

Topic	Description	Sub-Topics
<p><b>1. Low Income Housing, Informal Settlement, Neighborhood Upgrading</b></p>	<p>Includes research on housing dynamics in low-income communities, including physical quality of housing, technology and auto-construction, consolidation processes, upgrading, and displacement.</p>	<p>1a. Impact of physical housing quality on household and community dynamics                      1b. Process of auto-construction and consolidation                      1c. Barriers to housing improvement                      1d. Impact of neighborhood upgrading programs on land use policies</p>
<p><b>2. Land Use, Management and Policy</b></p>	<p>Includes research on land policy and markets, land regularization programs and the impact of tenure and titling on low-income households.</p>	<p>2a. Regularization                      2b. Availability of land for low-income housing construction                      2c. Alternative forms of tenure (co-op; lease to own)                      2d. Spatial distribution of housing and segregation                      2e. Spatial distribution of housing and opportunity (transportation, employment, public services/utilities, urban amenities)</p>
<p><b>3. Financing and Investment</b></p>	<p>Includes research on means to mobilize capital for housing investment as well as the financial implication of housing access and investment for the poor.</p>	<p>3a. Financial incentives for housing construction                      3b. Taxation                      3c. Public-Private partnerships                      3d. Microfinance                      3e. Loan and mortgage contexts (including securitization)</p>
<p><b>4. Housing Policies &amp; Enabling Environment</b></p>	<p>Includes research on housing policies and programs, often government-led, designed to create access to housing for low-income families</p>	<p>4a. Housing subsidies programs (businesses and household)                      4b. Rental housing policy                      4c. Rural and urban planning policy                      4d. Neighborhood development programs</p>
<p><b>5. Social Organization</b></p>	<p>Includes research on social dynamic of housing and neighborhood development for low-income communities as well as alternative models for housing provision.</p>	<p>5a. Community-based housing solutions                      5b. Social capital impacts of housing programs                      5c. Community participation in housing programs</p>