



UNITED NATIONS HUMAN SETTLEMENTS PROGRAMME

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FOR A BETTER URBAN FUTURE

Expert Group and Intersessional Thematic Meeting on: Housing Monitoring Framework

OEWG-H Process

The Open-ended Intergovernmental Expert Working Group on Adequate Housing for All (OEWG-H) was established pursuant to resolution 2/7 on Adequate Housing for All, adopted by the UN-Habitat Assembly in 2023. Accordingly, the first session of the OEWG-H was held at the headquarters of UN-Habitat in Nairobi on 9-11 December 2024. The elected co-chairs, France and Kenya, developed a road map for 2025 which includes virtual intersessional meetings to pursue the work on the identified priority thematic areas, and a second meeting of the Working Group (OEWG-H2) to be held in 2025.

In June 2025, virtual intersessional thematic meetings were held for each of the four topics: Housing Finance, Tenure Security, Informal Settlements, and Social Housing. Member States made observations and recommendations on each theme. The draft recommendations will be presented at the second session of the OEWG-H, scheduled to take place in Nairobi from 22 to 23 October 2025.

A second round of virtual intersessional thematic meetings will take place in September. There will be two sessions for each topic to cater for different time zones, according to the following schedule:

- **Sustainability:** 16th September 2025 10:00-1:00 pm EAT (English, Russian, Arabic) and 4:00-7:00 pm EAT (English, French, Spanish, Arabic)
- **Definition of Homelessness:** 17th September 2025 10:00-1:00 pm EAT (English, Russian, Arabic)
- **Definition of Informal Settlements:** 17th September 2025 at 4:00-7:00pm EAT (English, French, Spanish, Arabic)
- **Monitoring framework:** 18th September 2025 10:00-1:00 pm EAT (English, Russian, Arabic) and 4:00-7:00 pm EAT (English, French, Spanish, Arabic)

The recommendations from the sessions held in September will be presented at the third session of the OEWG-H in 2026. Similar processes will take place in the following years, and a comprehensive set of housing policy recommendations will be presented at the third session of the Habitat Assembly in 2029. Such recommendations will already guide policy reform at the country level before 2029 and will inform other key multilateral processes.

Objectives of the intersessional meeting on Monitoring Framework

Based on experts' and participants' knowledge and of the content included in this document, the meeting aims at:

1. Mapping existing monitoring frameworks for adequate housing and their components
2. Identifying critical considerations and milestones of a framework that enables global, national and local monitoring of housing adequacy

Key Challenges of Monitoring Framework for Adequate Housing

The development and implementation of a global monitoring framework for housing adequacy face persistent and multi-layered challenges. Fragmentation across monitoring initiatives has produced diverse methodologies and inconsistent standards, making difficult to harmonize data and comprehensively assess housing conditions. Limited technical capacity, financial resources, and coordination mechanisms further hinder reliable data collection and validation, particularly at national and local levels.

Significant data and methodological gaps remain. Many existing frameworks overlook local realities, reducing their usefulness for targeted policy response. Past initiatives, such as the Housing Indicators Programme, the United Nations Housing Rights Programme and the Urban Indicators Programme laid important groundwork by establishing key indicators and aligning them with the Habitat Agenda.¹

More recent frameworks, including those linked to the Sustainable Development Goals and the New Urban Agenda, have advanced the measurement of certain dimensions of housing adequacy. The Urban Monitoring Framework (UMF) provides a holistic vision by addressing economic, social, environmental, governance and implementation dimensions of sustainable urban development. While useful for diagnosing urban performance, its application to the housing sector alone requires the creation of dedicated indicators to capture housing-specific needs and to support the monitoring of sectoral policies.

Target 11.1 of the SDGs highlights access to adequate, safe and affordable housing and basic services and slum upgrading. These efforts have improved measurement of informal and affordable housing, but they fail to fully account for population outside slum who still live in inadequate housing. Critical aspects such as location, accessibility and cultural adequacy are often overlooked. Affordability and tenure security are measured by separate SDG indicators, though data availability is limited.

Focusing on conditions of housing adequacy provides only a snapshot of the situation. It does not explain the drivers shaping the housing sector, or evaluate whether policies are effective in improving well-being, health or educational outcomes.

Recognizing this gap, multiple parallel workstreams have emerged in housing and statistical communities. Economic statisticians, for example, have called for a global housing statistics framework to support national statistical agencies, extending analysis beyond the System of National Accounts. Housing is also increasingly recognized as a key determinant of wellbeing, informing broader measures of development beyond GDP.

Building on these challenges, experts at the 2023 EGM on “Status and Review of Housing Indicators,” held from 20 – 22 November 2023 recommended a streamlined, rights-based core set of housing indicators, adaptable to local contexts and linked to sustainability and other sectors. They called for harmonization with existing frameworks, gender-sensitive and disaggregated data, use of innovative monitoring methods, and a long-term expert network to support testing, capacity building, and adoption. Other regional initiatives have also begun developing housing monitoring frameworks. Harmonizing and integrating these efforts into a unified global monitoring framework is essential.

Housing statistics inform a wide range of policies, from employment and migration to finance, land use and sustainability. As such, a monitoring framework must meet the diverse needs of governments, statistical offices, civil society, and researchers, each of whom uses housing data differently - whether for policymaking, reporting, advocacy, or analysis.

¹ Further details are presented in HSP/OEWG-H.2024/INF/3

The result is a major challenge of fragmentation: numerous initiatives at global, regional, and national levels, often developed independently with varying methodologies. This leads to inconsistent definitions, indicator, and reporting standards, complicating harmonization and cross-country comparison. The work of the OEWG-H offers a potential platform for greater coordination and coherence.

UN-Habitat's Positioning

During OEWG-H1, UN-Habitat proposed a rights-based and multidimensional approach to monitor housing adequacy, designed to support the implementation of resolutions 2/7 and 2/2. This work builds on UN-Habitat key milestones of engagement with statistical and the housing data communities, including an EGM on the Status and Review of Housing Indicators (Nov 2023), and regional workshops with national statistical offices (June 2024).

The proposed monitoring framework features five interlinked elements—conditions, context, drivers, policies, and impacts—organized hierarchically to enable monitoring at global, national, and local levels.² The framework introduces a hierarchical classification of indicators to reflect varying data maturity and application levels. Level I indicators are well established and methodologically sound, Level II are emerging but less available, and Level III are developmental, and experimental approaches requiring further validation. This phased approach allows Member States to start with core indicators and expand gradually to more complex dimensions.

To address diverse monitoring needs, the framework supports multiple scales — from global benchmarking to localized diagnostics — and promotes flexibility in indicator selection and data granularity. This ensures both technical robustness and practical relevance across contexts. However, balancing global coherence with local adaptability remains a major challenge.

Collaboration and synergies are cornerstones of UN-Habitat's strategy. The Global Urban Data Coalition is being established to institutionalize partnerships across statistical offices, civil society, academia, and multilateral actors. UN-Habitat also actively contributes to ongoing efforts within the UN Statistical Commission workstreams examining housing as a determinant of well-being.

In addition, UN-Habitat is developing the Monitoring Framework to accompany its 2026–2029 Strategic Plan. The timeframe of this work aligns with that of the Open-ended Working Group, creating an opportunity to ensure coherence between the strategic objectives of the Plan and the thematic priorities and outputs of the OEWG-H.

Innovation and integration drive the framework's evolution. Priorities include aligning with existing statistical systems, triangulating diverse data sources, and embedding feedback loops so monitoring results directly inform policy decisions and resource allocation.

Guiding Questions to the experts group meeting

Following the broad support expressed at the OEWG-H1 for the development of a global monitoring framework, the next phase requires technical input and the identification of key elements for a clear roadmap.³ Member States endorsed the formation of subgroups or an ad hoc expert group, to guide this process. For this, experts are encouraged to share relevant frameworks and practical experiences:

² As developed in HSP/OEWG-H.2024/INF/3. Impacts were not elaborated in this document but has emerged in recognition of the work on the well-being measurement.

³ As expressed in documents HSP/OEWG-H.2024/4 and HSP/OEWG-H.2024/INF/3

- Do you know any other key housing monitoring framework to be included? if yes, please share which existing monitoring mechanisms, tools, and practices at national or local levels could be adapted or scaled to enhance a housing monitoring framework?
- From your experience, what insights can you share with the group—particularly regarding the necessary preconditions, such as institutional arrangements, coordination mechanisms, and convening capacity, for the effective implementation of a monitoring framework on adequate housing?