



HDA

HOUSING DEVELOPMENT AGENCY

**HDA's Approach to Informal
Settlements Upgrading
Programme**

Planact & BESG Learning Event

23rd February 2011



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Role of the HDA

Fundamental Functions:

- **Land acquisition and land holding, focusing on state owned land in general and privately owned and communal land linked to specific government wide priorities**
- **Project delivery support services directed at enhancing intergovernmental capability in the delivery of integrated human settlements**



Role of HDA in IS Programme

- ***HDA's role***

HDA's role is to assist organs of state in dealing with the **type** of upgrading that takes place on existing properties occupied by IS through:

- Providing project packaging services
- Enhancing the capacity of organs of the State
- Promoting Intergovernmental relations

- ***HDA's response***

- Mandate from the act
- Outcome 8-delivery targets
- Issues from the sector



HDA's Response

The Mandate-The HDA Act No. 23, 2008

- *Section 7 (1) k*
Assist organs of state with the upgrading of informal settlements.
- *Section 7 (1) i*
Assist organs of state in respect of emergency housing solutions.
- *Section 7 (1) e*
Enhance the Capacity of organs of state including skills transfer to enable them to meet the demand for housing delivery.
- *Section 7 (i) f*
Ensure that there is collaboration and intergovernmental and integrated alignment for housing development services;

Overview of the HDA IS Framework



Provide Assistance to
Organs of State dealing with IS
Upgrading

Project
Packaging

Capacity
Enhancement

Promote
IGR

- 1) Provincial Engagements-Pipeline
- 2) Mapping of IS
- 3) Projects prioritization, Bus plans, Planning alignment.
- 4) Technical Support for implementation

- 1) Establish community structures
- 2) Training Facilitators
- 3) Seminar/workshops series
- 4) Best practice research
- 5) Projects review series
- 6) Tools/instruments (impl. support guidelines)

- 1) Public Sector Support (municipalities & provinces)
- 2) Secretariat to complement NUSP
- 3) Coordination of PMU on behalf of NDoH

400,000 well located settlements

Provinces and Municipalities Assisted: Long-Term Sustainability of Settlements



HDA's Practical Experience

N2 Gateway



HDA Experience to date

- HDA's experience stems from involvement in the N2 Gateway Project - conceived as a pilot geared to deliver housing opportunities with the attendant social facilities and amenities.
- Was to be achieved in two phases, with phase one yielding more than half of the houses (about 15 000).
- The project was an ambitious initiative and was underpinned by the Upgrading of Informal Settlements Programme (UISP).



Key Elements: 1. Beneficiaries

General

- 70% Informal Settlements, 30% Backyarders (tenants)
- Allocations Committee – National, PGWC & City of Cape Town.



Key Elements: 2. Community Dynamics

- Most challenging of the upgrading process – communities have long been waiting for their houses and expect expediency.
- Interaction through the social compact - mixed success in communities sticking to it.
- Incessant demands – influence on who gets houses.
- As non-beneficiaries, non-qualifiers work against progress with construction.
- Involvement of other players representing interests of communities - exemplified by Joe Slovo whereby took their case to the constitutional court.
- Key elements of the concourt ruling were:
 - a) Provide more housing opportunities to minimise relocation of people.
 - b) Ensure consultative engagement to engender community consultation and buy-in.



Key Elements: 3. Temporary Relocation Areas (TRAs)

- The TRAs were intended for the temporary accommodation during construction work.
- Have been a challenge to maintain – quality generally deteriorated with time as funding for service provision has been insufficient .
- Have been perceived as owned by the occupants.
- Occupants have either sold or rented them out.
- New TRAs built to house non-qualifiers.
- Challenge of dealing with unauthorised dwellings/shacks.



Key Elements: 4. Housing Typologies

- Typical 40 sq. metre house.
- Mix of stand alone, semi-detached & double storey walk ups.
- Higher density with Joe Slovo to minimise relocation – linked to concourt judgement.



Lessons Learned

- There is value in building the capacity of the communities in the engagement process, so as to not only nurture their skills of the engagement, but also to understand the technical issues.
- There is an inherent paradigm shift from building of single family dwellings towards higher densities as a means to minimise relocation.



Lessons Learned

- Concluding the selection of beneficiaries is critical before embarking on construction.
- In order to achieve sustainable human settlements, it is imperative to have reliable and current information about the community.



Lessons Learned

- The housing needs of tenants (as secondary beneficiaries) have to be balanced against those of landlords (as primary beneficiaries) within a striving rental market.
- There is a win-lose situation on the part of the landlord as the formal setting does not accommodate the rental unit. The tenant sees a lose-win situation as he perceives that he will receive a house and stop incurring rental payments.



Thank You.....