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**Open-ended Intergovernmental Expert Working Group
on Adequate Housing for All
Second session
Nairobi, 22–23 October 2025
Item 5 of the provisional agenda*
Road map for the work of the Open-ended Intergovernmental
Expert Working Group for the period 2025–2029**

Roadmap for the French-Kenyan presidency of the Open-ended Intergovernmental Expert Working Group on Adequate Housing**

Following its establishment by the United Nations Habitat Assembly through resolution 2/7 on “Adequate housing for all”, a first session of the Open-ended Intergovernmental Expert Working Group on Adequate Housing for All met from 9 to 11 December 2024. More than 200 experts and diplomats took part in the session.

The chair summary of that session recommended that the newly elected co-chairs, France and Kenya, establish an **ad-hoc intersessional working group** to pursue the work on the identified thematic areas. France and Kenya, in their capacity as co-chairs, recommended the following roadmap on the way to the second session of the working group and the following terms of references for the ad-hoc intersessional working group.

I: Roadmap of the co-chairs

The roadmap, subjected to further revision by the future co-presidencies, guides the steps of activities to be undertaken until the third session of the UN-Habitat Assembly to be held in 2029.

1 March 2025	Finalization of the terms of references
March 2025	Call for experts’ nomination to take part in the ad-hoc intersessional working group sessions
25-27 March 2025, First session of the Executive Board for 2025	Decision on the timing and duration of the 2 nd session of the Open-ended Intergovernmental Expert Working Group
June 2025	1 st meeting of the ad-hoc intersessional working group on the topics “Recommendations” and “Financing” – online
September 2025	2 nd meeting of the ad-hoc intersessional working group on the topics “Definitions” and “Monitoring Framework” – online

* HSP/OEWG-H.2025/1.

** This report has not been formally edited.

22-23 October 2025	2 nd session of the Open-ended Intergovernmental Expert Working Group – in person
May 2026	3 rd session of the Open-ended Intergovernmental Expert Working Group – in person in Baku, alongside WUF13
2029	Presentation of the recommendations at UN-Habitat Assembly

II: Terms of reference of the ad-hoc intersessional working group

Following nomination of experts by Members States, the experts will meet online under the direction of the co-presidency. UN-Habitat will act as the secretariat of the meetings. The working group will be divided in 3 channels:

1. Definitions:

Objectives:

- Make a proposal to broaden the international **definition of adequate housing**, as defined in CESCR General Comment N.4: The right to adequate housing (art.11(1) of the Covenant), based on the following aspects: Security of tenure, Availability of services, Affordability, Habitability, Accessibility, Location, and Cultural Adequacy, **to add Sustainability**;
- Make a proposal for an international **definition of informal settlements**;
- Make a proposal for an international **definition of homelessness**.

2. Recommendations and guidelines outline:

The goal of the working group is to “*make recommendations to the Assembly*” (UN-Habitat Assembly Resolution 2/7, Paragraph) and the Assembly will “*consider its report as a potential basis for guidelines*” (UN-Habitat Assembly Resolution 2/7, Paragraph 1). The knowledge and documents produced by the working group will be compiled in a summary provided to the Assembly. In addition, the recommendations will inform the post-2030 Agenda and the implementation of the Pact for the Future.

Objectives are to draft recommendations on:

- **Integrated housing policies**: Developing comprehensive policies that address various aspects of housing needs;
- **Social housing**, rental markets and non-traditional forms of tenure: Importance of diversifying housing tenures and types to ensure responses to diverse needs and ensure the availability of affordable housing options, through different forms of public subsidies, especially for low- income individuals and families;
- **Informal settlements**: Addressing the challenges faced by communities living in informal settlements and improving their living conditions, including upgrading and transformation, prevention, policies and practices;
- **Land and tenure security**: Promoting secure access to land, via availability of serviced land for housing, sustainable land use planning, land markets, and legal protection of security of tenure to prevent forced evictions;
- **Sustainability**: Promoting environmentally sustainable practices in housing development to ensure long-term viability, including solutions to adapt the current housing stock to face new environmental challenges (energy and water efficiency; promote resource efficiency; support climate resilience and cultural appropriateness), and solutions to mitigate the impact of the future housing stock on the environment (cost-effective, locally sourced, and sustainable materials that reduce housing construction costs without compromising quality; innovative building materials; green, safe and affordable building technologies; enable scalability in housing projects).

The drafted recommendations will **feed into the content of the World Cities Report (2026)** which will focus on adequate housing and into a second global housing report to be developed with strategic partners. These reports will include:

- The data and best practices collected through the working group and platform to provide insights into global housing trends, challenges and opportunities;

- The tracking of the progress on SDG 11 target 11.1 and other forecasts and projections to guide Member States in adapting their housing policies.

3. Monitoring Framework

Developing a monitoring framework to assess the progress in achieving adequate housing for all, involving engagement with national statistical commissions, academia, civil society organizations, and persons with lived experiences:

- Agree on a list of pre-existing or new indicators – both quantitative and qualitative – to measure advancements in each of the focus areas;
- Draft guidelines on data disaggregation and ways to promote open and public data sharing;
- Make regular assessments and reporting to generate the State of Global Housing Report, using the new monitoring framework;
- Encourage member states to participate in the development of the framework and the periodical reporting of data.

4. Financing

Objectives are to draft recommendations on:

- **Financing resources:** how to increase access to financing for adequate housing including ODA, IDBs, national banks, financing mechanisms, private-public-partnerships, private housing sector regulatory frameworks, climate financing, access to credit, community investments and savings groups, housing cooperatives, etc.
- **Financing allocation:** how to ensure financing resources are adequately allocated to projects mobilizing the efficient tools for each specific context.

III: Resource Mobilization for the ad-hoc intersessional working group

In regard to reduced ability of the UN to carry out programs, due to recent funding cuts and competing priorities from donor countries, there is need for the Secretariat to prepare a budget that clearly indicates the funding gaps that they wish the member states to bridge. Increased transparency in fund utilization is crucial to underscore to member states the tangible benefits of their support, while enhancing trust and encouraging further contributions.

The possibility for the Secretariat to engage other innovative ways of resource mobilization, for example reaching out to philanthropic organizations as well as the private sector, has to be considered.