

COVID 19 Recovery Action Plan & Guidelines for Formalization

Webinar: Informal Settlements: Formalization and Build Back Better Projects

Research funded and directed by UNECE

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**Webinar – UNECE - Working Party on Land
Administration
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Introduction Steven Nystrom MAI



- 9 years consulting with UNECE & the World Bank
- 21 years as a Special Magistrate in Real Estate Taxation hearings
- 34 years of valuation & land consultation
- 19 years working with the FIG
- International Relations Vice Chair for the Appraisal Institute USA & Delegate for the National Society of Professional Surveyors USA





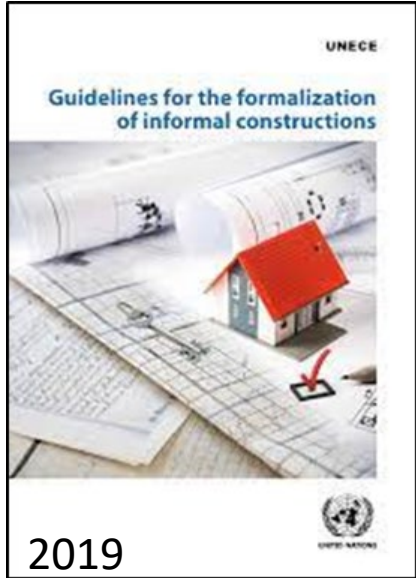
- ❑ What is the general setup of this PP?
- ❑ What is the Recovery Action Plan?
- ❑ What is the formalization process?
- ❑ Where does Process for formalization fit within the RAP?
- ❑ How to tune or adapt the concepts in both publications towards land related problem solutions.



What is the general set up?

Informal constructions are defined as unauthorized real estate and often not registered

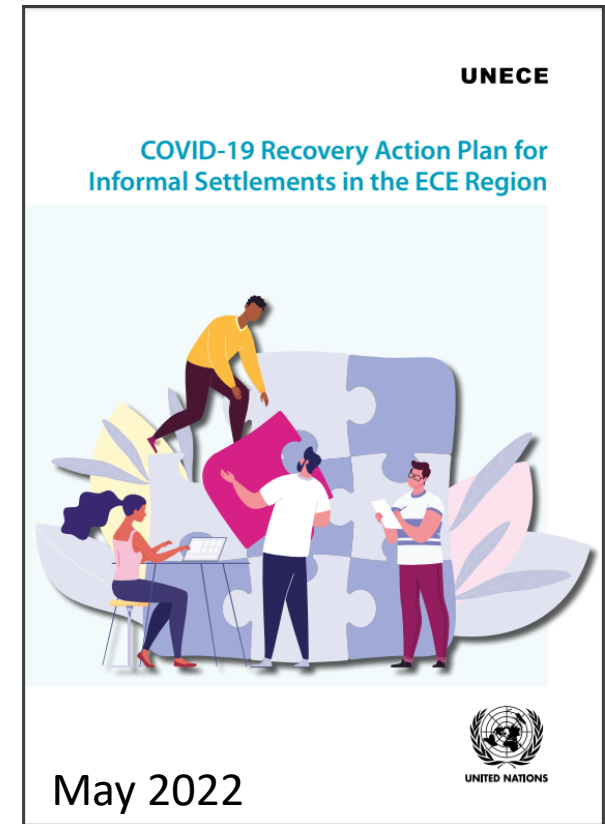
Recovery action plan to consider as a cookbook with suggestions for a menu



Guidelines Formalization

Recovery Action Plan

Local Recovery Action Plan for BBB

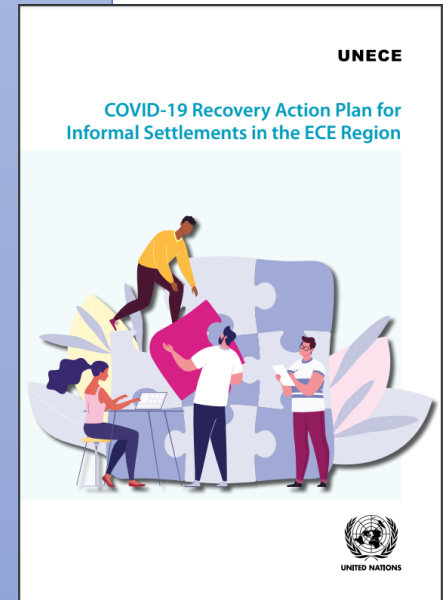
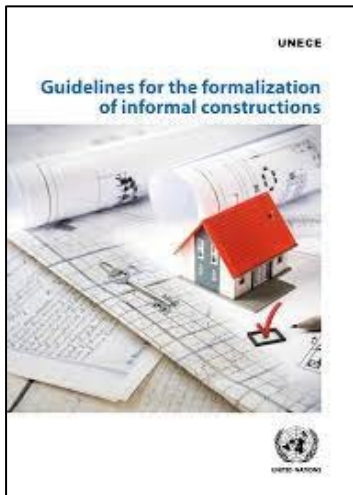
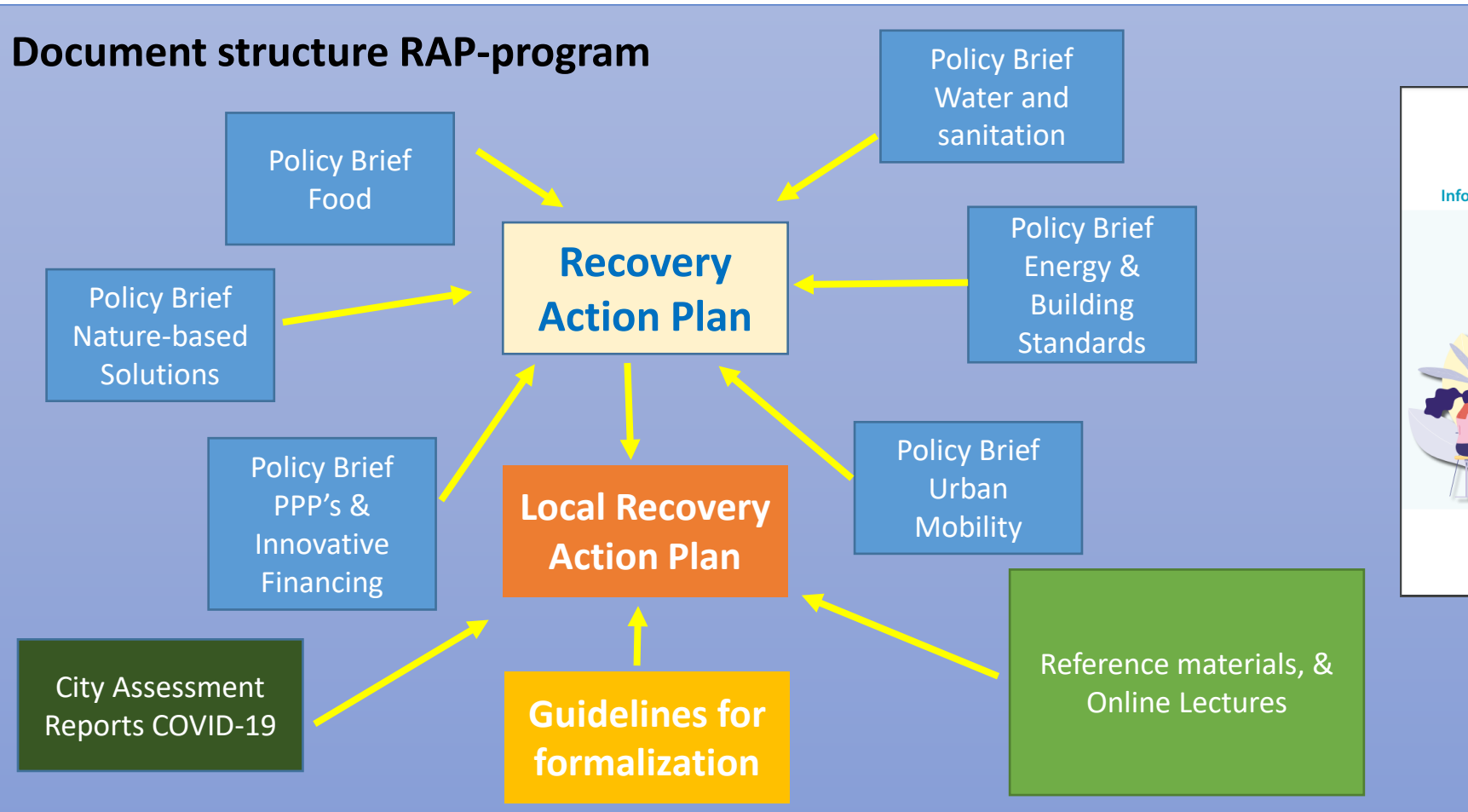


Building Back Better (BBB) is a strategy aimed at reducing the risk to the people of nations and communities in the wake of future disasters and shocks ; coined after Tsunami by Bill Clinton

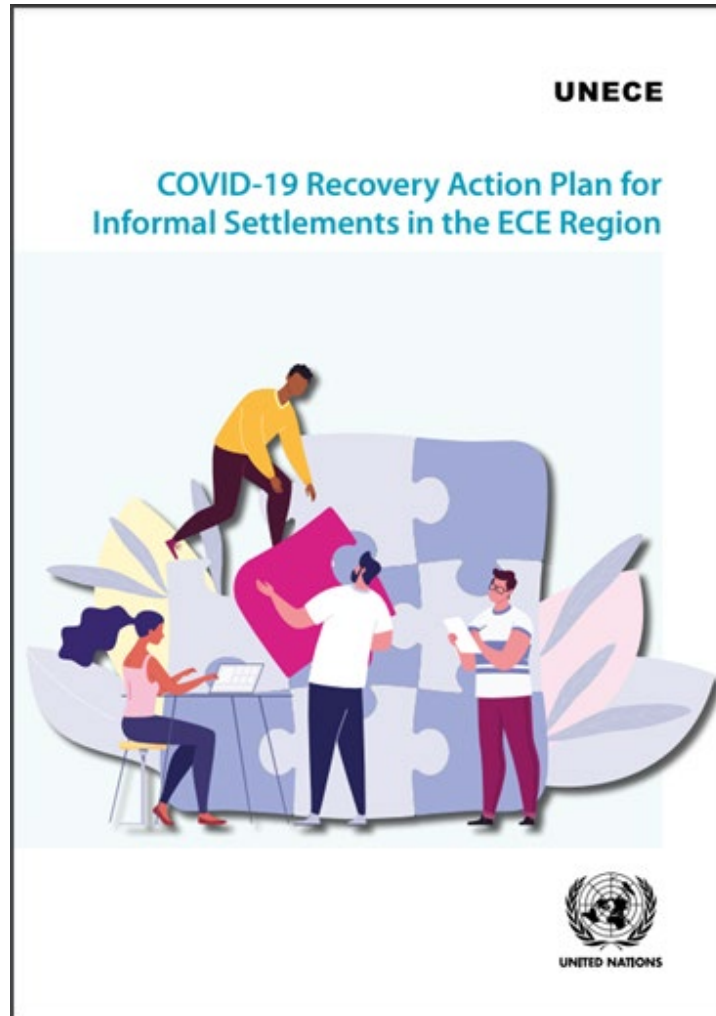
As such, a pandemic (COVID-19) is a disaster, which may occur again anywhere in future, and can be mitigated with land policy

Local Action Plan to consider as a sort of Building Back Better plan

COVID-19 Recovery Action Plan for Informal Settlements in the ECE-Region



The set up of the Recovery Action Plan





STRUCTURE OF THE POST COVID-19 RECOVERY ACTION PLAN

The RAP has **9 Policy Areas**:

- Each has a main **Goal**
- Under these are **Targets**
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*Policy Area 1 - Geospatial, land rights, tenure, resource allocation and justice (**incl. formalisation**)*

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Policy Area 8 - Environmental concerns, green spaces, recreation and social events

Policy Area 9 - Buildings, construction and land planning

INTERVENTION TIMING IN THE RAP

The plan identifies Goals, Targets, and Actions key to a successful pandemic response. Appropriate local implementation should vary in timing, priority, and scope based on the physical and social realities in their communities.

- a. **Emergency goals** (emergency focused)
Targets and actions to secure short-term goals; *Loosely defined as those to be accomplished in less than 6 months.*
- b. **Short term goals** (emergency related)
Targets and actions to secure short-term goals; *Loosely defined as those to be accomplished in less than 1 year.*
- c. **Intermediate term goals** (blended resilience and emergency focus)
Targets and actions to secure intermediate-term goals. *The greater complexity is expected to loosely require 6 to 18 months to accomplish.*
- d. **Long term goals** (resilience focused)
Targets and actions to secure long-term goals. *The greater complexity and nature of the solutions are expected to loosely require more than 1 year to accomplish, often 1 to 5 years.*



POLICY AREA 3

BASIC DATA NEEDS, TELECOMMUNICATIONS & INFORMATION TECHNOLOGY



Goal 3. The people are empowered to cope with a pandemic by leveraging and making easily available the relevant information technologies



3.1 Mobile-phone technologies are utilized to their potential to fill the information gaps among residents, provide social contact and as a tool for the dissemination of critical information and governmental instructions.

3.2 The creation of viable decentralized employment and teleworking options while expanding internet service affordably in all informal settlements.

3.3 Informal settlements residents have easy access to education and communication from a variety of electronic sources.

BASIC DATA NEEDS, TELECOMMUNICATIONS & INFORMATION TECHNOLOGY



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Actions RED and GOLD circles

- 3.1.1 *Survey* the current state of radio and mobile phone technologies (quantity, quality, and coverage).
- 3.1.2 *Identify* if there is adequate radio and internet coverage for this technology to be central to an information dissemination effort, and if there is enough capacity for it to have a much larger role in society and pandemic prevention efforts.
- 3.1.3 *Utilize* radio and smartphones to transmit basic and necessary pandemic medical information (infection rates, death rates, testing sites, hospitalization, and quarantine protocols, contact tracing, health instructions, mapping of communities, understanding mobility patterns for transportation improvement, etc.) and COVID-19 testing results.
- 3.1.4 *Develop* a smartphone application (or several) to provide and gather most critical information, track cases, inform residents who were in contact with infected people and make sure that any language barriers are overcome.
- 3.1.5 *Enhance* radio and smartphone penetration in informal settlements to empower residents and strengthen interconnectivity with local, regional, and worldwide information sources.
- 3.1.6 *Create* a telehealth application to allow for health care providers to service informal communities from anywhere. Additionally, create a similar teleworking application to enhance employment opportunities, and an application to analyze mobility patterns to find dangerous hubs and choke points.
- 3.1.7 *Consider and explore* if radio and tele-education makes sense in these communities and if so, develop simplified cell phone-based education modules when classroom education is unavailable due to COVID-19 related safety concerns. Education is a necessity and pandemic challenges need to be overcome.
- 3.1.8 *Reduce the digital divide and enhance* laptop penetration in informal settlements to allow schoolchildren and students making use of tele-education if resources allow.

Informal

- Informal
- The people density, a
- They generally have limited h
- There is groups, a
- There is public pr
- All these surround
- There is a

and their homes can then be included and considered within service provision, human rights protection, disaster preparedness, legal, health and safety, mobility logistics and infrastructure plans for the broader formal and informal communities. Consider crowd sourcing or Volunteered Geographic Information (VGI) and smartphone applications as possible low-cost sources of this data.

- 1.1.3** *Effectively engage* the local community along with non-governmental organization (NGOs) in the design of any questionnaire, census, survey or similar, as well as organizing mapping and addressing programmes. This is to prevent informal settlement residents perceiving these exercises as a threat to their houses and lands. Volunteers and team leaders should be organized and provided with simple training courses on how to use the mapping methods. A simple open-source application tool and an appropriate base map should be used, such as cellphone-based, orthophoto,

professionals, the business community, stakeholders, and inhabitants.

Target

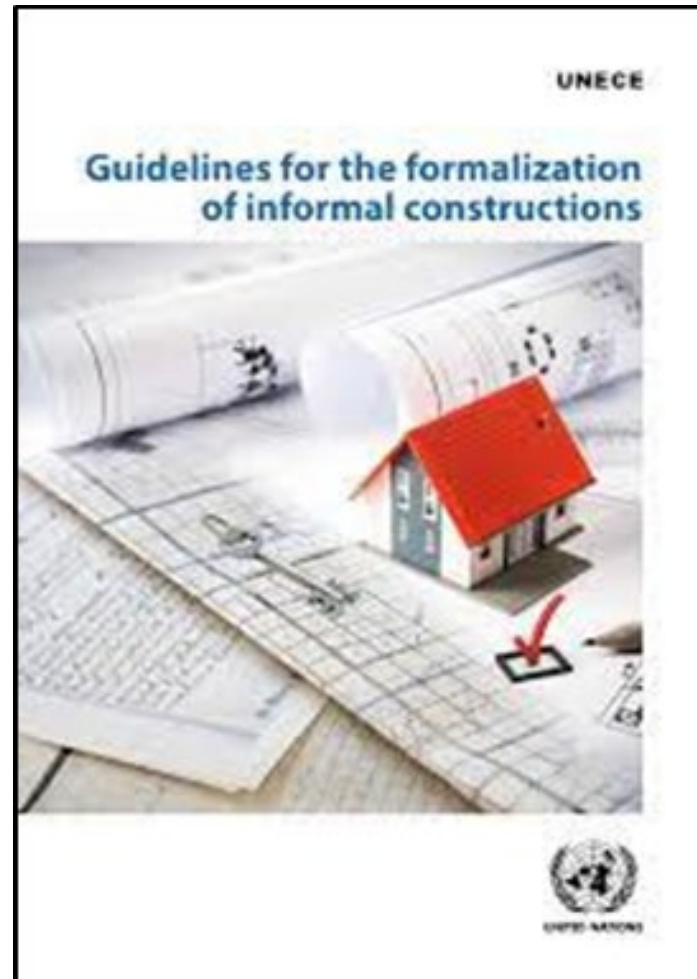
- 1.2** *Informal constructions are formalized* in a fair, efficient, transparent, and inclusive manner. This would empower residents, support social and economic inclusivity and ensure better pandemic responses (United Nations, 2019a).

Actions

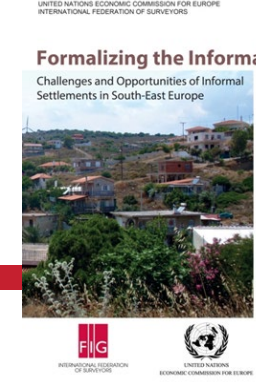
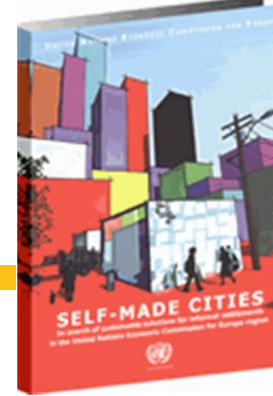
- 1.2.1** *Identify* the extent of informal or unregistered constructions and parcels, and the current weaknesses the legal and regulatory framework in terms of coverage,

¹³ For more information, see collection of land tools on mapping tenures in informal settlements by the Global Land Tool Network (GLTN): Access to Land and Tenure Security at <https://glttn.net/access-to-land-and-tenure-security/#>.

The set up of the Guidelines for formalization



Why formalize?



- ✓ **Informal settlements are much more vulnerable to pandemics: Therefore, formalization is a key target in the RAP**
- ✓ Main problems:
 - ✓ constructions may be lacking building and living permits and in many cases property titles as well
 - ✓ Mostly it is residential real estate, but not exclusively
 - ✓ Self-constructed or developed by professional builders: houses & apartment blocs
 - ✓ Informal constructions are related to a general informal sector, where **both constructions and residents** may lack legal documentation and remain unregistered, living and working informally
 - ✓ Residents depend on low and unsure income, but are keep the economy running for the rest of the urban community
 - ✓ Consequences of informality/illegality:
 - ✓ Negative broader economic performance, no mortgage, no fair selling price, no security of tenure, no investments for: refurbishment, insulation, proper heating, healthy living in general, etc.)

The Overall Process of Formalization (Resilience & BBB)

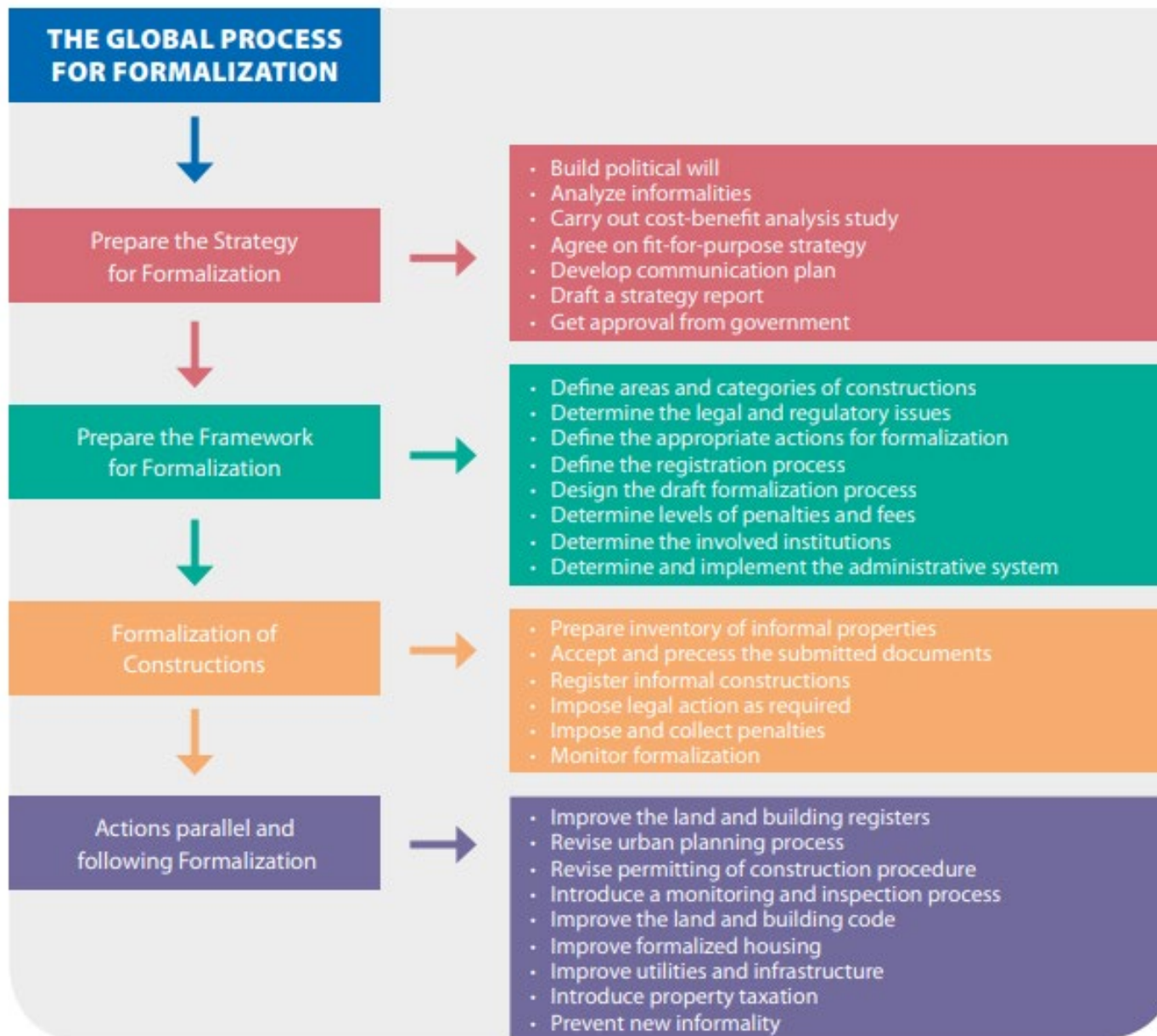


Prepare Strategy

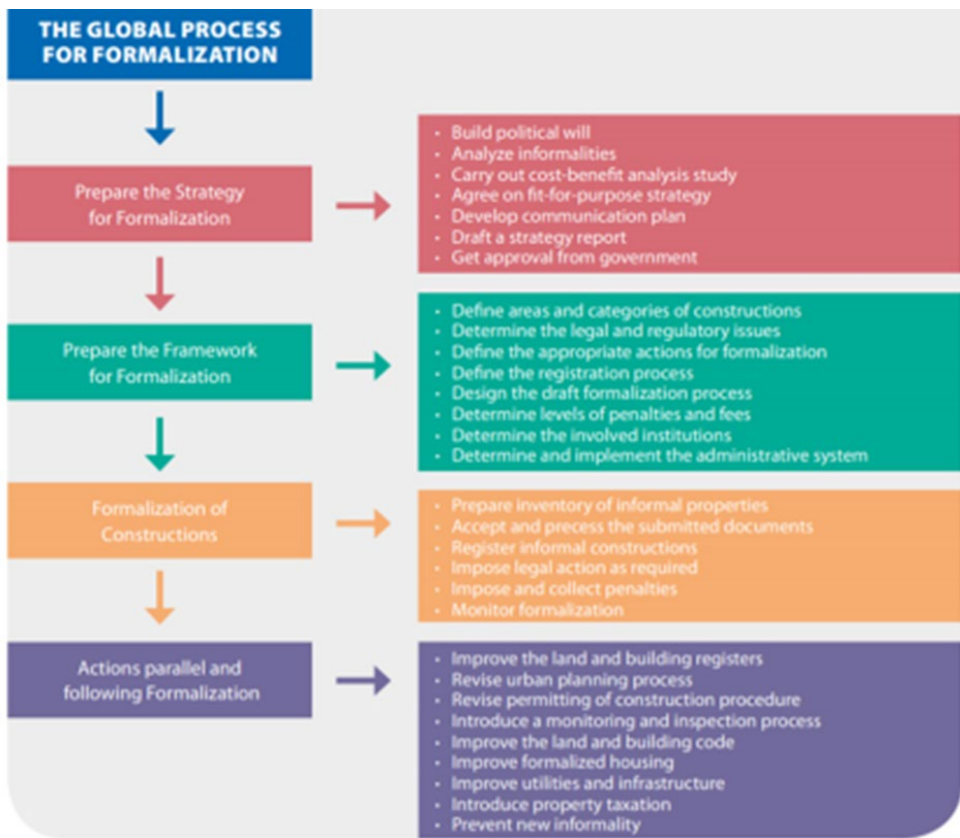
Prepare framework

Formalize constructions

Actions in Parallel



The Overall Process of Formalization (Resilience & BBB)



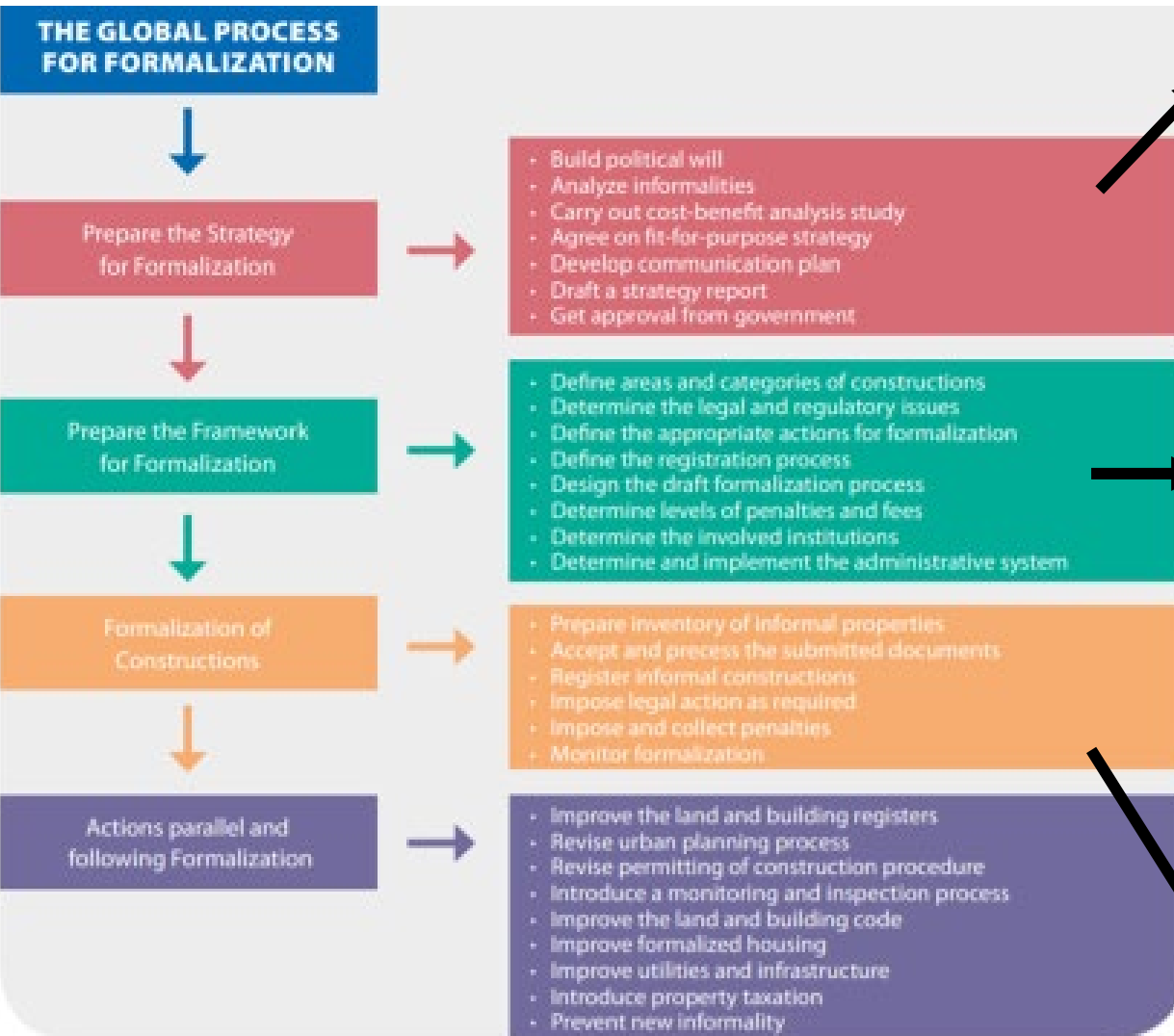
Long-term BBB also includes improvements in developing:

- ✓ well-functioning **property registration**
- ✓ pro-growth **planning** and flexible permitting of developments & plans
- ✓ general **infrastructure** upgrading works
- ✓ planning for **affordable housing**
- ✓ **property valuation and taxation**
- ✓ a **functioning and transparent real estate market** (other issues)
- ✓ **funding mechanisms**
- ✓ **professional education**
- ✓ **professional standards and ethics**
- ✓ an inclusive role for the **private sector**

The overall process of formalization (Resilience & BBB)



THE GLOBAL PROCESS FOR FORMALIZATION



✓ Prepare local Action plan(for BBB) plan & prioritize actions/works; specific cost-benefit analysis; agree on FFP; communication plans, strategy report; approval

✓ Define the **pandemic risk** in the various zones and **list all necessary measures/actions**

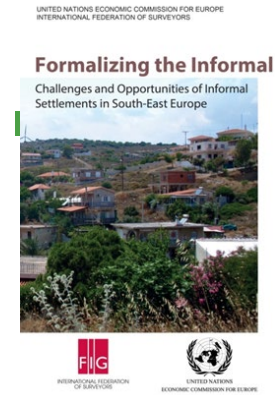
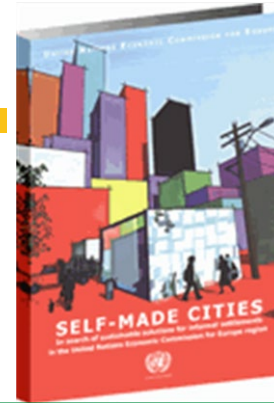
✓ Define the **legal and regulatory issues** to allow urgent-short-mid- & long-term measures/interventions

✓ Define the **appropriate implementation actions & administrative procedures, roles/responsibilities/ establish an emergency operation center in the municipality**

✓ Define the levels of **penalties & the involved institutions**

Implementation of measures/actions/small public works; prepare geospatial plans; identify routes, buildings, spaces, small improvement works, **implement, monitor, continually assess the needs; modify daily; training**

Impact property registration



- A. Clear, fair, affordable and transparent title issuing and registration:
 1. Improve security against land grabbing and evictions
 2. Improve living conditions
 3. Create marketable property units
 4. Minimize lending risks & Enable funding further improvements
 5. Provide a **spatial data infrastructure for evidence-based good governance & provision of humanitarian support**
- B. Existing informal rights should be recognized & legalized prior to any land reforms for upgrading and planning. Residents will be fairly treated & are more likely to support the reforms



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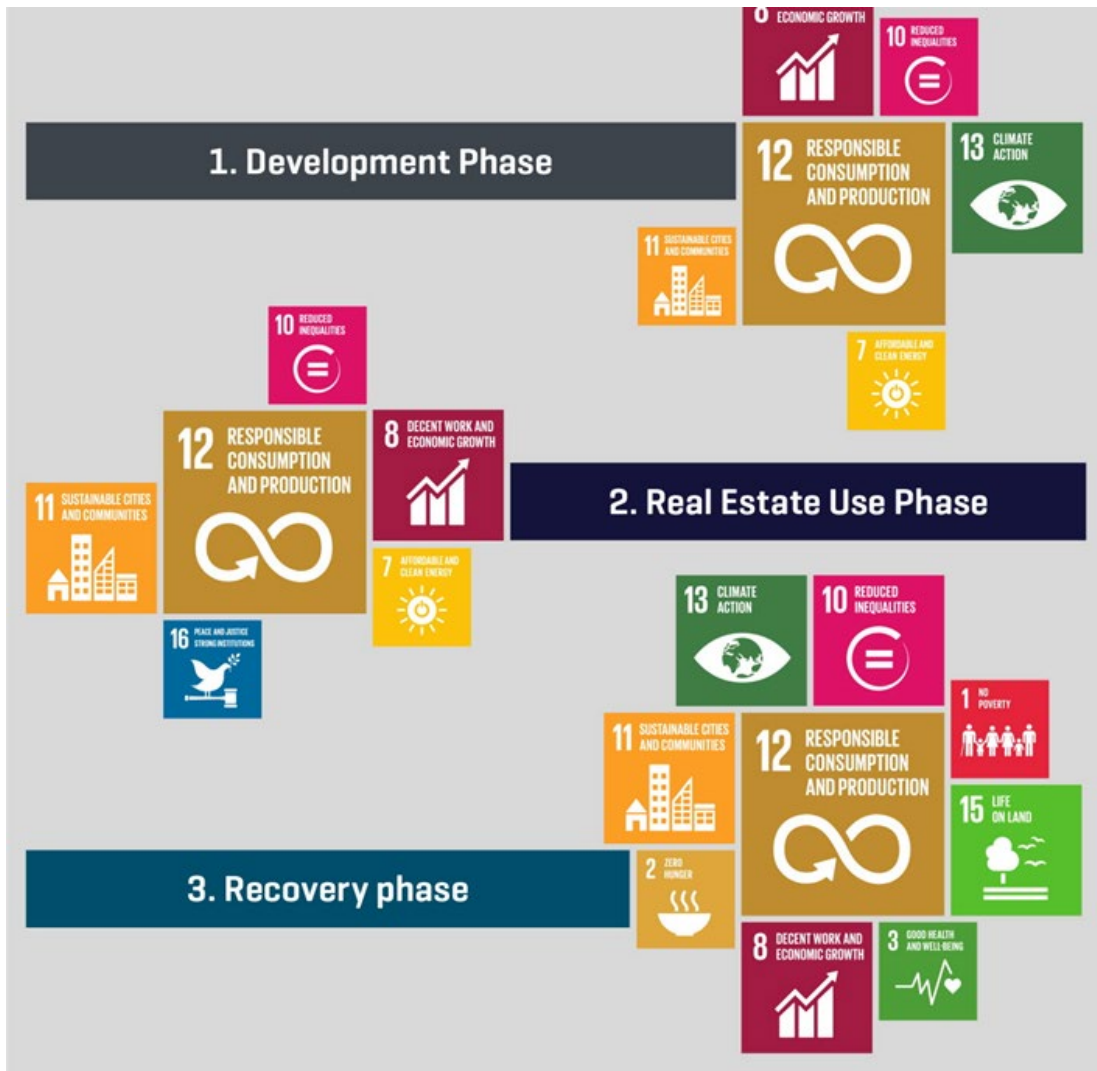
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Adapting and Tuning the concepts of the RAP towards creating broad land related solutions



Applicable Multisectoral Land Problems

- Tuning towards climate, land degradation neutrality, energy, water/food sustainability along with a long-term formalization BBB plan. *Areas where formalization or pandemics are not the primary problem.*
- Tuning towards any bundle of Policy Areas with varying weight (focus). *A broad variety of nations & individual problems.*
- Tuning towards BBB in disaster recovery, & large-scale reconstruction. *A variety of disasters, & city or nationwide reconstruction that BBB, meets a bundle of SDG's and builds resilience to all external forces chosen.*



What materials are available?



Supporting Materials:

Guidelines for the formalization of Informal Constructions

https://unece.org/sites/default/files/2022-01/technical_guidelines_informal_settlements_e.pdf

The COVID 19 Recovery Action Plan for Informal Settlements

https://unece.org/sites/default/files/2022-05/COVID-19%20RAP_E.pdf

Policy Briefs on 6 aspects

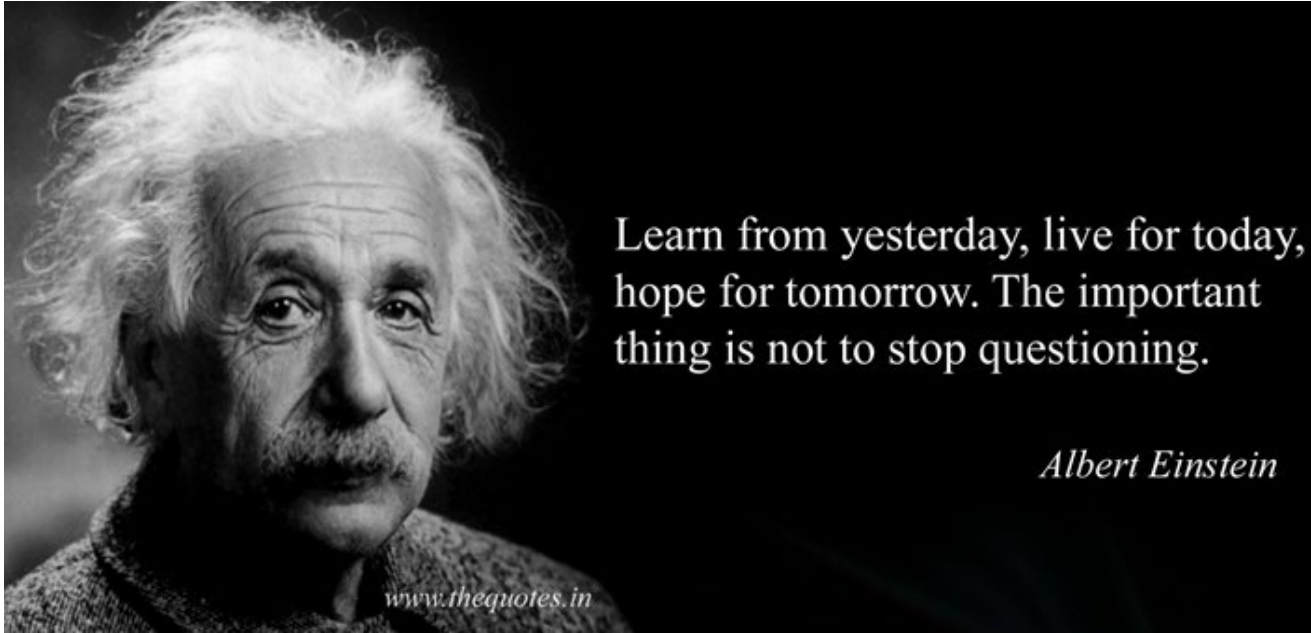
Reference: drop box

Assessment reports on COVID-19 in various countries

http://www.unece.org/fileadmin/DAM/hlm/Meetings/2020/12_10_Kyrgyz_workshop/Bishkek_draft_Assessment_Report_Executive_Summary_ENG.pdf

Training materials

<https://www.cityresiliencetraining.com/course/mod/h5pactivity/view.php?id=56>



Thank you!

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