

Guidelines for the **Housing Policy of Alagoas**

EXECUTIVE SUMMARY



This Executive Summary presents a synthesis of the document Guidelines for the Housing Policy of Alagoas – a component of the Visão Alagoas 2030, a technical cooperation project between UN-Habitat and the Government of Alagoas.

The guidelines were developed based on a diagnosis of the housing sector and consist of strategies aimed at promoting urban and housing improvements in the state, particularly in its slums and urban communities.

The document is structured into two parts with the following main sections:

Diagnosis

- Urban network of Alagoas;
- Housing necessities of the state;
- Institutional structures and public urban development programs; and
- Challenges and potentialities.

Strategies

- Guiding principles, premises, and objectives;
- Structural axes;
- Programmatic lines; and
- Implementation scenarios.

Methodology

To develop the diagnosis and action strategies, methodological tools such as seminars, technical meetings, field inspections, and interviews with members of the public sector, private sector, and civil society were used. In addition, it was conducted literature reviews and analysis of the Social Housing State Plan (PEHIS, in Portuguese), Social Housing Local Plans (PLHIS, in Portuguese), databases, and primary and secondary sources pertinent to the housing and urban sector of Alagoas.

Diagnosis

The brief diagnosis highlighted the most relevant points of the urban network of Alagoas and its housing necessities; the institutional structure and state urban and housing programs; and the state's challenges and potentials.

Challenges

- Economic vulnerability of a significant portion of the state's population;
- Dependence of the state and its municipalities on federal housing programs and the gap in federal financing aimed at low-income groups;
- Political disarticulation between the State Government and municipalities;
- The absence of an administrative structure and technical body within the State Government to manage the urban, housing, and sanitation sectors;
- Low capacity of civil society, social movements, and professional entities to influence housing programs

Potentials

- Recent financial recovery of the state enabling public investments;
- Potential for private investment through the concession of sanitation services and compensations from the socio-environmental disaster caused by ground subsidence in Maceió;
- Solid experience in state programs for urban development, such as Vida Nova nas Grotas and Minha Cidade Linda;
- Significant production of housing units through the Minha Casa Minha Vida Program, which has almost entirely addressed the quantitative housing deficit in various municipalities in Alagoas;
- Creation of institutional structures and proposals tailored for the local context based on the requirements of the National Social Housing System (SNHIS, in Portuguese), even though they are not effective yet;
- High potential for attracting private resources through the state's tourism potential; and
- Enhanced government management, creation of databases, and innovative proposals resulting from the partnership with UN-Habitat.



Action strategies

The main challenge for Alagoas is to structure an urban, housing, and sanitation policy that maximizes its potentials despite its limitations.

To this end, principles, premises, and objectives are presented, which organize four structural axes and five programmatic lines.

Guiding principles

- Coordination to address housing, urban, and sanitation needs;
- Housing and urban planning as a state policy;
- Coordinating and articulating role the of the state government;
- Housing as a priority anchor for urban, economic, and social development.

Premises

- The housing market in Alagoas is not segmented, making it essential to ensure the supply of housing for low and lower-middle-income groups to avoid speculation and price increases;
- Increasing the housing supply is a priority, especially in areas of higher economic growth;
- Prioritizing low-cost housing solutions to serve more families and ensure equity among beneficiaries, avoiding excessive subsidies;
- To create a quality urban base, it is necessary to integrate housing, urban, and sanitation policies;
- The provision of housing programs must be varied and data-driven, following the demands of local diagnostics; and
- The state should address the lack of technical infrastructure in small municipalities through a regionalized structure offer.

General objectives

- Address housing and urban necessities, tackling the housing deficit and inadequacies in housing and urban environments;
- Promote sustainable urban development by managing urban expansion and improving sanitary conditions for vulnerable populations; and
- Integrate housing solutions with economic and social development, ensuring job creation, income, community participation, and social promotion.

Structural axes

1. Institutional Development

Objective

- Create a capable and efficient institutional structure to formulate and implement housing policy in a participatory manner, as well as to coordinate between the state government and municipalities to address the housing needs of the state.

Strategic Actions

- Integrate state sectors involved in urban, housing, and sanitation issues;
- Create a State System for Urban, Housing, and Sanitation Development;
- Establish Regional Offices for Urban Development, Housing, and Sanitation;
- Implement a State System for Urban, Housing, and Sanitation Information, Monitoring, and Evaluation;
- Form the State Council for Urban Development, Housing, and Sanitation; and
- Capacitate governmental and non-governmental technical teams.



2. Financial

Objective

- Ensure permanent and sustainable resources for implementing urban, housing, and sanitation policies, with stability and predictability over the medium and long term; establish rigorous criteria for social investments; and ensure the best cost/benefit ratio.

Strategic Actions

- Create a State Fund for Urban, Housing, and Sanitation Development;
- Optimize state public resources;
- Diversify the application of federal resources in the state;
- Seek international funding; and
- Encourage the use of the FGTS (Workers' Severance Fund) and letters of credit and subsidies.

3. Urban, Land, and Environmental

Objective

- Facilitate access to adequate housing by providing urbanized land and upgrading slums and urban communities; and by integrating new housing developments into the urban network with appropriate infrastructure and facilities, while respecting the environment and local culture.

Strategic Actions

- Develop the State Plan for Urban, Housing, and Sanitation Development;
- Define strategies to strengthen urban planning in municipalities;
- Structure land acquisition strategies for housing production;
- Diversify land use based on the municipal territorial scale;
- Develop integrated plans for slum and urban community upgrading; and
- Improve rural housing to mitigate migration to urban areas.

4. Construction Industry Value Chain

Objective

- Promote the improvement of quality and productivity in the construction industry by encouraging the training and qualification of its agents, ensuring that housing production aligns with sustainable development principles and local context.

Strategic Actions

- Promote capacitation, productivity, and sustainability in the construction industry; and
- Encourage diversity in composition and operations within the housing sector.

Programmatic Lines and Programs

1. Urban Development

- Upgrading of slums and urban communities;
- Land regularization;
- Urban recovery, qualification, and regularization; and
- Development of urban infrastructure for new housing settlements.

2. Social Housing Production

- Production and provision of urbanized plots;
- Production of housing units;
- Self-managed housing production; and
- Housing production in central and consolidated areas.

3. Support for Tenant Families

- Emergency support for low-income tenants; and
- Acquisition of rented housing units.



4. Housing Improvement

- Credit or subsidy cards for construction material acquisition; and
- Technical Assistance for Social Housing (ATHIS in Portuguese).

5. Rural Habitat Qualification

- Construction or improvement of rural housing units; and
- Intervention or improvements in basic infrastructure.

Implementation Scenarios

In order to implement a State Housing Policy for Alagoas, considering the guidelines drawn up, four main stages must be established:

- Consolidation of the guidelines presented, making the strategies compatible with federal programmes, available public resources and existing planning instruments;
- Approval of legal frameworks, adjustment of the current administrative structure and existing programs to the presented guidelines, and the development of pilot projects;
- Implementation of management entities, and priority programs; and
- Consolidation of the Housing Policy to address Alagoas' housing needs over the medium and long term.



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