| Course title: Urban Housing Policy and Practice | | | | |
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| **Course code:** MEU 168 | **No. of credits:** 2 | **L-T-P:** 26-0-8 | | **Learning hours:** 30 |
| **Pre-requisite course code and title (if any):** N.A. | | | | |
| **Department:** Sustainable Engineering | | | | |
| **Course coordinator:** Dr Abhijit Datey | | **Course instructor:** Dr Abhijit Datey | | |
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| **Course type:** Elective | | | **Course offered in:** Semester 3 | |

**Course description:**

Urban India is facing a great housing crisis and therefore effective urban housing policies and programmes have become the need of the hour. The housing shortage is estimated to be 18.78 million by a technical group on housing shortage (2012-17) under the Ministry of Housing and Urban Poverty Alleviation, Government of India. This shortage largely exists for households belonging to Low Income Group (LIG) and Economically Weaker Section (EWS). These groups are largely excluded from the housing markets and are therefore forced to live in slums and squatter settlements scattered across all major urban areas. Housing is intrinsically linked to various other necessities of healthy urban life such as access to services like water supply, sewerage, health, education and livelihoods and therefore, housing problems are as complex as the variety of solutions for solving them. The discipline of housing studies is therefore multi-disciplinary, and requires a multi-pronged methodology and perspective.

This course aims to provide an understanding of the importance of housing in urban settlements, and outlines key theories and concepts of housing studies, housing problems and solutions. It would discuss the housing scenario in India and the linkages of housing with access to welfare, basic services and livelihoods. The course would also focus on the issues of slums and squatter settlements, various kinds of housing programmes targeting them and the effectiveness of these programmes. Case studies from India and abroad would be introduced to impart an understanding of variety of interventions and ways and methods to achieve them.

**Course objectives:**

1. To acquire knowledge of housing studies as a discipline, and interdisciplinary nature of its theoretical frameworks.
2. To understand housing issues in the context of developing countries and multiplicity of approaches to tackle them.
3. To impart an understanding of housing programmes for the low-income groups in India and the developing world.

**Course contents:**

| Module | Topic | L | T | P |
|---|---|---|---|---|
| 1. | **Housing: Theory and Concepts**<br>- The basics: - housing and home, quality and access, history, future and ideology.<br>- The concepts: - social Justice, need, choice, rights and responsibility<br>- Tenure: - Owner occupation, Property Rights, Social Housing and Private Housing<br>- Welfare:- Welfare, Poverty, Homelessness<br>- Money: - Sources of Finance, Markets, Rent, Affordability<br>- Control: - Government, Accountability and Reform<br>- Building: - Development, Planning and Architecture | 6 | | |
| 2. | **Housing Policy and Need for Government Intervention**<br>- Housing: Process, Heterogeneity and Incrementality<br>- Concepts of Provision, Support and Enablement<br>- Housing Demand, Supply and Distortions in Housing market<br>- Housing Affordability and Finance<br>- Housing in India: Plans, Policies and Institutions<br>- Cooperative Housing, Retrofitting and Redevelopment | 8 | | 4 |

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|---|---|---|---|---|
| | - International Conventions on Housing: UN-Habitat Agenda | | | |
| 3. | **Slums, Informal Settlements and Policy Options**<br>- Understanding Slums and their linkages<br>- Slum evictions and its impacts<br>- Approaches to Slum Redevelopment<br>- Tenure Regularisation (Rights Approach and Titles Approach), Incremental Approach to tenure<br>- Basic Services Improvement/ Slum Networking<br>- Mass Housing (Public and Private)<br>- Direct Subsidy Transfers<br>- Rental Housing<br>- PPP Models of Slum Redevelopment (R&R, SRA) | 8 | | 4 |
| 4. | **Innovative Approaches to Housing Redevelopment: Cases from India and Asia** | 4 | | |

Field visit to a slum/ housing redevelopment site would be undertaken.
Redevelopment exercise on the basis of settlement data would be given to students.

**Evaluation criteria (Continuous Assessment)**
Assignment-1 = 20% : (Review of research paper-Written Assignment)
Assignment-2 = 20% : (Site Visit, Individual/Group Presentation)
Assignment-3 = 20% : (Housing Redevelopment Exercise, Individual/Group Presentation)
Major Test    = 40% : (Written Exam)

**Learning Outcomes:**
On completion of this course, the students would:
1. Identify key concepts of housing studies and frameworks behind housing policy formation.
2. Acquire thorough knowledge of variety of housing interventions and multiplicity of possible approaches for solving the housing question.
3. Learn essentials of managing a slum/housing redevelopment exercise.

**Pedagogical approach:** Lectures, Review of Policy and Research Papers, Learning through Cases, Site Visits

**Readings:**
Books
King, Peter (2015), "The Principles of Housing", Routledge
Turner, John F.C. (1976), "Housing by People", Marion Boyars
Hamdi, Nabeel (1995), "Housing without Houses: Participation, Flexibility, Enablement", ITDG Publishing
Clapham, David F., Clark William A.V. and Gibb, Kenneth (2012) "SAGE Handbook of Housing Studies", SAGE
Neuwirth, Robert (2006), "Shadow Cities: A Billion Squatters, A New Urban World", Routledge
Urban, Florian (2011), "Tower and Slab: Histories of Global Mass Housing", Routeledge
Sharma, Kalpana (2000), "Rediscovering Dharavi", Penguin India

Books and Reports available online
UN-HABITAT (2012) "Sustainable Housing for Sustainable Cities", UN-HABITAT
UN-HABITAT (2012) "Going Green, A Handbook of Sustainable Housing Practices in Developing Countries", UN-HABITAT
McKinsey Global Institute (2010), :India's Urban Awakening: Building Inclusive Cities, Sustaining Economic Growth", McKinsey Global Institute
MoHUPA and NBO, (2011), "Report of the Technical Group of Urban Housing Shortage (TG-12)

Papers:
Burgess, Rod (1985), "The Limits of State Self Help Housing Programmes", Development and Change,  16(2), pp. 271-312
Pugh, Cedric (2001), "The theory and practice of Housing Sector Development for Developing Countries 1950#99", Housing Studies, 16:4, 399-423.

Patel, Sheela (2013), "Upgrade, Rehouse or Resettle? An Assessment of the Indian Government's Basic Services for the Urban Poor (BSUP) Programme, Environment and Urbanisation, 25:1, 177-188

Desai, Renu (2012), " Governing the Urban Poor: Riverfront Development, Slum Resettlement and the Politics of Inclusion in Ahmedabad, 47(2), Economic and Political Weekly

Tiwari, Piyush and Rao, Jyoti (2016), "Housing Markets and Housing Policies in India", ADBI Working Paper Series No. 565, Asian Development Bank Institute

Mahadevia, Darshini, (2011), "Branded and Renewed? Policies, Politics and Processes of Urban Development in the Reform Era", 46(31), Economic and Political Weekly

Articles on Web
https://nextcity.org/informalcity/entry/when-tokyo-was-a-slum
http://www.costford.com/Are%20Slum%20Inevitable.pdf
https://www.theguardian.com/cities/2016/apr/14/slum-women-ahmedabad-india-housing-revolution

**Course reviewers:**
Prof. P.S.N. Rao, Professor, School of Planning and Architecture (SPA) New Delhi
Prof. Darshini Mahadevia, Professor, CEPT University, Ahmedabad