



Affordable Rental Housing Complexes for Urban Migrants

Why in News

Recently, the Union Cabinet has approved a scheme for providing **affordable rental housing** to about **3 lakh urban migrants**.

- It will be a **sub-scheme of the Pradhan Mantri Awas Yojana- Urban** that is implemented by the **Ministry of Housing and Urban Affairs**.
- The creation of **Affordable Rental Housing Complexes (ARHCs)** is as a part of the government's **economic package** to address the **Covid-19 crisis**. The scheme is in line with the vision of **AtmaNirbhar Bharat**.

Key Points

- **Target Beneficiaries:** Workers who come from rural areas or towns to work in manufacturing, hospitality, health, construction, etc.
- **Features:**
 - **Affordable Rental Housing:** About 1.03 lakh completed government-funded houses across cities that are yet to be allotted to beneficiaries (Urban poor) under existing schemes would be converted into the rental housing complexes.
 - **Concession Agreements:** The conversion will be done through **concession agreements** for 25 years.
 - The States and Union Territories would invite bids to select concessionaires.
 - Concessionaires will make the complexes livable by repair/retrofit and maintenance of rooms and filling up infrastructure gaps like water, sewer/ septage, sanitation, road etc.
 - Complexes will revert to **Urban Local Bodies (ULB) after 25 years** to run on their own.
 - **Special Incentives to Entities:** Special incentives like **concessional loan at priority sector lending rate**, etc. will be offered to private/ public entities to develop ARHCs on their own available vacant land for 25 years.
 - **Technology Innovation Grant:** Under it an **expenditure of Rs. 600 crore would be provided** for projects using identified innovative technologies for construction.
- **Significance:**
 - **Creation of New Ecosystem:** It will create a **new ecosystem in urban areas** making housing available at affordable rent close to the place of work. Hence, cutting down unnecessary travel, congestion and pollution.
 - **Investment Opportunities:** It would create a **conducive environment for entities** to develop ARHCs on their own vacant land which would enable new investment opportunities and promote entrepreneurship in the rental housing sector.
 - **Employment:** Covid-19 **pandemic** has resulted in massive reverse migration of workers/ urban poor. Investment under ARHCs is expected to create new job opportunities.

Pradhan Mantri Awas Yojana -Urban

- It was launched in 2015 by the **Ministry of Housing and Urban Affairs**, in which affordable housing will be provided to the **urban poor** with a target of building **20 million affordable houses by 31st March 2022**.
- It provides central assistance to Urban Local Bodies (ULBs) and other implementing agencies through States/UTs.
- **Eligibility:** All statutory towns as per Census 2011 and towns notified subsequently would be eligible for coverage under the Mission.
- **Provisions:**
 - In-situ Rehabilitation of existing slum dwellers using land as a resource through private participation.
 - Credit Linked Subsidy.
 - Affordable Housing in Partnership.
 - Subsidy for Beneficiary-led individual house construction/enhancement.
- The mission promotes **women empowerment** by providing the ownership of houses in the name of female members or in joint name.

[Source: PIB](#)

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