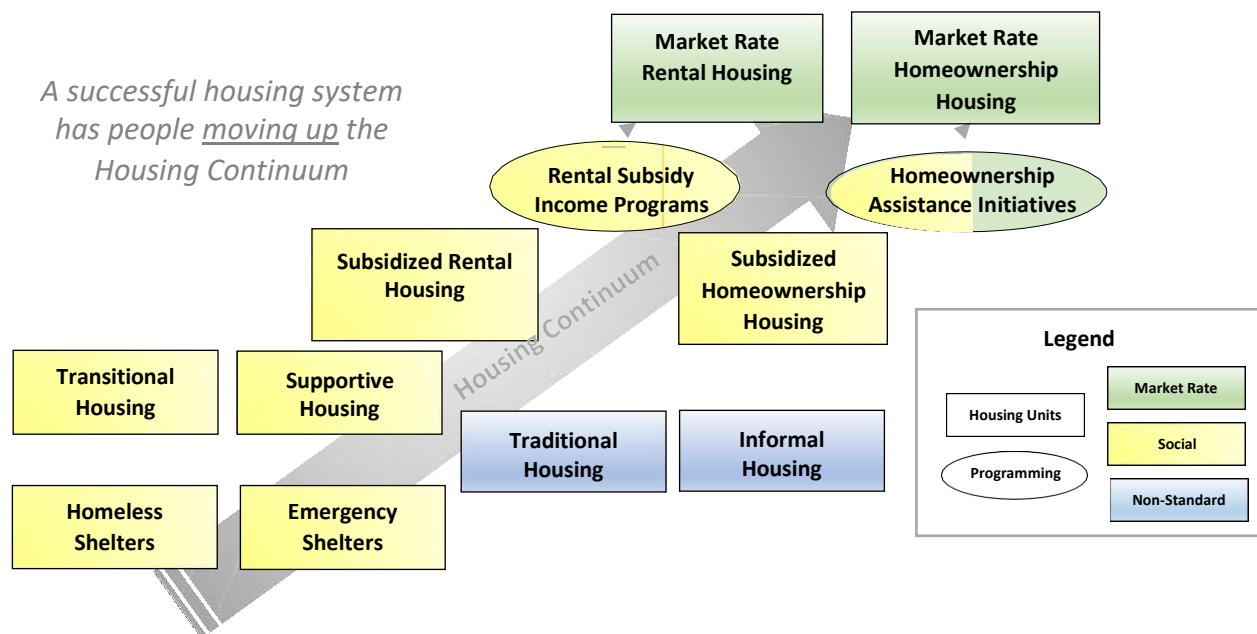


IHA HOUSING CONTINUUM



The IHA Housing Continuum provides a working diagram and terminology guide to common housing system elements, including types of housing units, types of programming, and whether they are social units/programs or market-based. While different countries use different terms, and/or definitions of terms, the IHA Housing Continuum provides a basic means for international dialogue as the IHA collaborates on best approaches to improve housing systems overall.

A fundamental concept of the IHA Housing Continuum is that a successful housing system provides shelter for all, while facilitating people moving up the continuum to improve their own socio-economic well-being, which can also contribute improving the socio-economic well-being of an entire nation.

The IHA recognizes the critical role access to and the cost of land plays in all forms of housing, from informal to traditional market-rate opportunities. As such, land is not a separately defined term or part of the IHA Housing Continuum, but rather a key component of all the defined elements of the IHA Housing Continuum.

The following are working definitions of terms used in the IHA Housing Continuum, as well as other related terms:

Affordable Housing: is a term with various interpretations; although in some cases used to define houses that are affordable to those with a given income (e.g., median income) and based on a percentage of income required for shelter, in many cases it has also been used as a term to replace “social housing” or some form of “subsidized housing”; Affordable Housing should also not be confused with “housing affordability”—a key factor for market rate housing and the continuum.

Source: International Housing Association (IHA)

Emergency Shelter: a place for people to live temporarily when they cannot live in their previous residence, similar to homeless shelters; the main difference is that an emergency shelter typically specializes in people fleeing a specific type of situation, such as natural or man-made disasters, domestic violence, or victims of sexual abuse.

Source: Wikipedia

Homeless Shelters: also referred to as "Rescue Missions", are shelters provided by a homeless service agency that provides temporary residence for homeless individuals and families; shelters exist to provide clients with safety and protection from exposure to the weather while simultaneously reducing the impact on the community.

Source: Wikipedia

Housing Affordability: the availability of market-rate housing that is reasonably adequate in standard and location for lower- or middle-income households and does not cost so much that a household is unlikely to be able to meet other basic needs on a sustainable basis.

Source: IHA

Homeownership Assistance Initiatives: include programming aimed at supporting entry into homeownership; typically designed to improve affordability and market access for first-time homebuyers (or those who have suffered major life events), these initiatives may be market-rate initiatives (e.g. favorable taxation rules) or social programming aimed at lower- -income renters to provide access to homeownership that they would not otherwise likely achieve.

Source: IHA

Informal housing: 1) housing units that have been constructed on land that the occupants have no legal claim to, or occupy illegally;
2) unplanned housing is not in compliance with current planning and building regulations (unauthorized housing).

Source: Organization for Economic Co-operation and Development (OECD)

Market Rate Housing: refers to properties that are rented or owned by people who pay market rent to lease the property or paid market value when they bought the property; there is no subsidy for the housing.

Source: IHA

Non-Standard Housing: includes both traditional and informal housing, which does not typically use standard domestic building materials, techniques, codes and/or standards and it is built by people that occupy it.

Source: IHA

Rental Subsidy Programming: is government sponsored financial assistance (income) programming for tenants living in market-rate rental housing aimed at alleviating housing costs and expenses for people in need with low to moderate incomes; examples of forms of subsidies include direct housing subsidies, the shelter component of welfare, and rent supplements.

Source: IHA

Social Housing: housing subsidized by governments that is made available to those who would otherwise be unable to afford to obtain suitable and adequate housing in the private market; social housing may be delivered by public and/or private

stakeholders and may be owned by governments, non-profit corporations, for profit corporations, private organizations or co-operatives; it is made available for specified client groups, based on income limits and other needs or particular characteristics.

Source: IHA

Subsidized Rental Housing: are housing units that are supported by financial assistance programming delivered by governments or other organizations aimed at alleviating housing costs and expenses for people in need with low to moderate incomes; forms include non-profit housing, public housing and some forms of co-operative and private sector housing.

Source: IHA (based on Wikipedia)

Subsidized Homeownership Housing: is housing that is owned by those who live in the units but is supported by financial assistance programming delivered by governments or other organizations aimed at alleviating housing costs and expenses for people in need with low-to-moderate incomes; subsidization may occur only in order to deliver the housing to the owners (after which subsidies cease) or may continue afterwards as part of ongoing programming.

Source: IHA (based on Wikipedia)

Supportive housing: is a combination of housing and services intended as a cost-effective way to help people live more stable, productive lives, and is an active "community services and funding" stream; it can be coupled with such social services as job training, life skills training, alcohol and drug abuse programs, community support services (e.g., childcare, educational programs), and case management to populations in need of assistance.

Source: Wikipedia

Traditional Housing: is local domestic housing that has evolved based on local needs, availability of construction materials and reflecting local traditions; it does not use formally-schooled architects or professional builders, but is typically built by the people that occupy it.

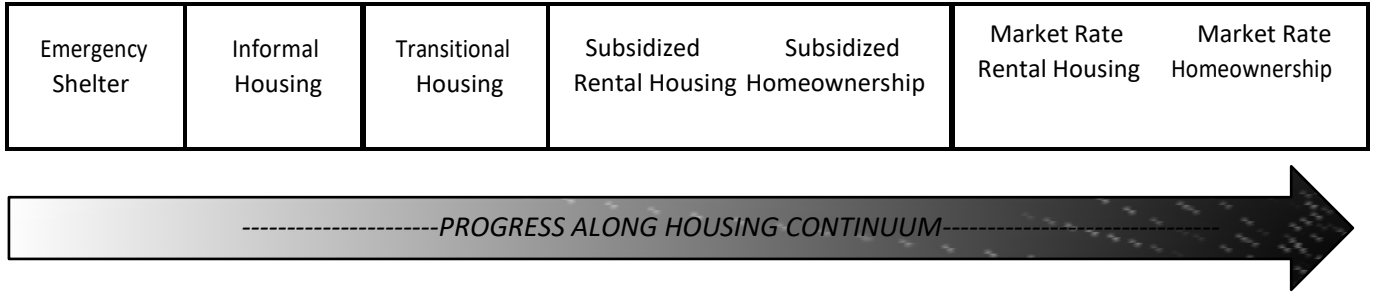
Source: based on "vernacular architecture" definition - Wikipedia

Transitional Housing: provides temporary housing for the certain segments of the homeless population, including working homeless making insufficient wages who have trouble affording long-term housing, and is set up to transition their residents into permanent, housing they can afford. It is not in an emergency homeless shelter but usually a room or apartment in a residence with support services.

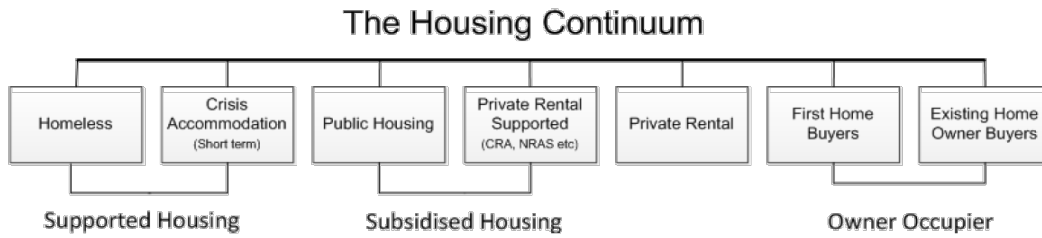
Source: Wikipedia

Appendix: International Examples of the Housing Continuum

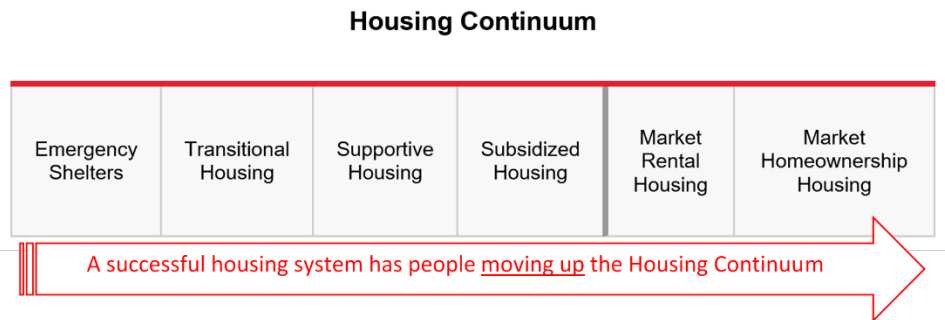
Previous working draft of IHA Housing Continuum



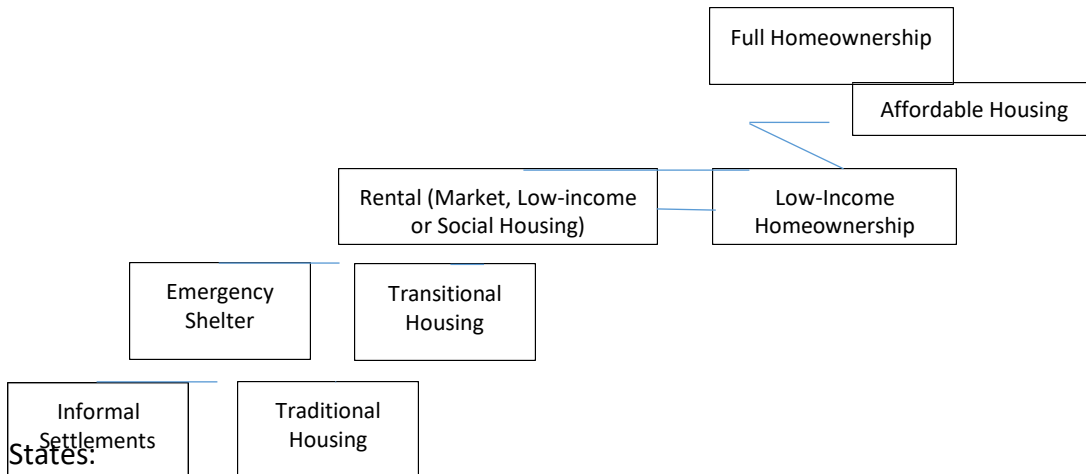
Australia:



Canada:



South Africa (draft):



US HOUSING CONTINUUM

