

**PGWC: DEPARTMENT OF LOCAL
GOVERNMENT & HOUSING
HUMAN SETTLEMENT STRATEGY SEMINAR**



**DAY 1 –
COMMISSION:
INCREMENTAL HOUSING**

Input for 27 March 2006

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How do we understand/agree on key strategic thrusts?



- ❑ **Vehicles:** EHP needs to be re-worked to make it more practicable – the “obstacles” (e.g., EIA’s) slow down the process significantly
- ❑ **Vehicles:** Land audit required, looking at rail reserves, road reserves, etc. previously intended to segregate city.
- ❑ **Vehicles:** Is it the intention of the strategy to allocate a portion of the budget to various instruments and to ensure it is thus implemented? Who would decide on the ratio’s? Needs to be clarified and should potentially be a provincial responsibility.
- ❑ **Vehicles:** How is delivery going to be stimulated (money there but not necessarily used)

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- ❑ **Vehicles:** We need to be in a position to match the needs of individuals to the various tools
- ❑ **Affordability:** If housing delivery is not going to reach anticipated timelines linked to levels of service, it needs to inform the decisions being made
- ❑ **Affordability:** Social costs have a value and needs to be linked to the “affordability” concept – greater social capital needs to be created to establish a shift, through community participation and creating “choices”, negotiations and trade-offs between communities and government structures

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How do we understand/agree on key strategic thrusts?



- ❑ **Tenure:** Urban bias portrayed in the document ($\pm 70\%$ of farmworkers have insecure tenure in the Western Cape)



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What are our possible areas of collaboration?



- ❑ **Informing on policies:** Are distinctions around what is an emergency housing clearly categorised, as there is a broad spectrum of housing situations which need (different) urgent responses (e.g, people living in a dangerous floodplain, people living in a shack but with shared services, etc.)?
- ❑ **Informing on policies:** Try to understand the different interest groups / clan groups / family groups, etc., and then present the affordability and consequences of their housing choices to them
- ❑ **Informing on Policies:** Influencing and recommending changes to the PHP policy is being investigated through a document currently being prepared under PHPT (CSIR)

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What are our possible areas of collaboration?



- ❑ **Accessing services of other parties:** Special needs housing (e.g., HIV Aids orphans, Women in abuse, etc.) – Built environments are not the only cause of emergency situations
- ❑ **Tenure:** A strategy for backyarders needs to be investigated with National, as land is not available to provide for all of them. A subsidy for landowners to create affordable opportunities for backyarders on their land in sustainable human settlements could be investigated. Bear in mind densification and the pressure then placed on other facilities.

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What are our possible areas of collaboration?



- ❑ **Getting projects off the ground:** How are the “obstacles” which slow down delivery (e.g., planning, zoning, EIA’s, etc.) being addressed
- ❑ **Motivations of projects:** Planning development around emergency funding infringes on on-the-ground dire, urgent emergency needs
- ❑ **Research & dialogue:** CCT is developing a database to break down the housing waiting list into more specific categories (GIS based) to assist in (for example) allocations. It intends to identify if supply meets the need.

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- ❑ **Roles and responsibilities:** Government should identify a person and a place where beneficiaries can register complaints should problems be experienced with the housing tools, e.g., PHP sometimes go awry, (when a contractor runs off with money, liquidates, etc.).
- ❑ **Roles and responsibilities** between government tiers and within provincial government skewed and leads to unnecessary delays, e.g., National land affairs controls land yet the disposal of land needs to be given further attention.

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What are the conditions for participation?



- ❑ **Research:** legal review in relation to past constitutional judgements (e.g., Grootboom). The document needs to stand up to a rights-based approach.
- ❑ **Research:** Re-evaluation of lessons learnt during the last 10 years
- ❑ **Research:** How are we monitoring foreign ownership and / or finding land from private landowners for housing development?
- ❑ **Research:** Develop a mechanism to encourage community choice / participation, linked to time, e.g., how is an individual capacitated to negotiate a housing opportunity (e.g., budget allocation, housing type or tenure form, etc.).

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What are the conditions for participation?



- ❑ **Clarification of roles for various role-players:** PHP is not understood by the communities who are participating in them. The way in which it is presented must be monitored by a tier in government so it is seen as participatory, not imposed.
- ❑ **Roles and responsibilities:** Social facilitation should be seen as a key part of housing settlement development
- ❑ **Clarification of roles for various role-players:** The document needs to be accessible, implementable and must speak to people on the ground
- ❑ **Clarification of roles for various role-players:** Community involvement needs to be included across all the tools relevant to housing

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Who are our possible partners?



- ❑ Potential partners are Municipalities, Developers, Contractors, Communities, Financial Institutions, etc.
- ❑ Land needs to be retained and spatial used for the greater good – if necessary, consider giving land on a long term lease (e.g., 99 years) than selling it off
- ❑ Need to secure partnerships amongst professionals, private sector, Educational Institutions, etc. to enhance capacity to address vast housing needs.
- ❑ We need to find ways to share information and learning from our collective experience

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Who are our possible partners?



- ❑ Narrow technical expertise being lost and professional institutions not able to secure engineers, planners, etc. To rebuild skills through education would take at least 5 years and other ways to close gaps are needed.
- ❑ Partnerships are important for policy implementation (i.e. current policy rigidly asserts local municipality as developer). How can we make developing partnerships easier in this context
- ❑ We need to be aware that:
 - ❑ Markets are driven by PROFIT
 - ❑ Hierarchy (government) driven by POLICY / BUDGET
 - ❑ NGO's and CBO's driven by NETWORKS