

THE SEARCH FOR HIGH DENSITY MULTI-STORY INCREMENTAL HOUSING

A NETWORK SESSION

United Nations World Urban Forum
Naples, Summer 2012



THE SEARCH FOR HIGH DENSITY MULTI-STORY INCREMENTAL HOUSING

GLOBAL UNIVERSITY CONSORTIUM EXPLORING



INCREMENTAL
HOUSING

*It keeps
getting
better!*

Some issues:

- Can the exploding urban population challenge be met with new incremental initiatives for accomodating growth?
- Can the demonstrated energy of the informal sector be supported through multi-story 'starters'?
- Does a multi-story incremental strategy justify the high capital costs of utility infrastructure networks?
- When making policy choices, which is best to support: the informal dynamic, the formal housing, or transformation of existing (or all three?)?

Click on ■ for pdf presentation.

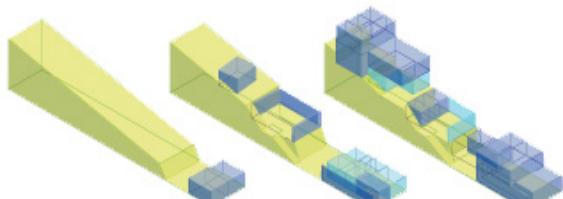
■ 1 – A PARADIGM SHIFT IN GLOBAL HOUSING STRATEGY

Claudio Acioly, Jr. Head, Capacity Development Unit, Housing and Urban Management, UN- Habitat, Nairobi.

■ 2 – PERU - THE INFORMAL ALTERNATIVE

Susana M. Rojas Williams; Director, International Shelter Initiatives; Habitat for Humanity International, Washington, D.C.

Multi-story examples from the competition. Based on longitudinal surveys of now legalized settlements from the 60s and 70s in Lima. Self-help housing policies in Peru are examined by revisiting Independencia, one of Lima's 'young towns' (squatter settlements) and trace the incremental development over a forty-five years since its founding. The presentation also includes reflections on experiences from other countries.



■ 3 – CHILE – Examples from widespread experience

Prof. Margarita Greene, Pontificia Universidad Católica de Chile.

A overview of the varied multi-story projects built mainly in Santiago, which have had considerable influence on global incremental models.



■ 4 – HAITI - THE T-SHELTER: 2-STORY REBUILDING IN DISASTERS

Ann Lee, Project Director, Katye Project, Haiti.

A recent example using innovative construction, funded by USAID as part of its community + house rebuilding program.

Specifically a pilot of innovative solutions for a post-disaster situation in a highly urbanized area: 2-story temporary structures allow for the return of displaced people from the Haiti earthquake in a heavily damaged neighborhood.

The project relied on flexibility of design to cater to the often difficult post-disaster reality.

The discussion will look at the pros and cons of temporary to permanent housing, as well as next level innovations.



■ 5 – EL SALVADOR - LAS PALMAS PROJECT– A 2-story start

Arq. Claudia Blanco, Subdirectora de FUNDASAL El Salvador.

Examples from recent longitudinal surveys of 2-story ‘starter cores’, developed from their extensive experience in self-help housing since the ‘70s. FUNDASAL has been the leader in developing ‘site & services’ projects since the 70s which have become the model for programs around the world.



■ 6 – EGYPT – HOUSING PROTOTYPES -

6TH OCTOBER NEW TOWN

Dr. Ahmed Shalaby, Cairo University, Egypt.

Ebny Baitak or “Build Your Own House” is one of the approaches undertaken by the Ministry of Housing, Utilities, and Urban Development within the National Housing Program to solve the housing problems of low-income groups in Egypt. The huge informal housing sector in Egypt has proved the ability of the low-income groups to build for their own selves. This approach is considered a tool to encourage the participation of low-income groups in the construction process of their own houses in a planned and controlled environment. The project started in 2005 with the aim of providing more than 90 thousands plots of an area of 150 sqm. Each plot accommodates a small house that consists of ground plus two upper floors. Each floor has a residential unit of an area of 63 sqm in addition to a 12 sqm as a stair. The project accommodates about 270,000 units of 63 sqm over 90,000 plots, adopting a vertical incremental expansion approach. The beneficiary has to build a two-bedroom unit of 63 sq.m. at each stage, and starts by building the ground floor for his family use. The beneficiary can use the upper floors for his own family expansion. Otherwise, he can sell or rent the units of the upper floors to other people and generate financial benefits while providing housing units for others.



■ 7 - TRANSFORMATIONS - Informal Public Housing Expansion

Dr. Graham Tipple, Consultant in housing and urban policy in rapidly developing countries; Visiting Fellow, School of Architecture, Planning and Landscape, Newcastle University, England.

Many countries have large stocks of government-built housing which, for various reasons, are in poor physical conditions and/or do not conform to the expectations of occupants. The occupants of such housing frequently make unauthorized but quite considerable changes and extensions (transformations) to their dwellings. This presentation highlights user-initiated transformations to government-built housing, with emphasis on the extensive transformations on the public housing in Cairo.





This Session is coordinated with the WUF Training Session:
HOW TO DESIGN PROACTIVE INCREMENTAL HOUSING TO MEET RAPID
URBAN GROWTH CHALLENGES

Additional information on incremental housing may be found on the web:
web.mit.edu/incrementalhousing

Students from the Mundus Urbano Program and the School of Architecture at
the Technical University Darmstadt, Germany, documented the session
under direction of Prof. Matt Nohn.
These summaries are being prepared for publishing.

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