

**Key points:**

1. The issues of **Social protection, essential public services, jobs, skills, employment** cannot be disentangled from the question of housing. 1.1 Billion people live in slums, 314M are homeless, 2.2 Billion lack access to water and sanitation – access to public services is premised on access to adequate housing, and LRGs are at the frontline of these questions. Finland Housing First Policy is a great example of how these issues can be addressed. It is critical to take an approach based on multi-level governance, multi-stakeholder engagement and multi-sectoral integration. These provide the enabling environment for effective financing.
2. **Sustainable industrialisation** cannot be achieved without taking a holistic spatial policy and planning approach, integrating housing, connectivity, infrastructure, services etc. The Just Green Energy Transition is being advanced in Latin America through the approach of nearshoring/ powershoring, which concentrates green investments for greatest social impact.
3. On the question of **domestic resource mobilisation**, we cannot ignore the question of municipal fiscal sustainability, strengthening own source revenues, including through land and property taxes. Indeed, land and real property are one, if not the, major store of national wealth that needs to contribute towards future development and increasing equity. Property taxes are often negligible as percentages of GDP despite property speculation creating heavy concentrations of wealth for some and inhibiting access to shelter and economic opportunity for others. But many cities cannot legally raise taxes, or borrow or mobilise private finance.
4. While strengthening municipal fiscal systems, we need to **break down supply side barriers** which prevent local and subnational governments from accessing international finance. IFIs, MDBs, DFIs have an important role to play, as do national development banks.
5. Finally, none of this is possible without **technical assistance and capacity building**. Bankable projects do not materialise from the air. They need planning, stakeholder engagement, identification of projects with maximum impact, improvements in governance, policy and regulatory reform etc. Only then is a pipeline of high quality bankable projects generated. We need to move away from projectized, sectoral investments to more strategic programmatic approaches. This needs catalytic or upstream financing.
6. In closing, **a point on gender and a plug for UN-Habitat's Women-Led Cities initiative**, which combines capacity-building and leadership support to women mayors; support to women entrepreneurs; and investments in projects that make it possible for women to take up productive employment, participate in the urban economy, or lead productive and healthy lives.

These issues must receive more attention as we frame the outcome document of FFD4.