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Rooftops Canada- Abri International

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Sawubona from Joburg

Bonjour tout l'monde.

I trust you're enjoying Ottawa and have had a
least one Beavertail or Beau's Lugtread.

I'm very glad that some of you decided that this is
what you want to do on a Saturday morning!

We're going to talk to you a little about the work I
have been doing in South Africa through Rooftops
Canada.

Rooftops Canada Abri International



The international arm of Canadian social housing, working in Africa to help address housing issues.



- Kenya, South Africa, Tanzania, Zimbabwe, Uganda and regional programs
- Capacity development for housing development and management, responses to HIV/AIDS and urban food security.
- S.A. partner: NASHO, the National Association of Social Housing Organizations.



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A brief history lesson...



- Original peoples Khoisan in the South
- Arrival of the Dutch India Company to the Cape of Good Hope 1655 – refueling post for trade to/from India
- Early 1700's, arrival of Dutch farmers (Boers)
- Trading with Khoisan, and then land grab, smallpox, etc.
- Arrival of the British 1795
- Colonists move east/north, encounter others (Xhosa, Zulu)
- British/Boers/Zulus/Xhosas and others have many wars, Brits end up winning most by 1902
- Gold and diamonds discovered (1886)



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Racial divides



- Mining means migrants, cheap labour needed
- Measures to ensure white power: Masters and Servants Act, reserving skilled work for whites, Native Poll Tax, 1913 Land Act making 90% of country to be owned by whites.
- Formation of the ANC to fight land grab, 1912.
- Race polarization grows through both WW1 and WW2
- 1950's bring more repressive laws, racial division of land, "pass laws" and daily reminders like separate waiting rooms, buses, water fountains, etc.
- 1955 Freedom Charter, followed by "treason trials".



Apartheid planning



W: White
A: African
I: Indian
C: Coloured

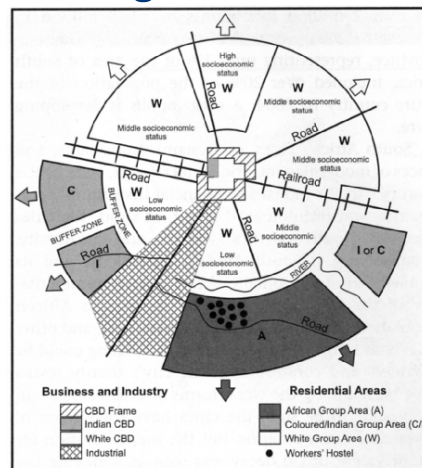


FIGURE 24-12 The model Apartheid city, showing residential and industrial areas and central districts (CBD). Adapted from Davies (1981).



Guess who lives where?



Melville, Joburg



Soweto, Joburg



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1994 - Mandela and the promise of housing for all



- April 1994, Mandela and the ANC are elected and start the task of dismantling apartheid's legacy.
- Housing needs to break the spatial inequalities.
- Right to live anywhere, but poor have less options.
- Various programs developed to address this:
 - Reconstruction and Development Programme (RDP) (ownership houses, stand alone, free)
 - Social Housing (low income rental)
 - Community Residential Unit (CRU)
 - FLISP (gap market ownership)



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1994 - Mandela and the promise of housing for all



- First 10 years: concentration on ownership with 1.6m RDP houses: large numbers but mainly on the periphery of towns and cities, often without social facilities or jobs
- In 2004 'Breaking New Ground' Policy
 - Emphasis on need for integrated human settlements with proper amenities
 - Better location of state financed housing
 - Importance of increasing tenure choice
- Meant greater attention to rental housing
 - Social Housing
 - CRU (Municipal housing)



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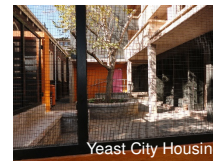
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Addressing Spatial Re-alignment



Social Housing Act (2008):

All levels of government must “promote social, physical and economic integration of housing development into existing urban and inner-city areas through the creation of quality living environments”



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The Social Housing Sector



- Less than 20 years old.
- NASHO has 18 members, ranging in size from 500 to 7,000 units.
- Significant growth expected. Minister wants delivery of 27,000 units over the next 5 years.
- Funding is only capital, no operating subsidy. Capital covers about 70% of costs, SHI holds mortgage for 30%.
- No RGI, only low rents by size of unit.
- Most tenants are meant to be working, earning under \$750/month. Only 30% of tenants to be “deep down market”, below \$350/mo.



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What the Government wants



- Social Housing to be established in approved Restructuring zones, a complex instrument intended to create a redistribution effect
- Need to move the market upwards (housing ladder)
- Focus on households accommodated and moving on (3 households per unit in 10 years) rather than units delivered
- Housing located so that it increases employment & education opportunities
- Maximize use of government investment and SHI equity to create a self-investing, sustainable sector
- Households move into urban areas, away from townships



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Issues for integration of cities



- Lack of affordable land
- Penury of easily refurbished residential buildings or affordable conversion opportunities.
- Program funding does not deliver sustainable and affordable housing
- Most downtowns built for non-residential uses. Few or no amenities (schools, etc.)
- Reluctance to living in high density rental buildings
- Everyone wants their “give away” house
- Greenfields easier
- Larger projects are the norm (300+ units)



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National Development Plan vision for 2030



- Government has adopted NDP - Vision 2030
- Blue Sky Plan that provides a vision for the future development of the country.
- Emphasis on the need for better located housing for the poor, low and moderate income households
- Housing as part of properly integrated urban environments
- Strong emphasis on tenure choice and importance of rental



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NASHO VISION 2030 - WIP



- Starts to make NDP more tangible
- 200 000 good quality, well located SH units
- Concentration in 15 metros and larger cities
- Release of land by govt and agencies to make this possible
- 40 sustainable SHIs to facilitate the development and manage the stock with linked community development programmes
- Stronger partnerships between SHIs and municipalities
- Government investment targeted to maximise its effectiveness and to achieve sustainability for sector.



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NASHO Practical Responses



NASHO Programme responses to achieve SH Vision 2030:

- Capacitation of the sector
- Urban regeneration and SH
- Long term financing for SH
- Greening SH



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Capacitation of the sector



- Currently 8 well established SHIs
- RESHI program – 5 Rapidly Expanding SHIs - increasing from a total of 2,300 to 6,800 units over next 2/3 years
- Training, mentoring, networking/peer learning
- International exchanges – Rooftops Canada and others

NASHO Training



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Urban regeneration and Social Housing



NASHO working in 5 municipalities

- Partnering with South African Local Government Agency(SALGA) to capacitate housing depts.
- Concentration on developing capacity in municipalities, strengthening partnerships with SHIs.
- Linking SH to the spatial planning initiatives of municipalities
- Special emphasis on SH as catalyst and/or driver of urban regeneration
- Rooftops Technical Advisor support



Madulammoho – Hillbrow



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Long Term Financing of Social Housing



- LTF structured project with support from Rooftops Canada and Dutch social housing sector
- Define the quantum and best finance mechanisms for government investment – sustainable sector
- Draw key decision makers into debate: National Govt, Presidency, Financing Institutions, Provinces



FMHC Esselen Court – Durban



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Greening of Social Housing



- Green SH building manual developed with Rooftops Canada support
- Project with WWF to develop two green SH buildings, one new build, and one retrofit.
- Research and practical feed into policy and financial planning:
 - Capital products
 - Financing mechanisms
 - Tenant engagement and involvement



SOHCO – Steenvillas CT



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The long walk to home



- South Africa is celebrating 20 years of democracy
- The challenges around housing are enormous
- Restructuring cities to reflect the new vision will take time
- There is recognition that Social Housing is an important instrument to achieve spatial equality
- This is reflected in the budget allocations of the national government
- NASHO and Rooftops are working to ensure the capacity is there to deliver and manage good housing



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