



UN-HABITAT

Open-ended Intergovernmental Expert Working Group on Adequate Housing for All

Intersessional Thematic Meeting on Housing Finance

24 June 2025 – 10:00 – 13:00 & 16:00 – 19:00 EAT

Housekeeping

- **English, Arabic and Russian** interpretation available
- **Mute your microphones** when not speaking
- **Raise your hand** to request the floor
- Keep your interventions to **3 – 4 minutes**
- **Introduce** yourself with name, role, organisation and country before speaking
- **Camera on** when speaking (if possible)
- **Use the chat** (English or Arabic) or email h4all@un.org

Introduction

Adequate Housing at the centre of UN-Habitat mandate since its establishment.

Housing crisis: 1.1 billion people live in slums or informal settlements; 1.6 billion face housing affordability constraints; over 300 million are homeless

Habitat Assembly Resolution 2/7: Establishment of OEWG on Adequate Housing for All (OEWG-H) and a Knowledge Platform on Housing

Housing, land and basic services at the core of the new **UN-Habitat Strategic Plan 2026-2029**

3 | Land, Housing and Shelter Section

Open Ended Intergovernmental Working Group on Adequate Housing for All (OEWG-H)

- **OEWG-H1: 9–11 December 2024**
- **2025 Roadmap by Co-Chairs France and Kenya**
- **Expert Group Meetings**
- **Intersessional thematic meetings**
 - **Housing Finance (24th June)**
 - Tenure Security (25th June)
 - Informal Settlements (26th June)
 - Social Housing (27th June)
 - Sustainability (16th September)
 - Definitions (17th September)
 - Monitoring framework (18th September)
- **OEWG-H2: Nairobi, 22–23 October 2025**



Open Ended Intergovernmental Working Group on Adequate Housing for All (OEWG-H)

Objectives:

Develop robust, peer-reviewed, and Member State-endorsed set of guidelines to accelerate the achievement of safe, sustainable, adequate, and affordable housing for all.

These policy recommendations will be submitted to the third United Nations Habitat Assembly in 2029.

Countries to share and use emerging recommendations

Today's Agenda – 10:00 – 13:00 EAT

Time EAT	Session	Speakers
10.00-10.15am	Opening remarks	OEWG co-chairs: Permanent Representation of France to the United Nations Permanent Representation of Kenya to the United Nations
10.15-10.20am	Opening remarks	Opening remarks by Anaclaudia Rossbach, Executive Director of UN-Habitat
10.20-10.40am	Introduction and presentation on Housing Finance	Ombretta Tempa, Chief Land, Housing and Shelter Section Giulia Lavagna, Programme Management Officers, UN-Habitat Simon Deprez, Seconded Expert, UN-Habitat
10.40-10.45am	Key questions and reflections	Morning discussant: Grzegorz Gajda, Senior Expert, European Development Bank
10.45-12.30pm	Open discussion on good experiences and proposed draft recommendations	Moderator: Anacláudia Rossbach, Executive Director of UN-Habitat
12.30-12.45pm	Reflections Way forward	Morning: Kecia Rust, Executive Director, Centre for Affordable Housing Finance in Africa and Ombretta Tempa, Chief Land, Housing and Shelter Section
12.45-1.00pm	Closing remarks	Anacláudia Rossbach, Executive Director of UN-Habitat

Today's Agenda – 16:00 – 19:00 EAT

Time EAT	Session	Speakers
4.00-4.15pm	Opening remarks	OEWG co-chairs: Permanent Representation of France to the United Nations Permanent Representation of Kenya to the United Nations
4.15-4.20pm	Opening remarks	Video by Anacláudia Rossbach, Executive Director of UN-Habitat
4.20-4.40pm	Introduction and presentation on Housing Finance	Ombretta Tempa, Chief Land, Housing and Shelter Section, UN-Habitat Giulia Lavagna, Programme Management Officers, UN-Habitat Simon Deprez, Seconded Expert, UN-Habitat
4.40-4.45pm	Key questions and reflections	Discussant: Maria Paloma Silva de Anzorena, Sector Lead Specialist – Housing Policy and Finance, Inter-American Development Bank
4.45-6.30pm	Open discussion on the proposed draft recommendations	Moderator: Anacláudia Rossbach, Executive Director of UN-Habitat and Ombretta Tempa, Chief Land, Housing and Shelter Section and
6.30-6.45pm	Summary Way forward	Discussant: Catherine Lynch, Senior Urban Specialist, World Bank Ombretta Tempa, Chief Land, Housing and Shelter Section, UN-Habitat
6.45-7.00pm	Closing remarks	Anacláudia Rossbach, Executive Director of UN-Habitat

HOUSING FINANCE Framing the discussion

HOUSING FINANCE

- a critical component of the broader housing ecosystem
- systems, instruments, and institutions that enable individuals, households, and developers to access the capital needed for the construction, purchase, improvement, or rental of housing
- bridges the gap between housing needs and economic capability, turning demand into effective housing access

Housing Finance Ecosystem Components

1. International finance
2. Public finance
3. Private finance
4. Household finance

HOUSING FINANCE

Regional differences

Understanding regional and national differences is key to designing policies that reflect and adapt to local market structures, regulatory capacities and social needs.

SUB-SAHARAN AFRICA AND SOUTH ASIA

- underdeveloped mortgage markets (only 1–5%)
- limited access to formal credit
- restricted access to financial services and long-term finance
- tenure insecurity and weak land registries
- weak property valuation systems
- low liquidity
- informal finance and incremental housing dominate

EUROPE AND NORTH AMERICA

- Affordability crisis and homelessness
- Mortgage rates higher than historical norms
- Slow first-time buyer loan uptake

EAST ASIA

- state-led instruments, such as provident-fund schemes
- state-led housing initiatives, including subsidized loans and public-private partnerships

LATIN AMERICA

- rapid mortgage growth since the early 2000s
- high real interest rates
- short loan tenors that limit long-term tenure security

MIDDLE EAST AND NORTH AFRICA

- region, governments frequently contribute by allocating land for housing development
- limited mortgage markets
- Islamic finance as an alternative mechanism

HOUSING FINANCE

Global Developments

Noteworthy global trends and development in financing adequate housing include:

- Climate risks and green financing
- Real Estate investment Trusts (REITs)
- Infrastructure and social bonds
- Leverage of domestic resources for housing
- Patient capital
- Blended finance
- Alternative Financing Models
- Land value Sharing
- Remittances
- Housing Finance in Crisis Contexts
- Housing as a Human Right

HOUSING FINANCE Preliminary Draft Recommendations

1. Preliminary recommendations put together by experts to guide today's discussion
2. In the moderated discussion, please provide reflections on challenges and trends from your own context
3. Experiences and solutions
4. Inputs for the formulation of recommendations

HOUSING FINANCE Preliminary Draft Recommendations

1. Public finance
2. International finance
3. Private finance
4. Household finance
5. Enablers for effective and inclusive housing markets

HOUSING FINANCE

Public finance and subsidies

The rebalancing of the housing sector could ensure that investment aligns with public interest and contributes to resilient, equitable urban development.

PROPOSED RECOMMENDATIONS:

1. Deploy targeted, well-designed subsidies and support schemes to reduce housing production costs, expand access for low-income groups, and promote affordability.
2. Strategically leverage public assets—such as land, subsidies, and infrastructure—to unlock housing and informal settlements upgrading investments.

HOUSING FINANCE

International finance

The analysis of existing multilateral and bilateral support for the development and implementation of housing policies shows that housing is generally not a priority in the international development sector.

PROPOSED RECOMMENDATIONS:

3. Actively guide and influence the direction and use of development funds to ensure these resources play a central role in expanding access to adequate housing, particularly for low-income and vulnerable populations.

HOUSING FINANCE

Private finance

Private finance plays a central role in housing by providing the capital needed to build, maintain, purchase, and rent homes. At the global level, access to long-term housing finance remains limited.

PROPOSED RECOMMENDATIONS:

4. Attract both specialized and mainstream capital, including microfinance, while de-risking investments and ensuring long-term market stability.
5. Diversify the range of housing finance instruments available to small and emerging developers across the entire housing value chain. Housing investment instruments must be designed together with investors and must be adapted to national and local context and institutions.
6. Put in place coherent regulatory frameworks that align housing finance, land use planning, taxation, and construction standards. This includes refocusing on housing as a right and a social good, curbing speculative investments and the financialization of housing and regulating short-term rentals.

HOUSING FINANCE

Household finance

Across all regions, households contribute actively and significantly to the housing economy—not only as consumers, but also as investors. This includes mobilizing personal savings, sourcing construction materials, engaging in self-construction, and participating in rental markets.

PROPOSED RECOMMENDATIONS:

7. Ensure inclusive and affordable housing mortgages but also develop complementary housing finance instruments such as microfinance for incremental construction, cooperative and mutual housing finance models, instruments to support the rental sector, and blended finance. Remove regulatory barriers.
8. Strengthen financial intermediaries and broaden long-term capital access through liquidity facilities, credit guarantees, tailored regulatory support, and increased transparency. Special attention should be given to microfinance institutions and secondary mortgage markets.

HOUSING FINANCE

Enablers for effective and inclusive housing markets

The following are key preconditions for the development of healthy and dynamic housing markets capable of delivering adequate and affordable housing at scale across all income groups.

PROPOSED RECOMMENDATIONS:

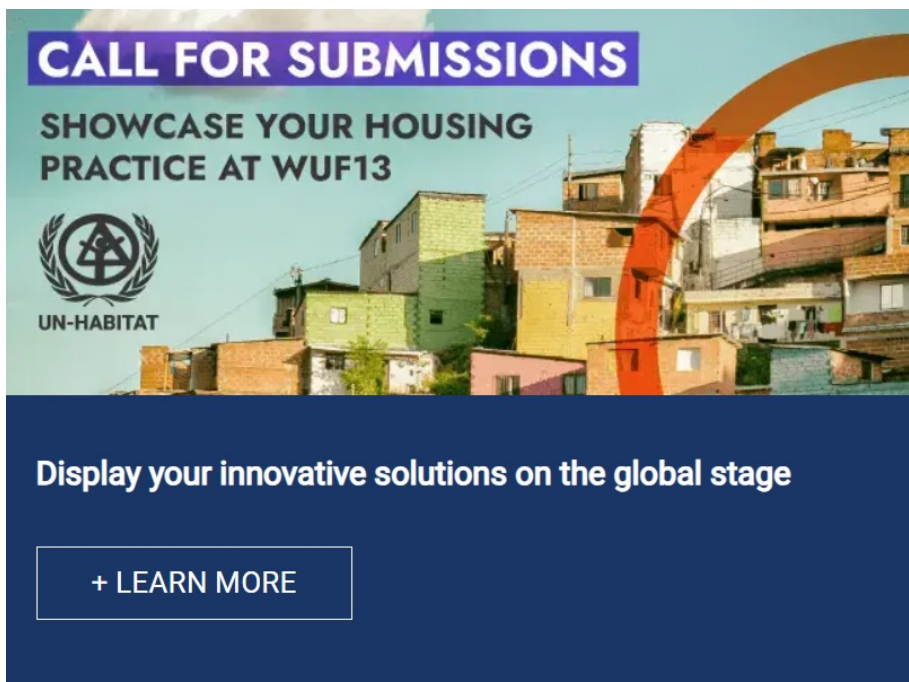
9. Integrate land governance, land value sharing, inclusive planning into housing policies to promote equity, affordability, and efficient land use and to enable the financing of adequate housing for all.
10. Recognize and finance diverse housing tenure forms, cooperative and mutual housing models, and strengthen tenant protections and participation.
11. Develop integrated, digitized and open-data housing and land data systems to better understand both formal and informal housing markets and to ensure transparency and accessibility.
12. Simplify and digitalize housing and land related permit processes to reduce delays, cut costs, and increase transparency, to enable greater financing for affordable housing and support to low-income groups.
13. Lower housing costs by: reducing the cost of services and infrastructure, making suitably located serviced land available at reasonable costs, supporting domestic construction industries, and promoting urban densification.

17 | Land, Housing and Shelter Section

Way forward

[UN-Habitat - A Better Urban Future](#) | [UN-Habitat](#)

18 | Land, Housing and Shelter Section

A promotional poster for UN-Habitat's 'Call for Submissions' for WUF13. The top half features a photograph of a colorful, multi-story residential building with a large orange archway in the foreground. Overlaid on the image is a purple banner with the text 'CALL FOR SUBMISSIONS' in white. Below this, in black text, is 'SHOWCASE YOUR HOUSING PRACTICE AT WUF13'. The UN-Habitat logo is positioned to the left of the building. The bottom half of the poster is a solid dark blue rectangle containing the white text 'Display your innovative solutions on the global stage' and a white button with the text '+ LEARN MORE'.

Way forward

➤ Next sessions of intersessional thematic online meetings

- **Tenure Security** (25th June)
- **Informal Settlements** (26th June)
- **Social Housing** (27th June)

10:00-13:00 EAT (English, Russian, Arabic)

16:00-19:00 EAT (English, French, Spanish, Arabic)

➤ September intersessional thematic online meetings:

Sustainability: 16th September 2025

Definitions: 17th September 2025

Monitoring framework: 18th September 2025

➤ **Second session of the Open-Ended Intergovernmental Working Group on Adequate Housing for All (OEWG-H2), Nairobi from 22 to 23 October 2025**

Register to attend on GEMS ([UN-Habitat GEMS](#) | [UN-Habitat GEMS](#))

19

Way forward

➤ Inputs from intersessional meetings will be compiled into a **final draft analysis and set of recommendations**.

➤ Documents will be made available in preparation for the second **Session of the Open-Ended Working Group**, taking place on 22-23 October 2025

➤ At the OEWG-H2, member states, accredited organisations and nominated experts will have another opportunity to **comment, review and approve recommendations**, which will then constitute part of the recommendations presented to the Habitat Assembly 1 in 2029

➤ At the OEWG-H2 **new Co-chairs** will be elected; a **new roadmap** will be prepared, shaping the work of the OEWG-H in the years ahead.

Thank You!

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