COVID 19 Recovery Action Plan & Guidelines for Formalization

Webinar: Informal Settlements:
Formalization and Build Back Better Projects

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

Document structure RAP-program

- Recovery Action Plan
  - Policy Brief Food
  - Policy Brief Nature-based Solutions
  - Policy Brief PPP’s & Innovative Financing

- Local Recovery Action Plan
  - Guidelines for formalization

- Reference materials, & Online Lectures
  - Policy Brief Water and sanitation
  - Policy Brief Energy & Building Standards
  - Policy Brief Urban Mobility

City Assessment Reports COVID-19

Guidelines for the formalization of informal constructions
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
- Under these are Actions to achieve the Targets.

Policy Area 1 - Geospatial, land rights, tenure, resource allocation and justice (incl. formalisation)
Policy Area 2 - Involvement of local communities and local action
Policy Area 3 - Basic data needs, telecommunication & information technology
Policy Area 4 - Physical infrastructure, water, sanitation and energy services
Policy Area 5 - Social and infrastructure services
Policy Area 6 - Stay at home recommendations, culture and vulnerable groups
Policy Area 7 - Food, basic consumption & distribution
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.
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.

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 settlements are more vulnerable to pandemics because:

- Informal settlements in the UNECE region tend to increase the risks of pandemic spread by their very nature. The people living in these communities often endure inadequate living conditions, live with high population density, and have a widely dispersed service-oriented employment base—residents often have two or three jobs.

- They generally rely on inadequate service provision, including energy, water, and sanitation, have more limited healthcare, and reduced access to education.

- There is a general lack of good demographic and spatial data, heavy concentrations of minorities, vulnerable groups, and generally low incomes, coupled with limited resources.

- There is commonly a history of government mistrust by informal settlement residents, as well as social bias and public prejudice against persons living in them.

All these factors increase the risks of pandemic spread within these informal settlements and by extension, surrounding formal communities too.

There is also potential for a more sustained outbreak due to more difficult and less certain containment options.
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, insolation, proper heating, healthy living in general, etc.)
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)

- 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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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

- 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
Thank you!

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