

Recommendations: The Right to Housing

TRIPLE BENEFITS FOR GOVERNMENTS, INVESTORS, AND CITIZENS:

The actions below will help to expand access to adequate housing for all while cutting carbon emissions from buildings, reduce energy poverty and overall levels of inequality in urban areas, and create new opportunities for long-term investment in housing with reliable returns.



GOVERNMENT

- Follow the **UN Guidelines** on implementation of the right to adequate housing
- **Protect against increased housing costs** that can result from building retrofits and green building requirements, for example, through rent caps, tenant protections, requiring a proportion of genuinely affordable housing in mixed use developments, and tying retrofit loans to future energy savings
- **Involve** homelessness and housing rights organisations in the design and implementation of decarbonisation strategies
- **Promote energy-efficiency retrofits** by:
 - providing incentives for home owners through tax-deductions and subsidies
 - negotiating special pricing with energy companies for volume business, at neighbourhood or district scale
- Grow, finance, or establish **public housing corporations**, to increase public housing stock, have greater control of the housing market, and generate revenue from the large number of rental properties
- **Consolidate** multiple housing initiatives within a housing development investment programme, which can include, for example, opportunities to re-purpose existing and vacant buildings for affordable housing



FINANCE

- Follow the **UN Guidelines** on the implementation of the right to adequate housing
- Avoid “extractive” short term pressure for high returns from housing investments, focusing on **long-term stable returns**
- Support and invest in **government-facilitated housing investment** programmes to ensure housing affordability – generating long-term financial returns from a large number of low-priced rents rather than from a low number of buildings with high-priced rents
- Engage portfolio companies on housing strategies that **maximise energy-efficiency** while protecting affordability for tenants
- Invest according to **local housing demands**



PROJECT

- Incorporate at least a proportion of **energy-efficient affordable housing** within multi-use developments
- Where possible, apply **energy performance contracting**, to finance elements of the project or upgrade from energy-efficiency savings, or from the renewable energy produced