

112TH CONGRESS
1ST SESSION

H. R. 2180

To authorize assistance for affordable housing and sustainable urban development in developing countries, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JUNE 14, 2011

Mr. MILLER of North Carolina (for himself, Mr. PRICE of North Carolina, Ms. MOORE, Mr. MCNERNEY, Mr. JACKSON of Illinois, Mr. ELLISON, Mr. BLUMENAUER, and Mr. HONDA) introduced the following bill; which was referred to the Committee on Foreign Affairs

A BILL

To authorize assistance for affordable housing and sustainable urban development in developing countries, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Shelter, Land, and
5 Urban Management (SLUM) Assistance Act of 2011”.

6 **SEC. 2. FINDINGS.**

7 Congress makes the following findings:

8 (1) Approximately 51 percent of the world’s
9 population currently lives in cities of all sizes and

1 produces the majority of the world's economic out-
2 put.

3 (2) Approximately one billion people currently
4 live in slums, and more than half of this population
5 is under the age of 25.

6 (3) It is estimated that by 2030 the number of
7 people living in slums will double.

8 (4) Slums are characterized by inadequate ac-
9 cess to safe water, sanitation, and other essential in-
10 frastructure, overcrowding, poorly structured hous-
11 ing, and insecure residential and property ownership
12 status.

13 (5) Eighty-eight percent of all disease is caused
14 by unsafe drinking water, inadequate sanitation, and
15 poor hygiene and almost 50 percent of all people in
16 developing countries suffer health problems caused
17 by water and sanitation deficits.

18 (6) Over 1.1 billion people lack adequate access
19 to safe water and nearly 2.5 billion lack access to
20 sanitation services.

21 (7) The costs of diseases and productivity losses
22 linked to water and sanitation in less developed
23 countries amount to two percent of gross domestic
24 product and up to five percent in sub-Saharan Afri-
25 ca.

1 (8) Insecure lease and real property ownership
2 tenure often subject slum dwellers to arbitrary, often
3 supra-market rents, forced evictions, threats, and
4 harassment.

5 (9) In 2007, approximately five million people
6 were subject to forced evictions, and projections
7 show that the number of forced evictions are likely
8 to increase to between 40 million and 70 million in
9 the next 20 years.

10 (10) Insecurity of tenure severely inhibits eco-
11 nomic development by undermining investment in-
12 centives and constraining the growth of credit mar-
13 kets, imperils the ability of families to achieve sus-
14 tainable livelihoods and assured access to shelter,
15 and often contributes to conflict over property
16 rights.

17 (11) Women make up 66 percent of the world's
18 work force, but own less than 15 percent of the
19 property globally.

20 (12) Women are affected disproportionately by
21 forced evictions and insecure tenure as a result of
22 gender discrimination, often including gender-biased
23 laws that define women as legal minors or otherwise
24 prevent them from acquiring and securing land,
25 property, and housing lease or ownership rights,

1 making them more vulnerable to poverty, violence,
2 and sexual abuse.

3 (13) Adequate housing and universal access to
4 basic shelter serve as catalysts for social and demo-
5 cratic development.

6 (14) The 2006 National Security Strategy
7 states, “America’s national interests and moral val-
8 ues drive us in the same direction: to assist the
9 world’s poor citizens and least developed nations and
10 help integrate them into the global economy.”.

11 (15) Goal 7 Target 11 of the Millennium Devel-
12 opment Goals sets the target that “By 2020, to have
13 achieved a significant improvement in the lives of at
14 least 100 million slum-dwellers.”.

15 (16) The United States formerly provided sig-
16 nificant levels of overseas development assistance for
17 shelter and affordable housing, but in recent years
18 this amount has declined.

19 **SEC. 3. STATEMENT OF POLICY.**

20 It should be the policy of the United States—

21 (1) to establish and implement, as a major ob-
22 jective of United States overseas development assist-
23 ance strategy, particularly in developing countries,
24 programs that foster improved urban management,
25 that foster sustainable urban development, that in-

1 crease the security of real property tenure, and that
2 expand access to basic shelter, affordable urban
3 housing, and essential urban services and infrastruc-
4 ture, particularly by the poor and others who lack
5 such access in whole or in part;

6 (2) to allocate increased levels of United States
7 bilateral assistance for programs described in para-
8 graph (1); and

9 (3) in order to prevent waste and duplication in
10 the use of United States overseas development as-
11 sistance with respect to the programs described in
12 paragraph (1) and in order to foster cooperative re-
13 lations with foreign governments, intergovernmental
14 organizations, and private business and nonprofit
15 entities that singly or jointly support or implement
16 programs similar to those described in paragraph
17 (1), to seek and actively support innovative inter-
18 national mechanisms designed to increase coordina-
19 tion and mutual complementarity in the planning, fi-
20 nancing, and implementation of sustainable urban
21 development policies and programs implemented by
22 the United States and other donors described in this
23 paragraph.

1 **SEC. 4. ASSISTANCE TO PROVIDE AFFORDABLE HOUSING**
2 **AND SUSTAINABLE URBAN DEVELOPMENT IN**
3 **DEVELOPING COUNTRIES.**

4 (a) **PURPOSES OF ASSISTANCE.**—The purposes of as-
5 sistance under this section are to—

6 (1) support economically and environmentally
7 sustainable and administratively feasible urban so-
8 cioeconomic growth, development, and poverty reduc-
9 tion efforts and to produce improved health and
10 other basic quality of life indicators for residents of
11 slums, other densely populated, impoverished urban
12 areas, and urban areas experiencing rapid popu-
13 lation growth in developing countries, including by
14 increasing—

15 (A) access to basic shelter and affordable
16 housing, particularly by residents of slums and
17 similar densely populated, impoverished urban
18 areas;

19 (B) affordable and equitable access to safe
20 water, sanitation, and solid waste removal serv-
21 ices, and shared communal infrastructure, such
22 as sidewalks, roads, public lighting;

23 (C) access to and security of land and
24 other real property use, lease, and ownership
25 rights and legal recognition and protections
26 thereof by all income groups, including by sup-

1 porting efforts to enhance the effectiveness of
2 transaction and dispute resolution systems, eq-
3 uitable and sustainable national land policies,
4 and enhanced land administration services; and

5 (D) support for efforts to enhance the ca-
6 pacity of developing country governments, in-
7 cluding regional and municipal governments, to
8 plan and manage urban growth in an operation-
9 ally and financially effective and transparent,
10 participatory, and accountable manner, to pur-
11 sue policy reforms that foster such objectives,
12 and to provide urban services and infrastruc-
13 ture, such as basic water and sanitation, trans-
14 port, solid waste removal, and electrical power
15 service delivery, including in impoverished
16 urban zones; and

17 (2) achieve the objectives described in para-
18 graph (1) by—

19 (A) promoting the growth of functional,
20 commercially oriented housing markets in tar-
21 get countries and expanding access to individual
22 and institutional investment capital and financ-
23 ing for housing and municipal infrastructure,
24 including by public-private partnerships, munic-
25 ipal bonds, micro-credit financing, and

1 strengthening national and regional public or
2 private institutions involved in the regulation or
3 provision of finance of such purposes;

4 (B) supporting institutional, procedural,
5 and legal reforms that seek to enhance the
6 rights and access to shelter, urban infrastruc-
7 ture and services, and property ownership and
8 lease rights of groups that are socioeconomically
9 vulnerable or marginalized, or subject to dis-
10 crimination, including women, children, the
11 poor, and people living in urban slums and in-
12 formal settlements;

13 (C) prioritizing support for cross-sectoral,
14 multi-purpose projects that simultaneously ad-
15 vance one or more of the objectives described in
16 subparagraphs (A) and (B); and

17 (D) promoting partnerships between the
18 public and private sectors and community-based
19 organizations to plan and implement projects
20 described in subparagraph (C).

21 (b) AUTHORIZATION OF ASSISTANCE.—To carry out
22 the purposes of subsection (a), the President is author-
23 ized—

24 (1) to furnish technical assistance and financial
25 support to developing countries, to include, as appro-

1 piate, diverse means of support, including technical
2 or financial assistance to public-private partnerships,
3 grants, direct loans, seed credit, contracted technical
4 services, investment insurance, loan guarantees, and
5 other forms of assistance;

6 (2) to carry out paragraph (1) during fiscal
7 year 2012 through the use of existing United States
8 Government programs, implementing authorities,
9 and organizations, including—

10 (A) specialized organizational units of the
11 United States Agency for International Devel-
12 opment, including the Urban Programs Team
13 (EGAT/PR/UP), the Development Credit Au-
14 thority (EGAT/DC/DCA), the Land Resources
15 Management Team (EGAT/NRM/LRM), the
16 Water Team (EGAT/NRM/W), the Office of In-
17 frastructure and Engineering (EGAT/IE), and
18 the Engineering Services Team (EGAT/I&E/
19 ES);

20 (B) the Millennium Challenge Corporation
21 (MCC); and

22 (C) other United States Government agen-
23 cies with relevant technical expertise or policy
24 mandates pertaining to urban development and
25 housing in foreign countries; and

1 (3) to strengthen and enhance the operational
2 capabilities and capacities of United States Govern-
3 ment programs, implementing authorities, and orga-
4 nizations described in subparagraphs (A), (B), and
5 (C) of paragraph (2) in furtherance of the purposes
6 and objectives described in subsection (a)(1), includ-
7 ing efforts to increase their manpower, diversity of
8 expertise, and levels of funding, and to enhance their
9 ability to jointly coordinate and collaborate in car-
10 rying out such purposes and objectives.

11 **SEC. 5. AFFORDABLE HOUSING AND SUSTAINABLE URBAN**
12 **DEVELOPMENT STRATEGY.**

13 (a) STRATEGY.—The President, acting through the
14 Secretary of State and the Administrator of the United
15 States Agency for International Development, shall de-
16 velop a strategy to provide affordable housing and sustain-
17 able urban development in developing countries.

18 (b) CONSULTATION.—The strategy required by sub-
19 section (a) shall be developed in part through a process
20 of consultation between the Administrator of the United
21 States Agency for International Development and the
22 heads of units of such Agency and other United States
23 Government agencies with relevant technical expertise or
24 policy mandates pertaining to urban development and
25 housing in foreign countries, and shall draw upon best

1 practices and successful models of urban development un-
2 dertaken or developed by international intergovernmental
3 organizations, international finance institutions, recipient
4 countries, United States and international nongovern-
5 mental organizations, and other appropriate entities.

6 (c) CONTENT.—The strategy required by the sub-
7 section (a) shall include or address—

8 (1) a review and assessment of existing or past
9 United States programs and foreign assistance strat-
10 egies designed to increase access to basic shelter and
11 affordable housing in developing countries, extending
12 affordable and equitable access to safe water, sanita-
13 tion, and solid waste removal services, and shared
14 communal infrastructure, such as sidewalks, roads,
15 public lighting, enhancing security of real property
16 use, lease, and ownership rights;

17 (2) a review and assessment of small scale,
18 grassroots, and community-based efforts that have
19 successfully improved access to basic shelter and
20 urban services;

21 (3) a process to define short- and long-term ob-
22 jectives and performance measures by which
23 progress should be measured;

24 (4) measures necessary to improve and expand
25 United States programs and foreign assistance strat-

1 egies in existence on the date of enactment of this
2 Act that address urban development issues in for-
3 eign countries;

4 (5) operational plans to improve the ability of
5 United States foreign assistance agencies to develop
6 and implement programs described in section 4 of
7 this Act, including through support for innovative
8 international mechanisms;

9 (6) a plan for integrating into the broader stra-
10 tegic foreign assistance plans of the Department of
11 State and United States Agency for International
12 Development the programs and objectives described
13 in section 4 of this Act; and

14 (7) a plan for providing long-term United
15 States support for sustainable urban growth and de-
16 velopment initiatives in developing countries involv-
17 ing a process of regular coordination between United
18 States Government agencies with relevant technical
19 expertise or policy mandates, where appropriate, in-
20 cluding the United States Agency for International
21 Development, the Department of Housing and
22 Urban Development, the Department of the Treas-
23 ury, and the Overseas Private Investment Corpora-
24 tion, and drawing upon the expertise, whenever pos-
25 sible, of United States-based mayors and profes-

1 sionals in community, public and banking sectors,
2 major United States private foundations, and United
3 Nations organizations and multilateral development
4 banks, among others.

5 (d) REPORT.—Not later than 12 months after the
6 date of the enactment of this Act, the Secretary of State
7 shall submit to Congress a report that describes the strat-
8 egy required by subsection (a).

9 **SEC. 6. AUTHORIZATION OF APPROPRIATIONS.**

10 There are authorized to be appropriated for fiscal
11 year 2012 and each subsequent fiscal year such sums as
12 may be necessary to carry out this Act.

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