



SECRETARÍA
**NACIONAL
DE LA VIVIENDA
Y EL HÁBITAT**



INSTITUTIONAL BRIEF

National Secretariat for Housing and Habitat

Minister Soledad Nuñez @solenu

www.senavitat.gov.py | ASUNCION, PARAGUAY



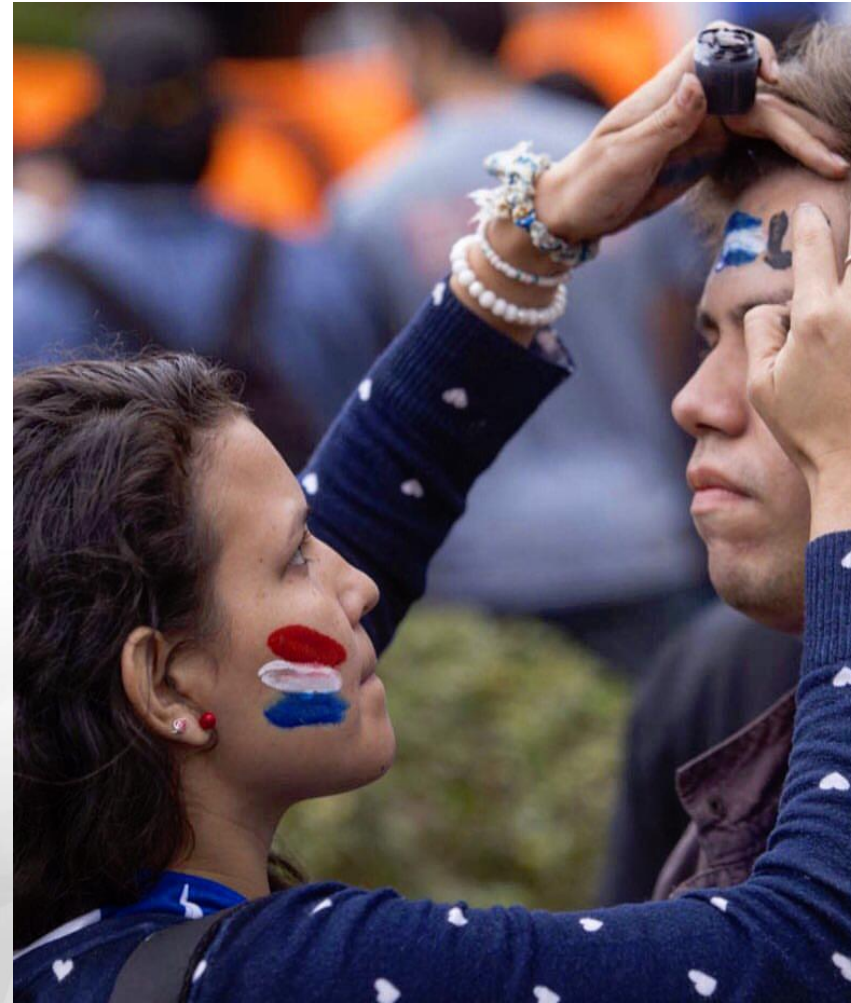
PARAGUAY LOCATION





PARAGUAY KEY FACTS

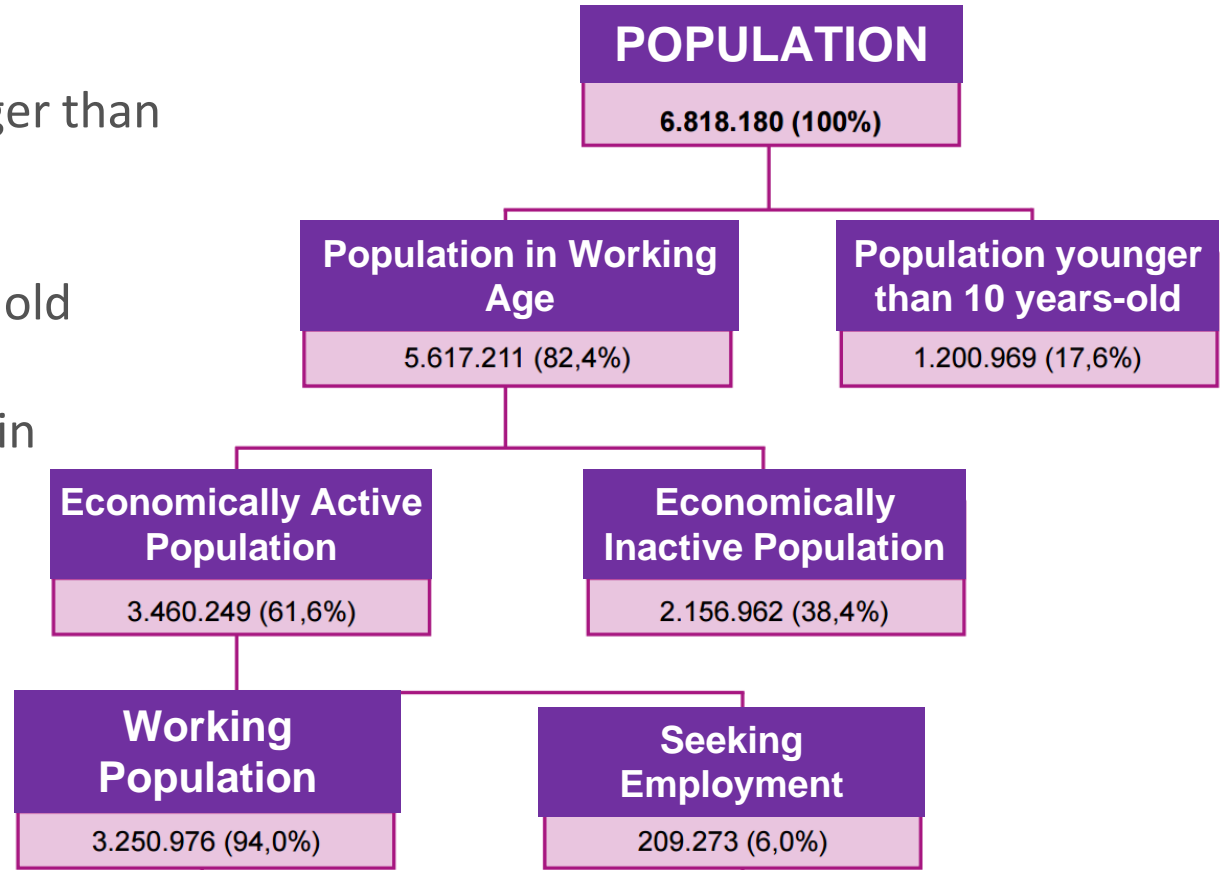
- Population: 6,800,000 hab.
- GDP sustained growth averaged 4.6% in the past few years.
- GDP per capita USD 4,480
- GDP Total USD 30,468 million
- External Debt 17% of GDP





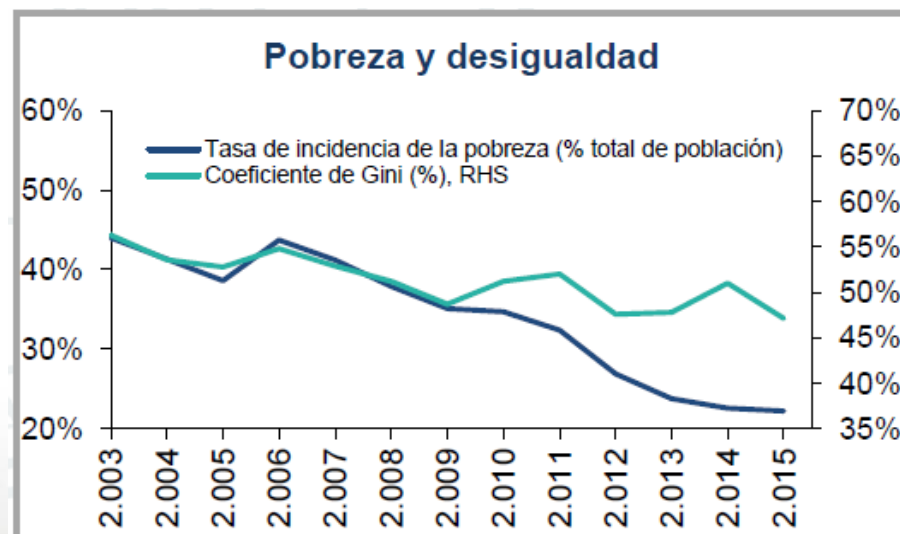
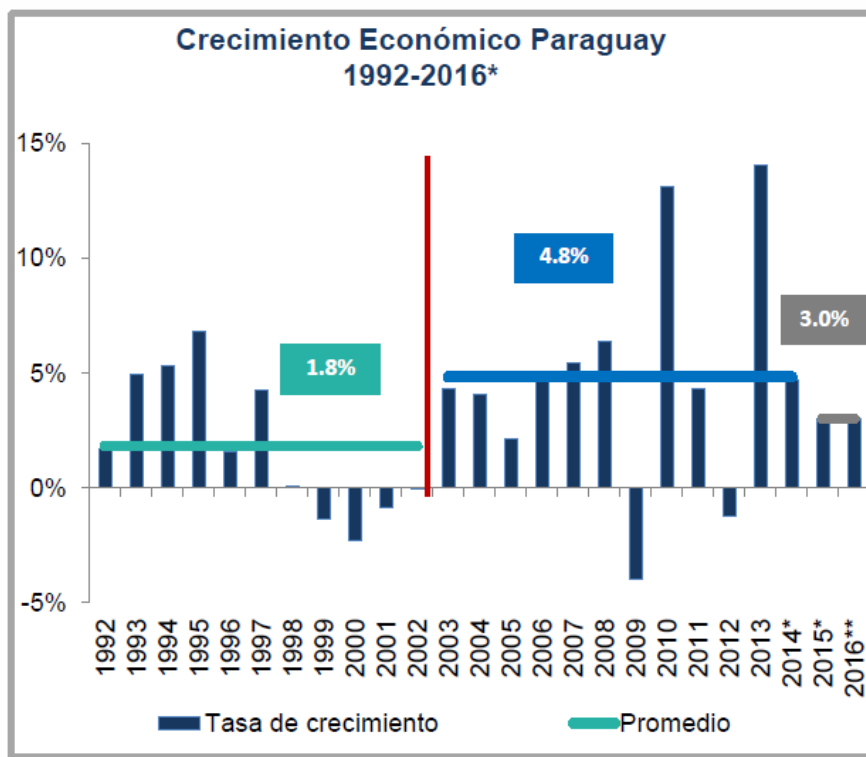
PARAGUAY POPULATION

- 70% of population younger than 35
- Life expectancy 70 years old
- 9,97% of the population in extreme poverty





PARAGUAY ECONOMY FACTS





PARAGUAY GOVERNANCE

- Government Type: Presidential Republic

Legislative + Judicial + Executive branches of government

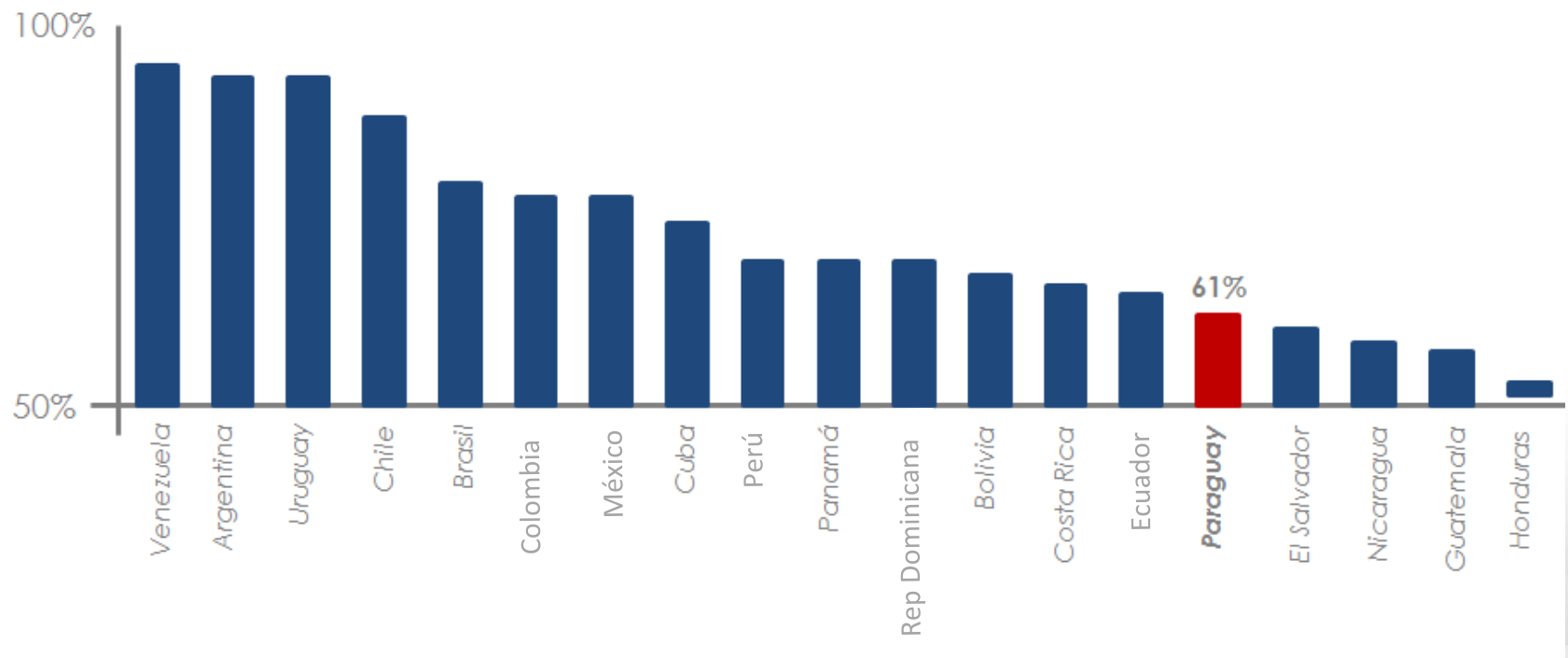
- Capital: Asunción
- Administrative divisions: 17 departments
- General elections every 5 years
- Public spending 24.1% of GDP



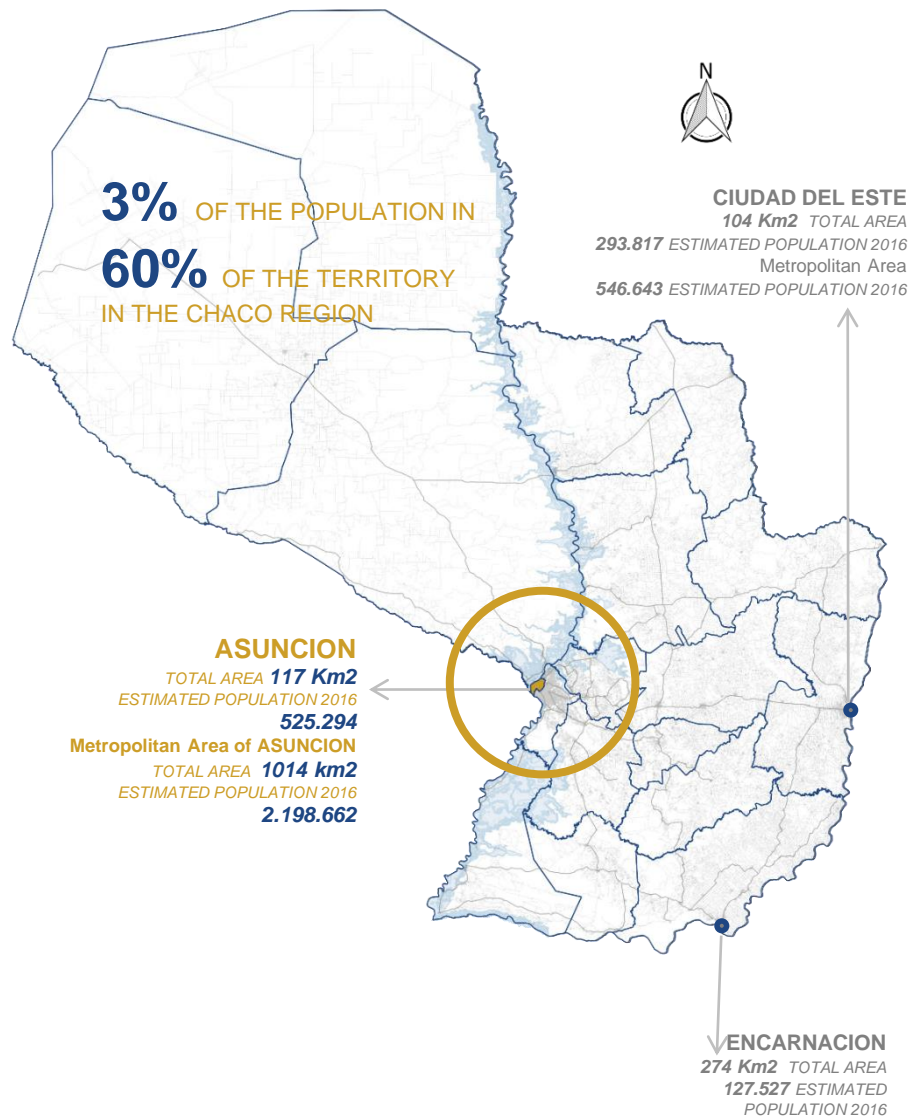


URBANIZATION LEVEL IN LATIN AMERICA

Paraguay is one of the least developed countries in the Region.



PARAGUAY River Flooded to Level +63



406 752 Km² _TOTAL AREA of PARAGUAY

ISSUES

- *DISPERSED LOCATION OF POPULATION, LIMITS THE RESPONSIVENESS OF THE GOVERNMENT*
- *FLOODING AREAS / POVERTY*
- *LAND MANAGEMENT*
- *LACK OF LEGAL FRAMEWORK*
- *LACK OF INFRASTRUCTURE*

CHALLENGES

- *DESIGN CITIES NETWORK*
- *OUTDATED DATA AND THE FUNDAMENTAL ROLE OF GEO-REFERENCED INFORMATION AS A CRUCIAL TOOL IN DECISION-MAKING*
- *PROMOTE INTER-INSTITUTIONAL COORDINATION THEREBY AVOIDING OVERLAPPING JOBS*
- *STRENGTHEN HUMAN RESOURCES OF INSTITUTIONS WORKING LAND MANAGEMENT AND EDUCATE ABOUT THE IMPORTANCE OF GOOD GOVERNANCE FOR DEVELOPMENT OF CITIES*
- *CREATE A CONSISTENT LEGAL FRAMEWORK TO ALLOW MUNICIPALITIES TO HAVE A BASIC PLAN, LAND USE*
- *CREATE AN ORGAN WITHIN GOVERNMENT IN WHICH OPEN AND PUBLIC GEOREFERENCED DATA IS STORED AND FROM THERE TO COORDINATE THE PRODUCTS ACCORDING TO THE ROLE OF EACH*



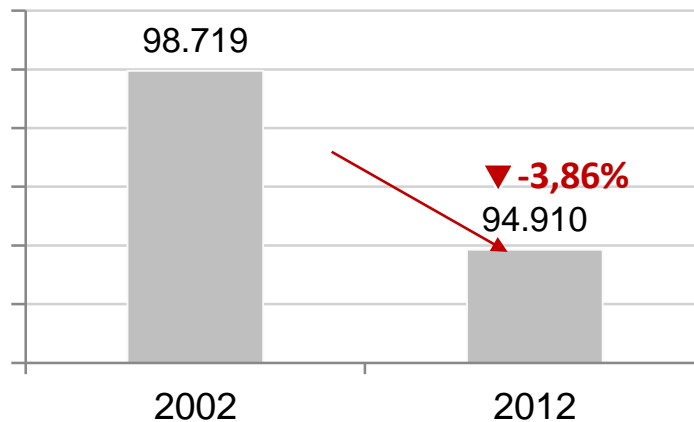
SECRETARÍA
**NACIONAL
DE LA VIVIENDA
Y EL HÁBITAT**

GOBIERNO NACIONAL
Construyendo el futuro hoy

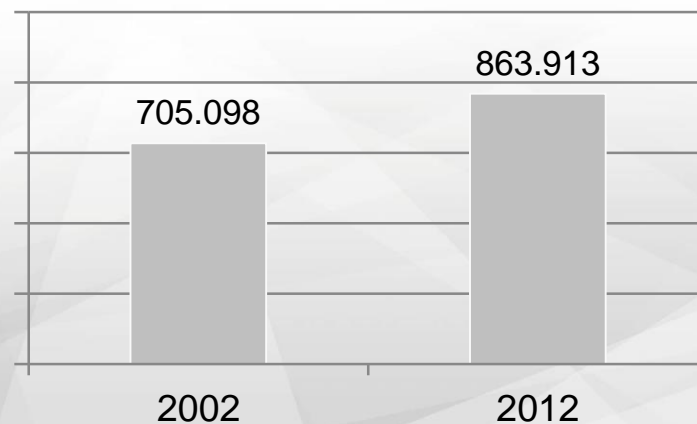
HOUSING DEFICIT



Quantitative



Qualitative





SECRETARÍA
**NACIONAL
DE LA VIVIENDA
Y EL HÁBITAT**

GOBIERNO NACIONAL
Construyendo el futuro hoy



1

**Poverty Reduction
and Social
Development**



2

**Inclusive
Economic
Growth**



3

**Insertion of
Paraguay into
the World**



**PLAN NACIONAL
DE DESARROLLO
CONSTRUYENDO EL
PARAGUAY DEL 2030**

NATIONAL DEVELOPMENT PLAN 2030

SENAVITAT is responsible for reducing the housing deficit,
regulating urban issues related to its projects



SECRETARÍA
**NACIONAL
DE LA VIVIENDA
Y EL HÁBITAT**

GOBIERNO NACIONAL
Construyendo el futuro hoy

NATIONAL SECRETARIAT FOR HOUSING AND HABITAT

SENAVITAT

- Established in 2009 as the only institution to establish and regulate housing policy.
- National jurisdiction
- ~750 employees
- Annual budget ~USD142 million
- Funded by National Treasury, Sovereign Bonds, Interest Earnings, Donations





LEGAL FRAMEWORK

TWO MAIN LAWS

SENAVITAT LAW

Establishes the responsibilities of SENAVITAT

- Only institution to establish and regulate housing policy
- Regulate issues related to urbanism in coordination with local governments

NATIONAL SOCIAL HOUSING FUND

Establishes a Fund that is to be capitalized with funds from Hydroelectric dams' royalties.

- Establishes subsidy levels based on family income
- Limits funding for construction of new housing units



TWO MAIN HOUSING PROGRAMS

Subsidies are based on family income, and are used for:

Construction of new housing units

Buying new or used housing

DIRECT SUBSIDY

We provide direct subsidies for two main categories:

- INDIVIDUALS
- ORGANIZED GROUPS

FINANCING + LENDING

We finance people directly and also subsidize interest rates for housing coops.





SENAVITAT'S ROLE IN URBAN RELATED INITIATIVES

MINISTRY OF PUBLIC WORKS (MOPC)

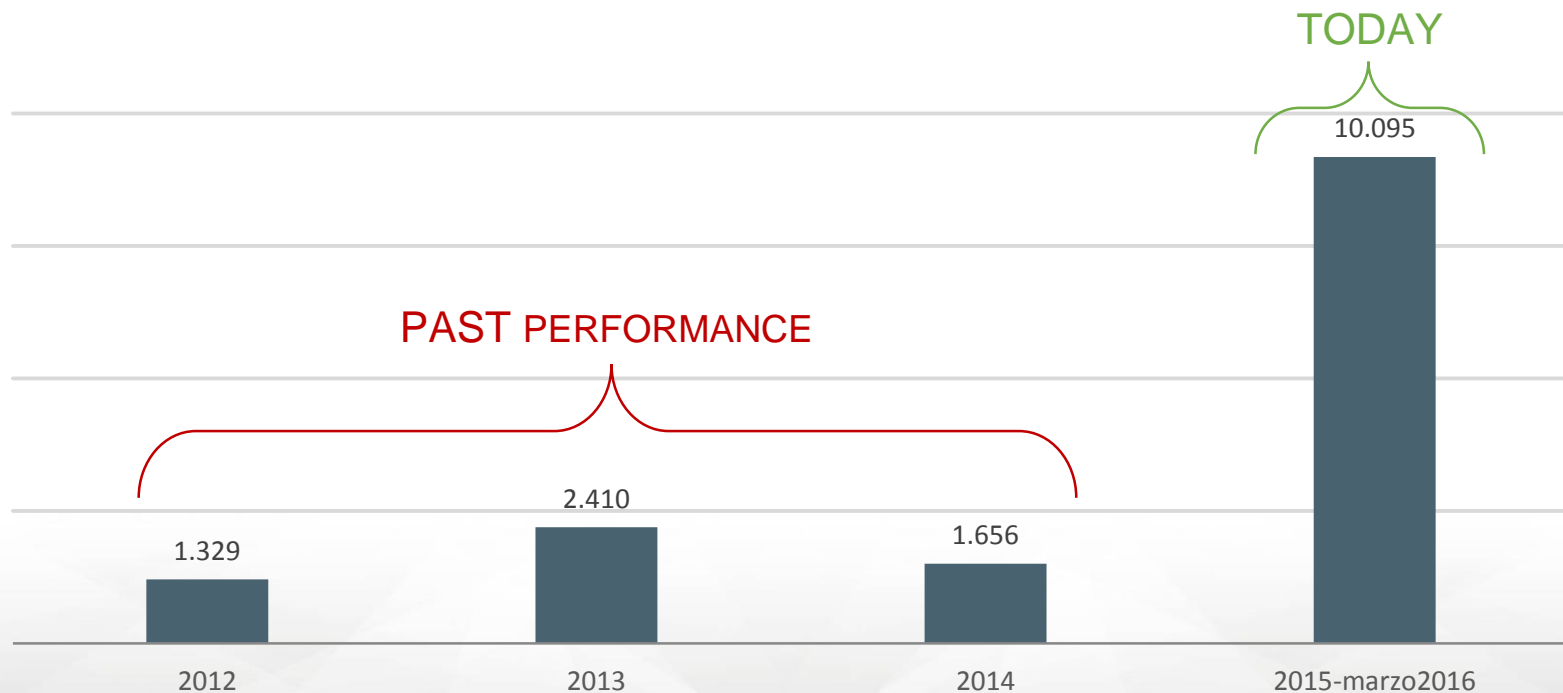
- Technical roundtables for specific infrastructure projects
- Respond to housing needs/relocation
- Advice on urban criteria for specific projects

LOCAL GOVERNMENTS

- Define municipal territory for housing projects
- Suggest ordinance changes for special projects
- Coordinate social work in areas of intervention



HOUSING UNIT PRODUCTION 2012-2015



5 times more than years prior



SECRETARÍA
**NACIONAL
DE LA VIVIENDA
Y EL HÁBITAT**

GOBIERNO NACIONAL
Construyendo el futuro hoy

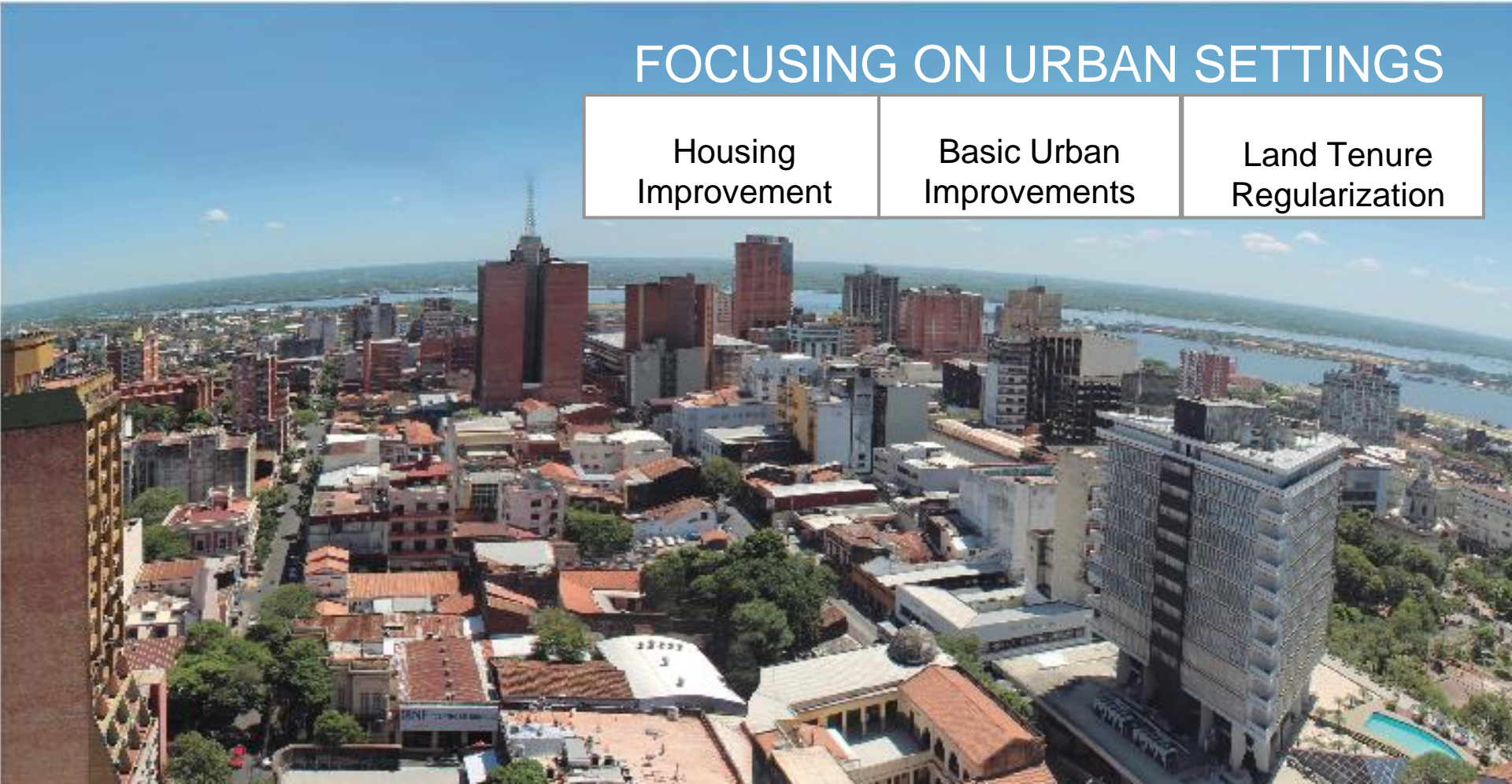
NEXT STEPS IN STRENGTHENING HOUSING AND URBAN POLICY 2016-2018

FOCUSING ON URBAN SETTINGS

Housing
Improvement

Basic Urban
Improvements

Land Tenure
Regularization





SECRETARÍA
**NACIONAL
DE LA VIVIENDA
Y EL HÁBITAT**


GOBIERNO NACIONAL
Construyendo el futuro h

ASUNCION



BAÑADO = SLUMS AREAS NEXT TO THE RIVER

NORTH AREA _ BAÑADO

2220 Ha Total Area

14.020 Estimated Housing

SOUTH AREA _ BAÑADO

1275 Ha Total Area

8000 Estimated Housing



REFERENCES

- +63 LEVEL
 - MAIN AVENUES_SOUTH BAÑADO
 - PARAGUAY_ROUTES
 - ROADS
 - WATER COURSES
 - COASTAL AVENUE
 - 355 Ha_1st PHASE_SOUTH BAÑADO
 - TREATMENT PLANT
 - SOUTH PLOT
 - ASUNCION LEVEL CURVES
 - 41 Ha_CHACARITA BAJA AREA
 - 19 Ha_CHACARITA ALTA PROJECT
 - 410 Ha_PlanCHA PROJECT
 - 20 Ha_MRA PROJECT
 - 20 Ha_SAN FRANCISCO PROJECT_1st PHASE
 - 67 Ha_SAN FRANCISCO PROJECT_2nd PHASE
 - 4 Ha_LOMA SAN JERONIMO NEIGHBOORHOOD
 - 20 Ha_RECONVERSION PORT PROJECT
 - 2220 Ha_SOUTH BAÑADO AREA
 - 1275 Ha_NORTH BAÑADO AREA
 - PARAGUAY'S RIVER FLOODABLE AREA
 - ASUNCION_TOTAL HOUSING
- BAÑADO'S HOUSING TYPES
- PRECARIOUS
 - SETTLEMENT
 - TENEMENT HOUSING
 - BUILDING
 - COLLECTIVE HOUSING
 - PARTICULAR







SECRETARÍA
**NACIONAL
DE LA VIVIENDA
Y EL HÁBITAT**

GOBIERNO NACIONAL
Construyendo el futuro

ASUNCION

ASUNCION – RECONVERSION DEL PUERTO + SAN JERONIMO + CHACARITA ALTA + PLANCHA + BARRIOS CHACARITA BAJA (a relocalizar)





SECRETARÍA
**NACIONAL
DE LA VIVIENDA
Y EL HÁBITAT**

GOBIERNO NACIONAL
Construyendo el futuro hoy

Cauce Méjico desde Calle Comuneros





SECRETARÍA
**NACIONAL
DE LA VIVIENDA
Y EL HÁBITAT**

GOBIERNO NACIONAL
Construyendo el futuro hoy





SECRETARÍA
**NACIONAL
DE LA VIVIENDA
Y EL HÁBITAT**

GOBIERNO NACIONAL
Construyendo el futuro hoy





SECRETARÍA
**NACIONAL
DE LA VIVIENDA
Y EL HÁBITAT**

GOBIERNO NACIONAL
Construyendo el futuro hoy

HOUSING COMPLEX SAN FRANCISCO





SECRETARÍA
**NACIONAL
DE LA VIVIENDA
Y EL HÁBITAT**

GOBIERNO NACIONAL
Construyendo el futuro hoy

HOUSING COMPLEX SAN FRANCISCO







MERCADO MUNICIPAL Y PLAZAS







SECRETARÍA
**NACIONAL
DE LA VIVIENDA
Y EL HÁBITAT**

GOBIERNO NACIONAL
Construyendo el futuro hoy

HOUSING COMPLEX MARIANO ROQUE ALONSO





SECRETARÍA
**NACIONAL
DE LA VIVIENDA
Y EL HÁBITAT**

GOBIERNO NACIONAL
Construyendo el futuro hoy

HOUSING COMPLEX MARIANO ROQUE ALONSO



SUPERFICIE CONSTRUIBLE

180.000m²

Superficie Residencial

97.000m²

Superficie mixta – residencial-comercial-oficinas

11.600m²

Superficie Equipamiento



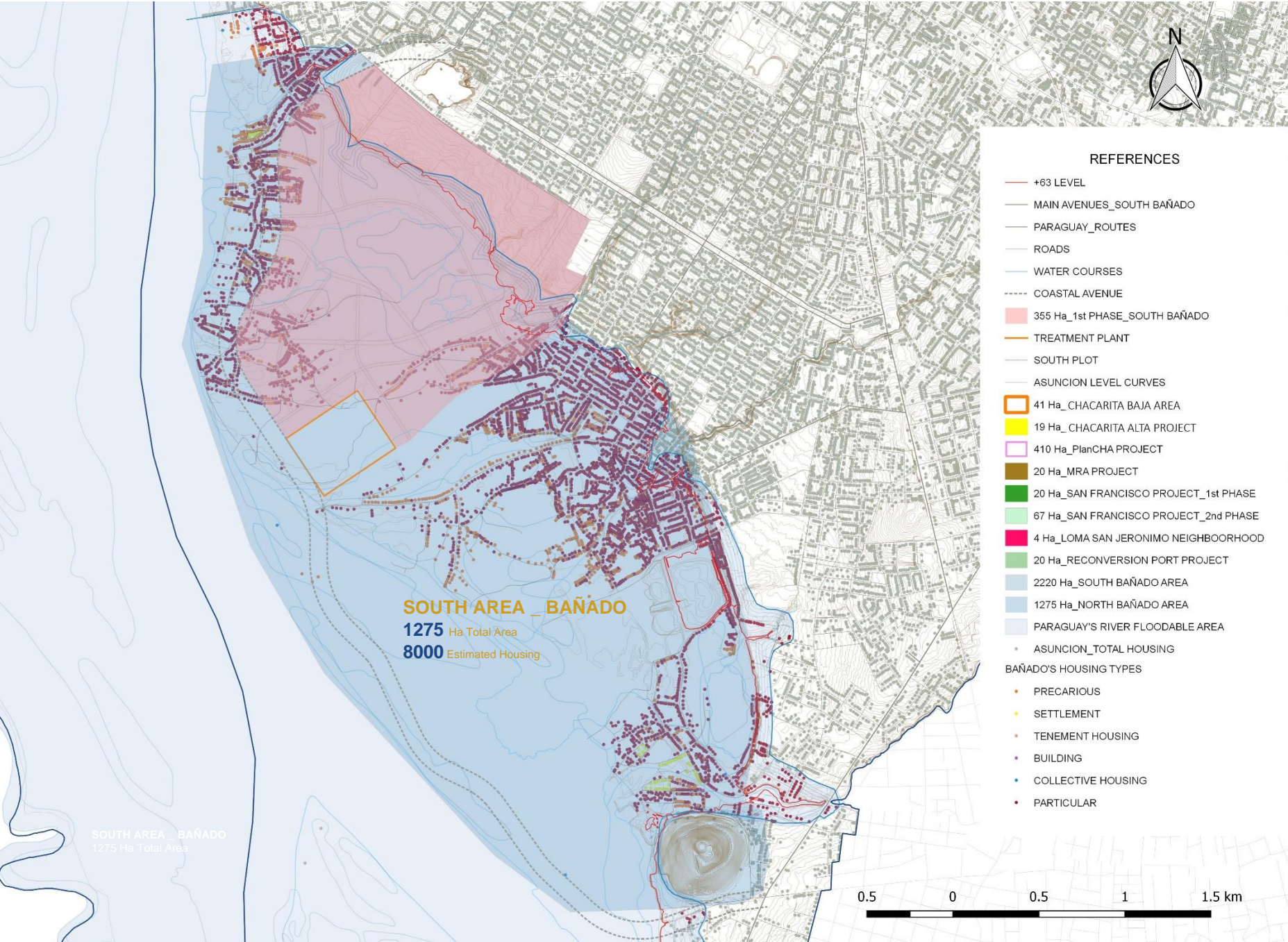


SECRETARÍA
**NACIONAL
DE LA VIVIENDA
Y EL HÁBITAT**

GOBIERNO NACIONAL
Construyendo el futuro hoy

HOUSING COMPLEX MARIANO ROQUE







CHALLENGES

TRANSITION FROM HOUSING



NEIGHBORHOOD



CITY



CHALLENGES

**Involvement of Private Sector
to increase housing offers**

Capitalization of National Social
Housing Fund

Incorporation of New Technologies
to increase housing production

**Coordination with local
government for better territorial
planning**

**Qualified human resources in
remote regions**

Updating legal framework to invest in
urban issues



SECRETARÍA
**NACIONAL
DE LA VIVIENDA
Y EL HÁBITAT**



GOBIERNO NACIONAL
Construyendo el futuro hoy