Urban poor kept out of new affordable housing benefits

What's the news?

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- The poor in urban India might stay untouched by the initiatives announced by the Prime Minister on the last day of 2016.
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- Effects of the new schemes launched under the **Pradhan Mantri Awas Yojana (PMAY)** would be felt more in tier-II and tier-III cities. Not many budget or affordable housing projects are in the works in metropolitan cities.
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What is PMAY?

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- The objective of PMAY is to provide shelter to homeless individuals, especially those who belong to lower income groups.The implementation will be carried out in three phases.
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- Under PMAY, the government aims to cover around two million non-slum urban poor households. Hence, the total housing shortage envisaged to be addressed through the new mission is 20 mn.
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- The mission is being implemented over 2015-2022, providing central assistance to urban local bodies and other implementing agencies, through states and Union Territories.
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What is the major issue?

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- Experts agree the **affordable housing segment will get a needed boost but not in big cities**. The fillip would be visible in rural and semi-urban areas. The affect would not be much visible in cities, **as the land prices are higher.**
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Conclusion:

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- There is a feeling that demonetisation, along with developments such as the Real Estate Regulatory Authority and a goods and services tax, will provide impetus to the sector, bringing more transparency and accountability in due course.
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- So far, the government's measures for affordable housing have not met with success.They should in the long term work on things like tax exemption on agricultural income.
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Source: Business Standard

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