration of housing plans with wider strategic development plans with emphasis on governance of land policy, such as: (a) land administration coordination, including introduction of innovative forms of land tenure (e.g. community land trusts, cooperative land tenure, social rent, etc.); (b) coordination of fiscal instruments to influence land use and land availability for development, including progressive taxation and land value capture instruments to generate funds for social housing schemes.</p>	<p>(iv) Integration of ICDSs with National Urban Policies, National Housing Policies, and National Housing Strategies.</p>	<p>(vi) MARKET SHAPING EXERCISES: Integration of NHPs with wider NUPs and ICDSs, with emphasis on (a) land administration coordination, including introduction of innovative forms of land tenure (e.g. community land trusts, cooperative land tenure, social rent, etc.); (b) coordination of fiscal instruments to influence land use and land availability for development, including progressive taxation and land value capture instruments to generate funds for social housing schemes.</p>	<p>(iv) A substantial number of NHPs incorporate innovative land tenure and land administration tools, as well as innovative financing tools that respond to the needs of the most vulnerable citizens in each country. A considerable number of ICDSs address these issues as well.</p>
<p>(v) COORDINATION & INTEGRATION (TRANSNATIONAL): Adoption of a set of shared, coherent and relevant key indicators to measure the quality of housing provision, based on the indicators used by Eurostat (EUROSTAT, 2020) and the World Health Organization Housing and Health Guidelines (WHO, 2018b).</p>	<p>(v) Mediterranean Housing Knowledge Hub, with emphasis on mutual learning, and on adoption of common definitions and standards.</p>	<p>(vii) TRANSNATIONAL INSTITUTIONAL TOOL: Set up a Mediterranean Housing Knowledge Hub on the model of the European Federation of Public, Cooperative and Social Housing (Housing Europe), in partnership with Housing Europe and its Observatory, and/or OECD, subject to further agreement, in order to facilitate policy transfer and institutional learning (Housing Europe, 2019a, 2019b), and in close collaboration with local authorities, housing federations, civil society (including popular housing movements) and the private sector.</p>	<p>(v) A Mediterranean Housing Knowledge Hub is set up in one of the UfM Member States.</p>
<p>(vi) COORDINATION & INTEGRATION (HERITAGE & CULTURE): Wide adoption of UNESCO's Recommendation on the Historic Urban Landscape as a benchmark for heritage preservation regarding the existing housing stock, with a focus on heritage with the potential for regeneration, reuse, and development (UNESCO, 2011). Valuation and dissemination of vernacular architecture and traditional building materials and a means to increase cultural embeddedness of solutions, and climate adaptiveness (Nakashima, McLean, Thulstrup, Castillo, & Rubis, 2012).</p>	<p>(vi) UNESCO's Recommendation on the Historic Urban Landscape.</p>	<p>(viii) HERITAGE CONSERVATION ASSESSMENT: Encourage National Ministries to assess the state of the existing housing stock with a focus on heritage with the potential for regeneration, reuse, and development, using the UNESCO Recommendation on the Historic Urban Landscape.</p>	<p>(vi) National Ministries have assessed the state of heritage preservation of existing housing stock and have developed plans to address it.</p>

ACTION 2: TO EDUCATE AND STRENGTHEN CAPACITY

Objective: To educate and strengthen capacity in the provision of sustainable and affordable housing

KEY OBJECTIVES	KEY TOOLS	PROPOSED ACTIONS (2021-2040)	CRITERIA OF SUCCESS
<p>NETWORKED CAPACITY BUILDING & PEER-TO-PEER LEARNING: Additional capacity (skills and resources) needs to be built up in the implementation of housing policy and governmental leadership in guiding national and local strategies through peer-to-peer learning, city-to-city partnerships, and networked learning. This covers resource management, organizational capacity, industry-specific capacity, networking, political capacity, and monitoring.</p>	(i) Institutional stakeholders' partnerships.	(i) PARTNERSHIPS: To establish partnerships between the UfM, local and key universities with skills for housing policy and planning, as well as other capacity building organizations across the Euro-Mediterranean region, such as the Housing Europe, the European Federation of National Organizations Working with the Homeless (FEANTSA), the International Telecommunication Union (ITU), UNECE, United Nations' United for Smart Sustainable Cities (U4SSC) initiative coordinated by ITU, UNECE and UN-Habitat, and others.	(i) An MoU for cooperation and mutual learning is signed by partners mentioned. Networking activities are organized.
	(ii) Living Labs: multi-stakeholder real-life experimentation environments for policy design and implementation, coordinated by national and local authorities in partnership with local universities. Their focus is ministerial and municipal policymakers, planners and designers, experts on historical urban landscapes (HULs), business leaders, civil associations and citizens, especially vulnerable groups.	(ii) LIVING LABS: The Universities Network and National Ministries set up Living Labs in a small number of pilot cities with the European Network of Living Labs and VNG International.	(ii) A substantial number of Living Labs are organized around the Mediterranean. Their results are disseminated via websites and reports.
	(iii) Housing management skills short courses and workshops.	(iii) MANAGEMENT SKILLS DEVELOPMENT: UfM, the Universities Network, Housing Europe, National Ministries and other parties promote short housing skills building workshops and on-the-job courses to increase housing management capacity in the region.	(iii) A substantial number of short workshops and on-the-job courses are organized in several cities around the Mediterranean.
	(iv) Summer schools focused on the next generation of planners and designers of the region.	(iv) SUMMER SCHOOLS: Universities Network sets up summer schools for students from across the Euro-Mediterranean region.	(iv) Yearly summer schools are organized in a number of partner universities.
	(v) Traditional building workshops and research.	(v) TRADITIONAL KNOWLEDGE: Universities Network, vocational training institutions, National Ministries and donors promote jobs and skills development related to building with traditional materials and/or traditional and new techniques for the restoration of the built heritage.	(v) Traditional building knowledge is recognized as an asset in NUPs and ICDSs. Traditional building knowledge skills are widely disseminated. A substantial number of workshops are organized.
	(vi) Curriculum analysis of planning and design schools in the region.	(vi) UPDATED CURRICULUMS: To encourage the update and coordination of the curriculums of the region's spatial planning and architecture schools regarding housing policy, design, and implementation.	(vi) Curriculums of planning and design schools around the Mediterranean are compared, findings are disseminated, and there is a significant effort to bring those curriculums up to date.
	(vii) City-to-city partnerships: periodical workshops organized by cities across the Mediterranean region paired-up in terms of their shared and/or complementary challenges, expertise, and institutional knowledge. An example of such partnerships can be found in the work of VNG International, the international branch of the Association of Dutch Municipalities. Focus: ministerial and municipal policymakers, spatial planners, and urban designers.	(vii) CITY-TO-CITY PARTNERSHIPS: Periodical workshops organized by cities across the Mediterranean region paired-up in terms of their shared and/or complementary challenges, expertise, and institutional knowledge. An example of such partnerships can be found in the work of VNG International, the international branch of the Association of Dutch Municipalities. Focus: ministerial and municipal policymakers, spatial planners, and urban designers.	(vii) A substantial number of city-to-city partnerships are organized yearly. Knowledge produced is widely disseminated via websites and publications.
	(viii) Peer-to-peer learning workshops. Such workshops will include diverse kinds of stakeholders, in particular international and local organizations and universities, with a focus on ministerial and municipal policymakers, planners, and urban designers.	(viii) PEER TO PEER LEARNING WORKSHOPS at National Level: periodical workshops with national and local planning authorities, in which policymakers from UfM countries discuss problems and solutions actively, in tandem with the EU Urban Agenda Housing Partnership Action Plan (European Commission, 2018b).	(viii) A significant number of peer-to-peer workshops are organized, and their results are widely disseminated via websites, reports and other online resources.

ACTION 3: TO ENVISION AND GOVERN TOGETHER**Objective:** To envision and govern together for the provision of sustainable and affordable housing

KEY OBJECTIVES	KEY TOOLS	PROPOSED ACTIONS (2021-2040)	CRITERIA OF SUCCESS		
<p>CITIZEN PARTICIPATION and STAKEHOLDER ENGAGEMENT: Citizen engagement is needed in the development of integrated housing policy, to provide greater housing variety in response to the growing diversity of households, to achieve social mix and to support labour market needs, increasing the social sustainability of solutions. In line with the idea of metagovernance, in which distinctive styles of governance must be coordinated in an agile, pragmatic, and adaptive manner, stakeholder engagement is crucial to the success of the Strategic Action Plan and this Axis of Intervention in particular. This means bringing together members of the public sector, the private sector and civil society in diverse arrangements in which distinct perspectives, knowledge, interests, and mandates interact to produce better inputs for sound policymaking.</p>	(i) National Urban Policies and Integrated City Development Strategies.	<p>(i) STAKEHOLDER ENGAGEMENT: National urban policies (NUPs) and national housing policies (NHPs) across the region adopt principles of stakeholder engagement and citizen participation in housing policy design and implementation, including principles of participatory housing design.</p>	<p>(i) Civil society organizations, including social movements for housing, are involved in decision-making, implementation, monitoring and reporting. Businesses have their interests represented legitimately and transparently.</p>		
	(ii) Living Labs and Urban Design Labs, based on the City Labs methodology developed by URBACT: plenary session (introduction/scene-setting); "stars and bars" exercise; fishbowl session, parallel workshops focused on a specific theme and built around case studies, allowing for triangulation with partners from the larger international network.			<p>(ii) LIVING LABS and HOUSING URBAN DESIGN LABS: A number of municipalities set up Housing Living Labs in partnership with local universities, to engage public sector actors, the private sector and civic society around real societal challenges in relation to sustainable housing.</p>	(ii) Living Labs and Housing Urban Design Labs are established in a number of municipalities around the Mediterranean. A Mediterranean Housing Knowledge Hub is established in one of the partner universities.
	(iii) National Housing Observatories.			<p>(iii) HOUSING OBSERVATORIES: National Governments are encouraged to set up Housing Observatories at the national level, and these observatories must disseminate information about quality, affordability, financing, and other issues concerning housing that is easily understandable by citizens, businesses, and other departments in the administration.</p>	(iii) A substantial number of housing observatories are set up in UfM Member States and produce periodic reports about the state of housing provision and access in each country.
	(iv) The Mediterranean Housing Knowledge Hub, based on the model of, and in partnership with, Housing Europe.			<p>(iv) MEDITERRANEAN HOUSING KNOWLEDGE HUB is established in one of the UfM partner universities and is charged with producing accessible reports in the state of housing in the region, in cooperation with OECD, the World Bank, UNECE and other institutional partners.</p>	(iv) A Mediterranean Housing Knowledge Hub is set up at one of UfM's partner universities and starts collecting data, producing, and disseminating knowledge and monitoring the state of housing provision and accessibility around the Mediterranean.
	(v) Citizens' Assemblies and Stakeholder Assemblies, based on participatory methodology for River Basin Committees (integrated in NUPs and promoted by local governments).			<p>(v) CITIZEN & STAKEHOLDER ASSEMBLIES at functional urban areas at regional level, based on participatory methodology for River Basin Committees (integrated in NUPs and promoted by local governments).</p>	(v) A substantial number of citizen assemblies are organized in countries around the region and are incorporated into the day-to-day functioning of planning systems around the region.

ACTION 4: TO INTEGRATE AND PROTECT**Objective:** To integrate and protect through the provision of sustainable and affordable housing

KEY OBJECTIVES	KEY TOOLS	PROPOSED ACTIONS (2021-2040)	CRITERIA OF SUCCESS
<p>(i) AFFORDABLE HOUSING AS INFRASTRUCTURE: The recognition of affordable housing as a form of infrastructure that requires needs-based capital investment, allocation of adequate resources and design of appropriate policies and programmes to ensure good implementation and monitoring. Good national policy for sustainable [and] affordable housing must tackle excessive costs all along the value chain, and address bottlenecks, including land, building regulations, construction, mortgages, and administrative costs. Planning laws and building regulations need to adapt to the evolving needs of urban residents, especially following the Covid-19 crisis. Moreover, sustainable [and] affordable housing needs sustainable and flexible financing schemes, tailored both to supply and demand, in which the public sector is an enabler – for instance, with mortgage guarantee schemes and sound public-private partnerships (PPPs) (Burnett, 2018; ECA, 2018; KS, Chowdhury, Sharma, & Platz, 2016; OECD, 2012).</p>	<p>(i) Urban Innovative Actions (UIA) Knowledge Labs (IEA, 2019).</p>	<p>(i) HOUSING SECURITY: National Ministries and/or regional authorities to be supported in including the concept of housing security in national urban policies (NUPs) and national housing policies (NHPs). (ii) ASSET-BASED WELFARE STRATEGY: National Ministries review housing policy to include the concept of asset-based welfare strategies, incorporating the idea of social housing as infrastructure.</p>	<p>(i) National Urban Policies (NUPs) and National Housing Policies (NHPs) incorporate the concept of housing security, and measures are taken to make access to adequate housing by the most vulnerable a priority, with the option to finance social housing schemes as infrastructure.</p>
<p>(ii) BETTER CLIMATE ADAPTATION, URBAN RESILIENCE AND ENERGY TRANSITION: Planning and design of energy-efficient, thermally-adapted housing that is well embedded in natural landscapes and climatic conditions, and the building of which is sensitive to natural systems through the design and implementation of green-blue infrastructures (European Commission, 2018a), and principles of the Circular Economy, including notable principles of circular construction.</p>	<p>(ii) OECD Programme on the Circular Economy in Cities and Regions (OECD, 2020c). (iii) European Circular Economy Stakeholder Platform (European Commission, 2019b). (iv) EcoCities, University of Manchester's School of Environment and Development (EcoCities, 2019). (v) EU Construction Products Regulation (CPR) (European Commission, 2011). (vi) Climate-fit city (scientific urban climate data and relevant information for public and private end-users operating in cities across a range of different sectors) (Climate-fit-city, 2020). (vii) Houseful project: innovative circular solutions and services for the housing sector (HOUSEFUL, 2020).</p>	<p>(iii) THE CIRCULAR ECONOMY: National Ministries review NUPs and NHPs for gaps in environmental spatial planning in design and implementation of housing development, using concepts of circular economy, aided by REPAIR. National Ministries review NUPs and NHPs for gaps in sustainable building and materials regulation, using concepts of the circular economy.</p>	<p>(ii) NUPs and NHPs are updated to include measures to address climate adaptation, urban resilience, and energy transition, in line with principles of the Circular Economy.</p>
<p>(iii) INTEGRATION OF HERITAGE MANAGEMENT and REDEVELOPMENT with principles of climate adaptation and mitigation, circular economy, and ecosystems-based solutions. Integration of heritage with disaster risk-reduction and disaster risk-management principles.</p>	<p>(viii) UNESCO Recommendation on the Historic Urban Landscape (UNESCO, 2011).</p>	<p>(iv) HERITAGE & SUSTAINABILITY: National Ministries review NUPs and NHPs for gaps in heritage reuse and redevelopment in connection to sustainability standards, using UNESCO's Recommendation on the Historic Urban Landscape.</p>	<p>(iii) NUPs and NHPs include measures to address heritage preservation, reuse and redevelopment, including principles of circular construction, climate adaptation, energy efficiency and hazard prevention in line with UNESCO's Historic Urban Landscape (HUL) approach.</p>
<p>(iv) DISASTER RISK REDUCTION: Housing and neighbourhood design should address rising temperatures, increasing droughts, and rising sea levels across the region, based on "ecosystem-based approaches in line with the Sendai Framework for Disaster Risk Reduction 2015-2030 and by mainstreaming holistic and data-informed disaster risk reduction and management at all levels to reduce vulnerabilities and risk, especially in risk-prone areas of formal and informal settlements" (article 77, New Urban Agenda -NUA). Special attention should be given to the circularity of construction materials (see also Box 22). Existing neighbourhoods must be assessed towards adaptation to, and mitigation of, climate change and natural hazards.</p>	<p>(ix) Green-blue infrastructures and ecosystems-based approaches in line with the Sendai Framework for Disaster Risk Reduction 2015-2030.</p>	<p>(v) ECOSYSTEMS-BASED APPROACHES: Incorporation of ecosystems-based approaches in the design and assessment of housing projects in the Mediterranean region. /Incorporation of disaster risk reduction and management in assessment of new projects.</p>	<p>(iv) A substantial number of housing projects in the region incorporate ecosystems-based approaches that address climate change and natural hazards. (v) Assessment mechanisms incorporate assessment of resilience to climate change and natural hazards.</p>

ACTION 5: TO IMPLEMENT AND MANAGE

Objective: To implement and manage the provision of sustainable and affordable housing

KEY OBJECTIVES	KEY TOOLS	PROPOSED ACTIONS (2021-2040)	CRITERIA OF SUCCESS
<p>TO ADDRESS HOUSING PROVISION FROM A MULTI-DIMENSIONAL AND INTEGRATED PERSPECTIVE, in which structural challenges are faced with a metagovernance approach that is tailor-made, adaptive and culturally embedded, through addressing the six key policy challenges listed in this Action Plan, namely (i) affordability, availability, adequacy & access, (ii) effective land policy & land administration, (iii) effective financing & tenure, (iv) sustainable, resilient & accessible design, (v) upgrading informal urbanization, (vi) upgrading, maintenance & management of existing housing stock. These policy challenges are indicative and must be addressed according to their salience in each UfM Member State, where new policy challenges may appear.</p>	<p>(i) National Housing Policies (NHPs) and National Housing Strategies, as well as integration of NHPs in National Urban Policies. (ii) Policy coordination between relevant ministries, particularly between those in charge of housing, urban development, land administration, environment, public works, energy, transport, health, education, culture, social policies, and emergency management, through NUPs and ICDSs and this Housing Action Plan. (iii) National housing strategies (NHS) and local housing strategies (LHS) are in line with the UfM Action Plan.</p>	<p>(i) NHPs: National housing policies (NHPs) are created or updated to reflect this Housing Action Plan.</p>	<p>(i) National Housing Policies are created or updated in all UfM Member States in line with this Axis of Intervention.</p>
<p>TO ADDRESS HOUSING PROVISION FROM A MULTI-DIMENSIONAL AND INTEGRATED PERSPECTIVE, in which structural challenges are faced with a metagovernance approach that is tailor-made, adaptive and culturally embedded, through addressing the six key policy challenges listed in this Action Plan, namely (i) affordability, availability, adequacy & access, (ii) effective land policy & land administration, (iii) effective financing & tenure, (iv) sustainable, resilient & accessible design, (v) upgrading informal urbanization, (vi) upgrading, maintenance & management of existing housing stock. These policy challenges are indicative and must be addressed according to their salience in each UfM Member State, where new policy challenges may appear.</p>	<p>(iv) Integrated City Development Strategies. (v) Housing strategies, at the national and city levels, are integrated with land-use, investment, and infrastructure strategies, as well as goals of affordability, access, sustainability, and mobility to achieve national and local economic development goals.</p>	<p>(ii) IDENTIFYING GAPS: Local authorities review integrated city development strategies (ICDSs) to identify gaps and integrated NHPs and local housing strategies. ICDSs integrate innovative land administration, financing, and land tenure mechanisms. The UfM Permanent Working Group on Evaluation, Monitoring and Reporting Systems on Sustainable Urban Development, UfM-IFIs Urban Project Committee and the Mediterranean Housing Knowledge Hub will seek synergies and ensure ongoing exchange on substantive issues, focusing on identifying financing gaps and funding opportunities.</p>	<p>(ii) Integrated City Development Strategies are reviewed by local authorities and aligned with this Axis of Intervention to include innovative land administration, financing, and land tenure mechanisms. (iii) The UfM Permanent Working Group on Evaluation, Monitoring and Reporting Systems, UfM-IFIs Urban Project Committee and the Mediterranean Housing Knowledge Hub publish a report, identifying policy gaps in selected UfM Member States.</p>
<p>TO ADDRESS HOUSING PROVISION FROM A MULTI-DIMENSIONAL AND INTEGRATED PERSPECTIVE, in which structural challenges are faced with a metagovernance approach that is tailor-made, adaptive and culturally embedded, through addressing the six key policy challenges listed in this Action Plan, namely (i) affordability, availability, adequacy & access, (ii) effective land policy & land administration, (iii) effective financing & tenure, (iv) sustainable, resilient & accessible design, (v) upgrading informal urbanization, (vi) upgrading, maintenance & management of existing housing stock. These policy challenges are indicative and must be addressed according to their salience in each UfM Member State, where new policy challenges may appear.</p>	<p>(vi) Gathering and networking events of key stakeholders.</p>	<p>(iii) MEDITERRANEAN GATHERING OF HOUSING COOPERATIVES: A gathering of Euro-Mediterranean housing cooperatives is organized by the UfM with a view to exchanging project experiences.</p>	<p>(iv) A gathering of Mediterranean Housing Cooperatives is organized.</p>
<p>(i) affordability, availability, adequacy & access</p>	<p>(vii) Housing strategies that address vulnerable groups.</p>	<p>(iv) SPATIAL JUSTICE: NUPs and ICDSs are updated to address the housing needs of elderly, young, vulnerable, and disabled people. To be carried out by National Ministries.</p>	<p>(v) NUPs and a substantial number of ICDSs are updated to address the housing needs of elderly, young, vulnerable, and disabled people.</p>
<p>(ii) effective land policy & land administration</p>	<p>(viii) Land and property administration tools.</p>	<p>(v) LAND ADMINISTRATION: National Ministries set up land administration systems where these do not exist. Land administration systems are compared, and knowledge is exchanged among UfM Member States.</p>	<p>(vi) Modern land administration systems are operational in all UfM Member States. (vii) A report comparing land administration systems across the region is published and updated every 3 to 5 years.</p>
<p>(iii) effective financing & tenure</p>	<p>(ix) Innovative financing mechanisms.</p>	<p>(vi) INCLUSIVE FINANCING: NUPs and ICDSs incorporate innovative financing mechanisms, including alternative financing mechanisms that are culturally fit. Social housing may be financed as infrastructure where the market cannot address the demand for housing for the poorest sectors of society.</p>	<p>(viii) NUPs and a substantial number of ICDSs incorporate innovative financing mechanisms.</p>
<p>(iii) effective financing & tenure</p>	<p>(x) Land administration coordination, including introduction of innovative forms of land tenure (e.g. community land trusts, cooperative land tenure, social rent, etc.). (xi) Coordination of fiscal instruments to influence land use and land availability for development, including progressive taxation and land value capture instruments to generate funds for social housing schemes.</p>	<p>(vii) INCLUSIVE LAND TENURE: NUPs and ICDSs incorporate land administration coordination, including introduction of innovative forms of land tenure and coordination of fiscal instruments to influence land use and land availability for development.</p>	<p>(ix) NUPs and a substantial number of ICDSs incorporate innovative land administration mechanisms and innovative forms of land tenure.</p>



ACTION 5: TO IMPLEMENT AND MANAGE**Objective: To implement and manage the provision of sustainable and affordable housing**

KEY OBJECTIVES	KEY TOOLS	PROPOSED ACTIONS (2021-2040)	CRITERIA OF SUCCESS
(iv) sustainable, resilient & accessible design, (vi) upgrading, maintenance & management of existing housing stock	(xii) Updated building requirements that address climate change and natural hazards integrated into NUPs and ICDSs.	(viii) BUILDING REQUIREMENTS for NATURAL HAZARDS: NUPs and ICDSs are updated to reflect building requirements in earthquake-prone areas and areas where climate action is immediately needed.	(x) All NUPs and a substantial number of ICDSs are updated to reflect building requirements in earthquake-prone areas and areas where climate action is immediately needed.
(iv) sustainable, resilient & accessible design, (v) upgrading informal urbanization, (vi) upgrading, maintenance & management of existing housing stock	(xiii) Slum upgrading strategies.	(ix) SLUM UPGRADING: Slum upgrading programmes are set up where they do not exist, in line with this Action Plan, and focusing on spatial justice and citizen engagement and co-design.	(xi) Countries, where informal urbanization is significant, prepare slum upgrading strategies focused on spatial justice and citizen engagement.
(iv) sustainable, resilient & accessible design (vi) upgrading, maintenance & management of existing housing stock	(xiv) House Retrofitting Programmes.	(x) HOUSE RETROFITTING PROGRAMMES: National Ministries and/or local authorities set up house retrofitting programmes where these do not exist, including energy efficiency measures (improvement of building codes, introduction of natural cooling systems, retrofitting and energy renovation programmes, and energy poverty alleviation measures), as well as resilience measures (fire safety and risks related to intense seismic activity).	(xii) Modern housing retrofitting programmes that address both environmental aspects and the heritage dimension are operational in all UfM Member States. Building codes, climate adaptation measures, energy efficiency standards and hazards prevention are incorporated in these programmes.
(vi) upgrading, maintenance & management of existing housing stock	(xv) UNESCO's Recommendation on the Historic Urban Landscape. (xvi) National Heritage preservation in the housing sector strategies. (xvii) An assessment of existing historic and heritage values with potential to propel conservation, "reuse renovation" and development.	(xi) HERITAGE and SUSTAINABILITY: NUPs and ICDSs are updated to reflect heritage preservation in the housing sector, including valuing traditional local building materials, methods, and techniques, as well as traditional or informal institutions and ways of living together, including intangible heritage, in line with UNESCO's Recommendation on the Historic Urban Landscape and current ideas on social sustainability. Regional programmes are put in place to support this objective, where applicable.	(i) All NUPs and a substantial number of ICDSs are updated to reflect heritage preservation in the housing sector, including valuing traditional local building materials, methods, and techniques, as well as traditional or informal institutions and ways of living together, including intangible heritage, in line with UNESCO's Recommendation on the Historic Urban Landscape.

ACTION 6: TO MONITOR AND COMMUNICATE**Objective:** To monitor and communicate on the provision of sustainable and affordable housing

KEY OBJECTIVES	KEY TOOLS	PROPOSED ACTIONS (2021-2040)	CRITERIA OF SUCCESS
GOOD MONITORING, PEER, AND INSTITUTIONAL LEARNING: Monitoring and benchmarking of housing provision across the region, accompanied by peer and institutional learning that improves the capacity of governments to respond to housing challenges in informed, networked ways.	(i) OECD Affordable Housing Database and the OECD Questionnaire on Affordable and Social Housing (QuASH).	(i) DATA COLLECTION: To extend the OECD Questionnaire on Affordable and Social Housing (QuASH) to UfM countries not currently covered. QuASH helps to assess the main challenges faced by households in accessing good and affordable housing, and summarizes housing policies in countries. This tool could be extended to other countries to document and track housing policy objectives, measures, and outcomes over time. OECD may also cooperate with the UfM in knowledge-sharing workshops and conferences, bringing together experts and practitioners from different countries to discuss specific housing affordability data challenges.	(i) The OECD Questionnaire on Affordable and Social Housing (QuASH) is extended to UfM countries not previously covered.
	(ii) JRC data collection, analysis, and reporting.	(ii) DATA MANAGEMENT: A possible partnership with the European Commission's Joint Research Centre (JRC) on a strategy for data, inspired by the European data strategy (European Commission, 2019c), which aims to empower citizens and other stakeholders in sound decision-making. (UfM/JRC/OECD) data collection, analysis, and reporting start in 2022, with a tailored list of indicators, commonly agreed definitions and collection methodologies to be further detailed. The UfM Permanent Working Group on Evaluation, Monitoring and Reporting Systems will work with national statistical offices (also with JRC/OECD, if possible), to help improve evaluation, monitoring and reporting systems on housing at local level in the Euro-Mediterranean region. It will focus on monitoring adequacy (quality standards), affordability, access to housing opportunities (allocation, standards) and accessibility (land use planning).	(ii) An increasing number of UfM countries can correctly and smartly evaluate their capacity to monitor affordable and sustainable housing conditions and have institutionalized the collection of relevant housing and urban indicators and their reporting to inform policy actions. (iii) An increasing number of UfM countries have evaluated their capacity to monitor affordable and sustainable housing conditions and institutionalized the collection of relevant housing and urban indicators and their reporting to inform policy actions.
	(iv) National property and land registrars. (v) Smart land registration and management tools. (vi) UNECE Guidelines on the Management and Ownership of Condominium Housing. (vii) UNECE Working Party on Land Administration.	(iii) PROPERTY REGISTRARS: To support countries in establishing property registers, cadastral maps, prepare address registers and geographic information, for the purposes of effective land management, including property rights, development control, strategic urban planning and revenue raising (UNECE, 2005b, 2016).	(iv) Agile, smart, and open property registrars are established in all UfM Member States.
	(viii) Eurostat and OECD affordable housing indicators. (ix) UNStats SDG Monitoring and Reporting Toolkit. (x) UNStats (2020) Global indicator framework for the Sustainable Development Goals and targets of the 2030 Agenda for Sustainable Development.	(iv) AFFORDABLE HOUSING INDICATORS: To define common housing indicators, following the models set by Eurostat and OECD (EUROSTAT, 2020; OECD, 2020d, 2020e, 2020g, 2021), as well as indicators for SDG 11-related housing indicators (EUROSTAT, 2021; UN, 2021; UNStats, 2020), and those further agreed by UfM countries.	(iv) A Mediterranean Housing Knowledge Hub is established at a partner university, and it starts collecting data on housing systematically from non-EU UfM countries and make data available through one of its existing platforms, in partnership with the UfM, Housing Europe, JRC, OECD. (v) UfM Members States have established national affordable housing indicators and national indexes are created.
	(i) OECD Affordable Housing Database and the OECD Questionnaire on Affordable and Social Housing (QuASH). (ii) JRC data collection, analysis, and reporting. le Development Goals and targets of the 2030 Agenda for Sustainable Development. (xi) Mediterranean Housing Knowledge Hub. (xii) UfM Permanent Working Group for Evaluation, Monitoring and Reporting Systems. (xiii) UfM-IFIs Urban Project Committee.	(v) MEDITERRANEAN HOUSING KNOWLEDGE HUB: A Mediterranean Housing Knowledge Hub is set up in a partner university.	(vi) A Mediterranean Housing Knowledge Hub is created at one of the partner universities, in partnership with Housing Europe, if possible, and produces regular assessments of housing systems in the region, based on criteria listed in this Action Plan.
	"(i) OECD Affordable Housing Database and the OECD Questionnaire on Affordable and Social Housing (QuASH). (ii) JRC data collection, analysis, and reporting. le Development Goals and targets of the 2030 Agenda for Sustainable Development. (xi) Mediterranean Housing Knowledge Hub. (xii) UfM Permanent Working Group for Evaluation, Monitoring and Reporting Systems. (xiii) UfM-IFIs Urban Project Committee."	(vi) COMMUNICATION & DISSEMINATION: The UfM Permanent Working Group on Evaluation, Monitoring and Reporting Systems, in partnership with the Mediterranean Housing Knowledge Hub and the Universities Network, will also establish a communication and reporting strategy that goes beyond technical reports, and produces materials for a wider range of stakeholders, including citizens, businesses and academics. It will make ample use of digital communication strategies, as well as digital platforms for online policy-focused knowledge-sharing on specific policy challenges and best practices.	(vii) A shared affordable housing index is established by the Mediterranean Housing Knowledge Hub. (viii) A common communication and reporting system strategy is agreed by partners and reports are published regularly.

1. To address housing provision from a multi-dimensional and integrated perspective, in which structural challenges are faced with a metagovernance approach that is tailor-made, adaptive and culturally embedded, through addressing the six key policy challenges listed in this Action Plan.	1. National Housing Policies (NHPs) and National Housing Strategies, as well as integration of NHPs in National Urban Policies./ (ii) Policy coordination between relevant ministries, particularly between those in charge of housing, urban development, land administration, environment, public works, energy, transport, health, education, culture, social policies, and emergency management, through NUPs and ICDSs and this Housing Action Plan. / (i) National housing strategies (NHS) and local housing strategies (LHS) are in line with the UfM Action Plan. According to UN-Habitat (UN-Habitat, 2012), a national housing strategy is a pillar of national urban policy. It incorporates an agreed set of activities over a suitable period (5 to 30 years) to guide policies, planning and the programming of investment, management, and maintenance activities in the areas of housing supply, quality, affordability, and homelessness prevention. Such strategies should also be built on strong legal, administrative and resource capacity. Feasible and agreed sets of activities should be formulated with the full involvement of all relevant stakeholders.	(i) NHPs: National housing policies (NHPs) are created or updated to reflect this Housing Action Plan.	National Housing Policies are created or updated in all UfM Member States in line with this Axis of Intervention.
2. To address housing provision from a multi-dimensional and integrated perspective, in which structural challenges are faced with a metagovernance approach that is tailor-made, adaptive and culturally embedded, through addressing the six key policy challenges listed in this Action Plan.	2. Integrated City Development Strategies./ (ii) Housing strategies, at the national and city levels, are integrated with land-use, investment, and infrastructure strategies, as well as goals of affordability, access, sustainability, and mobility to achieve national and local economic development goals.	(ii) IDENTIFYING GAPS: Local authorities review integrated city development strategies (ICDSs) to identify gaps and integrated NHPs and local housing strategies/ ICDSs integrate innovative land administration, financing, and land tenure mechanisms/ The UfM Permanent Working Group on Evaluation, Monitoring and Reporting, UfM-IFIs Urban Development Project Committee and the Mediterranean Housing Knowledge Hub will seek synergies and ensure ongoing exchange on substantive issues, focusing on identifying financing gaps and funding opportunities.	Integrated City Development Strategies are reviewed by local authorities and aligned with this axis of intervention to include innovative land administration, financing, and land tenure mechanisms. / The UfM Permanent Working Group on Evaluation, Monitoring and Reporting, UfM-IFIs Urban Development Project Committee and the Mediterranean Housing Knowledge Hub publish a report identifying policy gaps in selected UfM Member States.
3. To address housing provision from a multi-dimensional and integrated perspective.	3. Gathering and networking events of key stakeholders.	(iv) MEDITERRANEAN GATHERING OF HOUSING COOPERATIVES: A gathering of Euro-Mediterranean housing cooperatives is organised by UfM with a view to exchange project experiences.	A gathering of Mediterranean Housing Cooperatives is organised.
4. POLICY CHALLENGE 1: affordability, availability, adequacy & access	4. Housing strategies that address vulnerable groups.	(ix) SPATIAL JUSTICE: NUPs and ICDSs are updated to address the housing needs of elderly, young, vulnerable, and disabled people.	NUPs and a significant number of ICDSs is updated to address the housing needs of elderly, young, vulnerable, and disabled people. To be carried out by National Ministries.
5. POLICY CHALLENGE 2: effective land policy & land administration.	5. Land and property administration tools.	(iii) LAND ADMINISTRATION: National Ministries set up land administration systems where these do not exist. Land administration systems are compared, and knowledge is exchanged among UfM Member States.	Modern land administration systems are operational in all UfM Member States./ A report comparing land administration systems across the region is drafted and updated every 3 to 5 years.
6. POLICY CHALLENGE 3: effective financing and tenure	6. Innovative financing mechanisms.	(x) INCLUSIVE FINANCING: NUPs and ICDSs incorporate innovative financing mechanisms, including alternative financing mechanisms that are culturally fit. Social housing may be financed as infrastructure where the market cannot address the demand for housing for the poorest sectors of society.	NUPs and a significant number of ICDSs incorporate innovative financing mechanisms.
7. POLICY CHALLENGE 3: effective financing and tenure	7. (a) land administration coordination, including introduction of innovative forms of land tenure (e.g. community land trusts, cooperative land tenure, social rent, etc.); (b) coordination of fiscal instruments to influence land use and land availability for development, including progressive taxation and land value capture instruments to generate funds for social housing schemes	(xi) INCLUSIVE LAND TENURE: NUPs and ICDSs incorporate land administration coordination, including introduction of innovative forms of land tenure and coordination of fiscal instruments to influence land use and land availability for development.	NUPs and a significant number of ICDSs incorporate innovative land administration mechanisms and innovative forms of land tenure.
8. POLICY CHALLENGE 4: sustainable, resilient & accessible design/ POLICY CHALLENGE 6: upgrading, maintenance & management of existing housing stock	8. Updated building requirements that address climate change and natural hazards integrated into NUPs and ICDSs.	(vii) BUILDING REQUIREMENTS for NATURAL HAZARDS: NUPs and ICDSs are updated to reflect building requirements in earthquake-prone areas and areas where climate action is immediately needed.	All NUPs and a significant number of ICDSs is updated to reflect building requirements in earthquake-prone areas and areas where climate action is immediately needed.

<p>9. POLICY CHALLENGE 5: upgrading informal urbanisation. POLICY CHALLENGE 4: sustainable, resilient & accessible design POLICY CHALLENGE 6: upgrading, maintenance & management of existing housing stock</p>	<p>9. Slum upgrading strategies.</p>	<p>(vi) SLUM UPGRADING: Slum upgrading programmes are set up where they do not exist, in line with this Action Plan, and focussing on spatial justice and citizen engagement and co-design.</p>	<p>Countries where informal urbanisation is significant have prepared slum upgrading strategies focused on spatial justice and citizen engagement.</p>
<p>10. POLICY CHALLENGE 6: upgrading, maintenance & management of existing housing stock/ POLICY CHALLENGE 4: sustainable, resilient & accessible design/</p>	<p>10. House Retrofitting Programmes.</p>	<p>(v) HOUSE RETROFITTING PROGRAMMES: National Ministries and/or local authorities set up house retrofitting programmes where these do not exist, including energy efficiency measures (improvement of building codes, introduction of natural cooling systems, retrofitting and energy renovation programmes, and energy poverty alleviation measures), as well as resilience measures (fire safety and risks related to intense seismic activity).</p>	<p>Modern housig retrofitting programmes that address both environmental aspects and the heritage heritage dimension are operational in all UfM Member States. Building codes, climate adaptation measures, energy efficiency standards and hazards prevention are incorporated in these programmes.</p>
<p>11. POLICY CHALLENGE 6: upgrading, maintenance & management of existing housing stock</p>	<p>11. UNESCO's Recommendation on the Historic Urban Landscape / National Heritage preservation in the housing sector strategies. / (vii) An assessment of existing historic and heritage values with potential to propel conservation, "reuse renovation" and development.</p>	<p>(viii) HERITAGE and SUSTAINABILITY: NUPs and ICDSs are updated to reflect heritage preservation in the housing sector, including valuing traditional local building materials, methods, and techniques, as well as traditional or informal institutions and ways of living together, including intangible heritage, in line with UNESCO's Recommendation on the Historic Urban Landscape and current ideas on social sustainability. Regional programmes are put in place to support this objective, where applicable.</p>	<p>All NUPs and a significant number of ICDSs is updated to reflect heritage preservation in the housing sector, including valuing traditional local building materials, methods, and techniques, as well as traditional or informal institutions and ways of living together, including intangible heritage, in line with UNESCO's Recommendation on the Historic Urban Landscape</p>



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Palau de Pedralbes | Pere Duran Farell, 11 | 08034 Barcelona, Spain
Phone: 00 34 93 521 4100 | Fax: 00 34 93 521 4102