

BREAKING NEW GROUND IN HOUSING DELIVERY
HOUSES, SECURITY & COMFORT

Beneficiary List Review Plan
(Housing Register and Demand Database)



human settlements

Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA

October 2009

...reality?

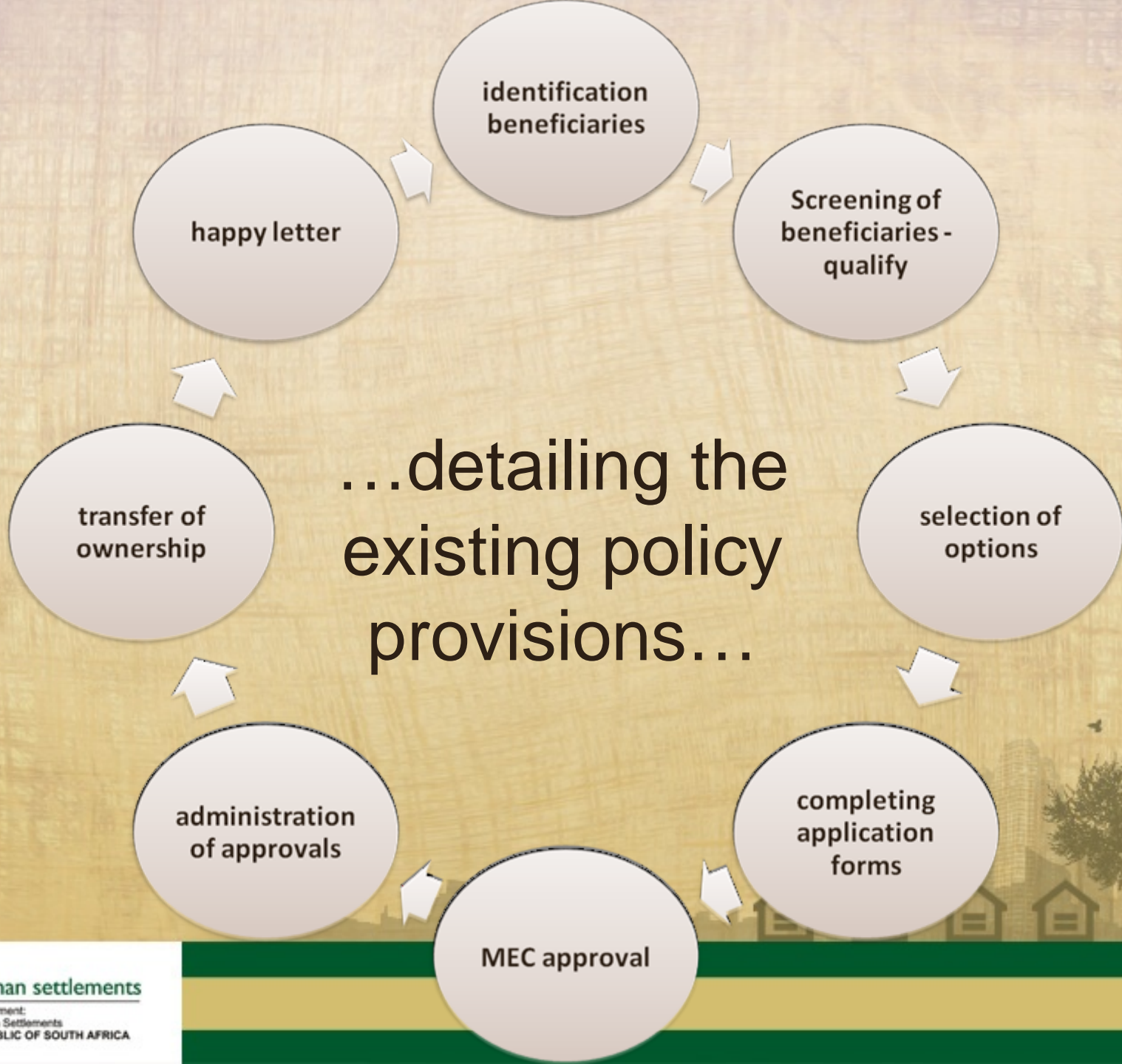
- During a house count verification initiative a total of 88 553 (12.5%), beneficiaries were verified of **698 304** houses counted;
- 65.7 % of the Beneficiary info on ground verified is the same as status on HSS ;
- 17.7 % of the Beneficiary info on ground differ from HSS info ;
- 4.5 % of the Beneficiary info is possible Spouse or Family member;
- 7.8% Beneficiary info on ground verified but not on HSS
- There are many different lists, and
- they are obtained through many different structures and institutions;
- None of the lists are verified for accuracy;
- Municipalities do not has capacity to effectively execute this responsibility.

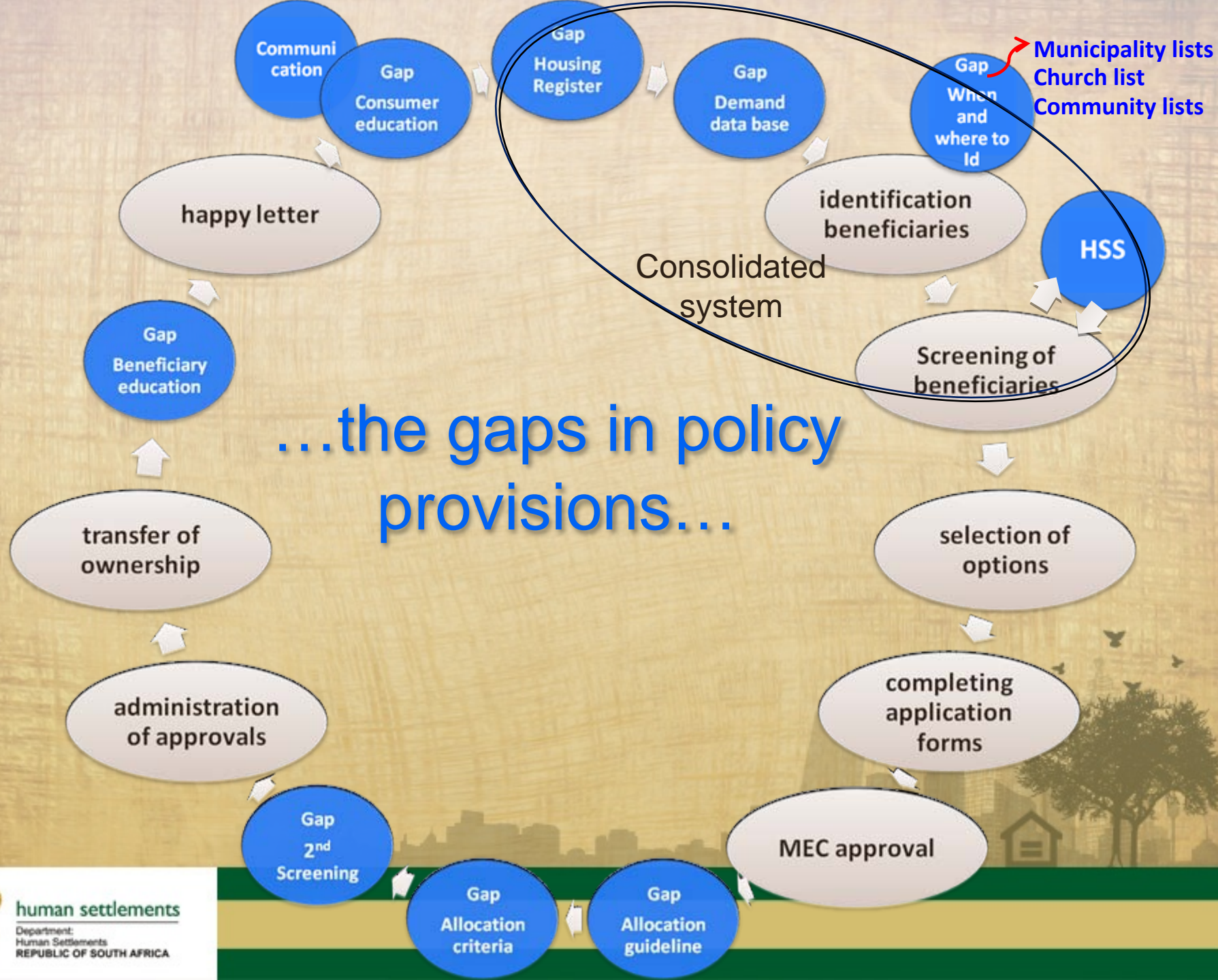


Existing provisions

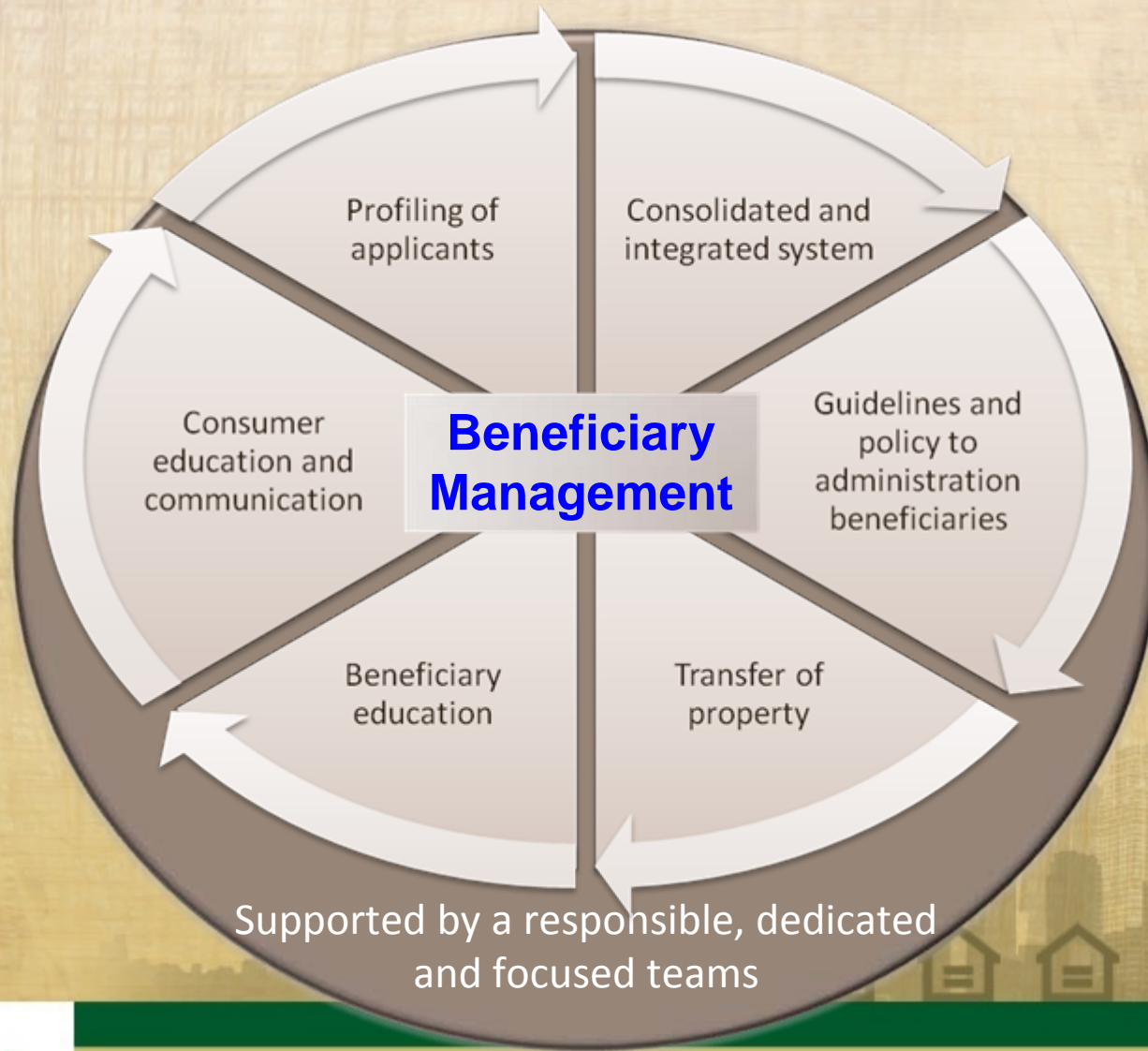
- The current National Housing Programmes are directed by a set of qualification criteria and differ regarding arrangements on the interaction with beneficiaries.
- However the main delivery Programme, the Integrated Residential Development Programme (IRDP) provides for a range of options regarding contracting strategies
- In most cases, provinces and municipalities **elected the Turn Key development** strategy that shifts all the development responsibilities to the private sector contractor, including the administration of the beneficiaries.







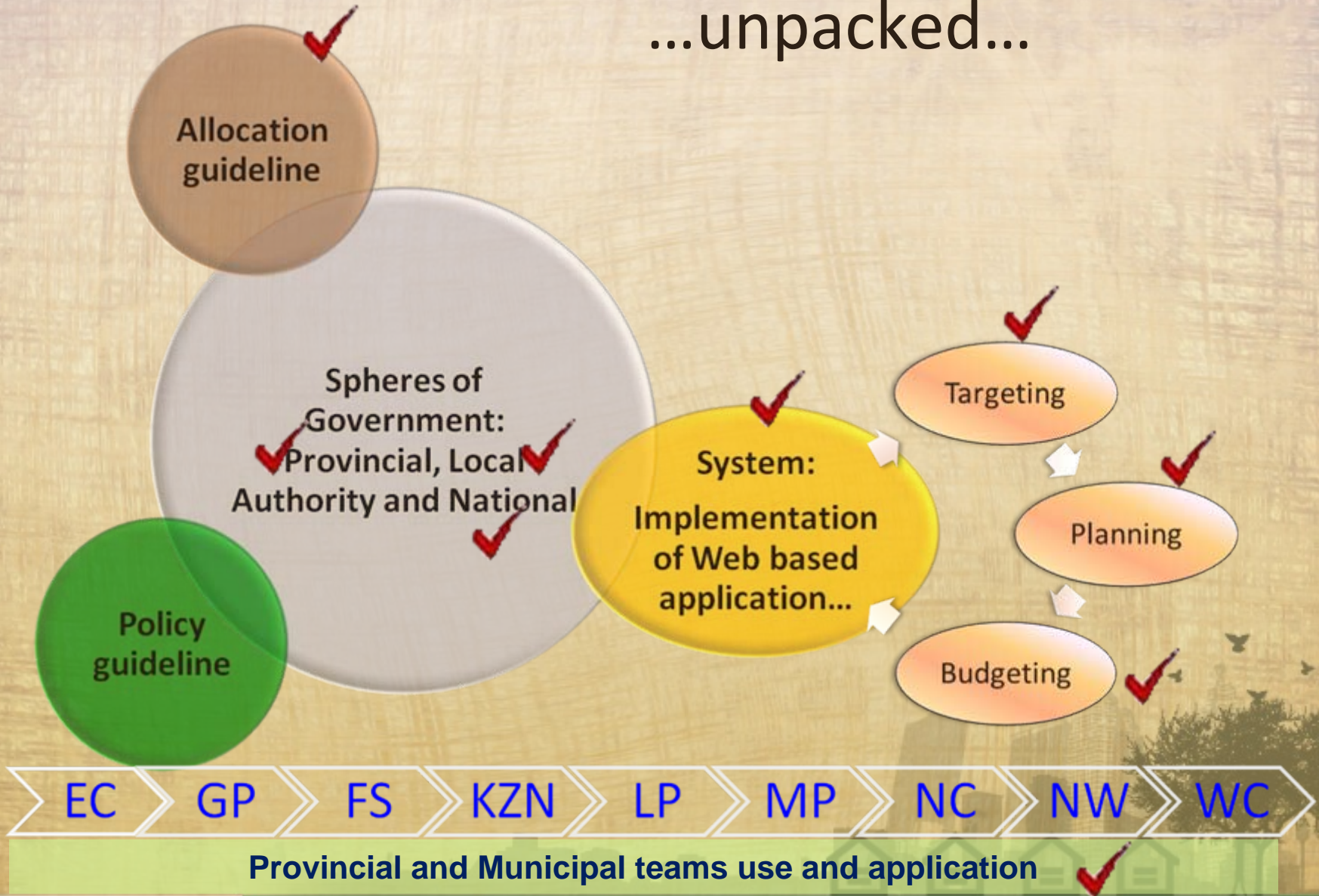
Programme to address the gaps...



human settlements

Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA

...unpacked...



human settlements

Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA

The Minister of Housing approved **guidelines for the allocation of housing opportunities created through the Integrated Residential Development Programme...**

These guidelines introduced a new process and structures for the administration of subsidy beneficiaries.



human settlements

Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA

Introduction

- De-linking of housing subsidy beneficiary selection and approval processes from the actual building of a house;
- Vacuum on all existing housing needs registers or waiting lists;
- Created a need for a structured housing allocation strategy in various programmes (including - *for the upgrading of informal settlements* ;
- Two dimensional approach:
 - the allocation of *serviced stands to households that do not qualify for housing subsidies*, the allocation/disposal of stands earmarked for business/commercial use, institutional stands, stands created for churches, crèche sites and other stands earmarked for “not for profit” organisations.
 - *stands for housing subsidy beneficiaries who qualify for assistance to acquire a house*



Objectives

The objective of these allocation guidelines is to facilitate a fair, equitable, transparent and inclusive selection and housing allocation processes for housing development projects undertaken through the IRDP and informal settlement upgrading projects.



Key Principles

The allocation guidelines are based on the following key principles:

- targeting households who are unable to *independently resolve their own housing needs*;
- target the poorest and most vulnerable households*
- pursues the establishment of *viable and sustainable human settlements*
- Existing institutional arrangements are acknowledged
- Persons who recorded their housing needs do not automatically qualify for housing subsidies
 - Persons identified through the processes suggested in these guidelines will be required to complete housing subsidy applications forms
 - Forms to be submitted for consideration and approval by the MEC within ***three months*** of submitting the completed forms
- The National Housing Needs Register has been established and will be the only official register from which prospective beneficiaries will be drawn



Application of the Strategy

- These allocation guidelines apply to all projects undertaken in terms of the IRDP and UISP
- The allocation guidelines should not apply to the following National Housing Programmes:
 - Individual Housing Subsidies-Credit and Non-Credit Linked and the Financed Linked Housing Subsidy Programme (FLISP)
 - Consolidation Housing Subsidy Programme
 - Social Housing Programme, the Community residential Units programme and Institutional Housing Subsidies
 - Peoples Housing Process (PHP) projects
- Upgrading of Informal Settlements
 - Complete a housing needs survey
 - Municipality ensure that the particulars of all the persons identified during the survey are recorded on the National Housing Needs Register.



Application of the Strategy (cont.)

- Although some of the households residing in the target areas may have recorded their housing needs on the National Housing Needs Register, it is not used to allocate housing opportunities created through **the first phase** of these projects;
- In phase two of the informal settlement upgrading project, the MEC may be required to consult the National Housing Needs Register to allocate housing opportunities or call for applications through an open invitation process, where waiting lists/needs registers do not exist:
 - These opportunities are created for persons not necessarily residing in the settlements; and
 - For persons who do not qualify for housing subsidies;
 - This phase also entails the housing consolidation process.



Institutional Arrangements

- Roleplayers:
 - The Allocation Committee;
 - The Provincial Department of Housing;
 - The Municipality;
 - The Project Manager and
 - External auditors, where applicable.



Verification process

- Source for selection of prospective beneficiaries:
 - National Housing Needs Register
- Source for verification of selected names of persons to be approached
- National Housing Subsidy Database (NHSDB)
- HSS provincial Databases
- PERSAL
- UIF
- Population



Selection Criteria (Cont.)

- The Primary level criterion for Selection:
 - The top priority application/register entry should be the one that was received on the earliest date. This means the principle of “first came first served” will apply. Therefore, an application will first be adjudicated against the primary criteria on the basis of the oldest application.
- The Primary level criterion for Selection:
 - Vulnerable Groups i.e. families with children and especially women headed household with children.



Selection Criteria (Cont.)

- The Third Level of criteria for selection:
 - Indigent beneficiaries
 - Disabled persons or beneficiaries with disabled family members residing with them
 - The aged



Where a National Housing Needs Register/ Waiting List Does Not Exist

- Follow a public open invitation process inviting households who satisfy the qualification criteria
- In cases where applications from qualifying beneficiaries received in response to the invitation exceed the available housing opportunities, the municipality must deploy an open and transparent process of allocation of the housing opportunities. Such may entail the principle of “first come first served” or where this is not feasible, an open lottery system may be deployed.



Allocation of Housing Opportunities within Specific Projects

- New “Greenfield” housing developments in terms of the IRDP:
 - Qualifying beneficiaries
 - Persons who do not qualify for housing subsidies
 - Business and commercial stands
 - Institutional stands



Allocation of Housing Opportunities within Specific Projects (Cont.)

- Stands earmarked for “not for profit” organisations
- Vacant serviced stands created through the UISP



Process and Procedures

- The process of selection of names of prospective housing subsidy beneficiaries
- Process of subsidy application adjudication and verification
- Allocation process of properties not earmarked for subsidy beneficiaries in both the IRDP and UISP projects



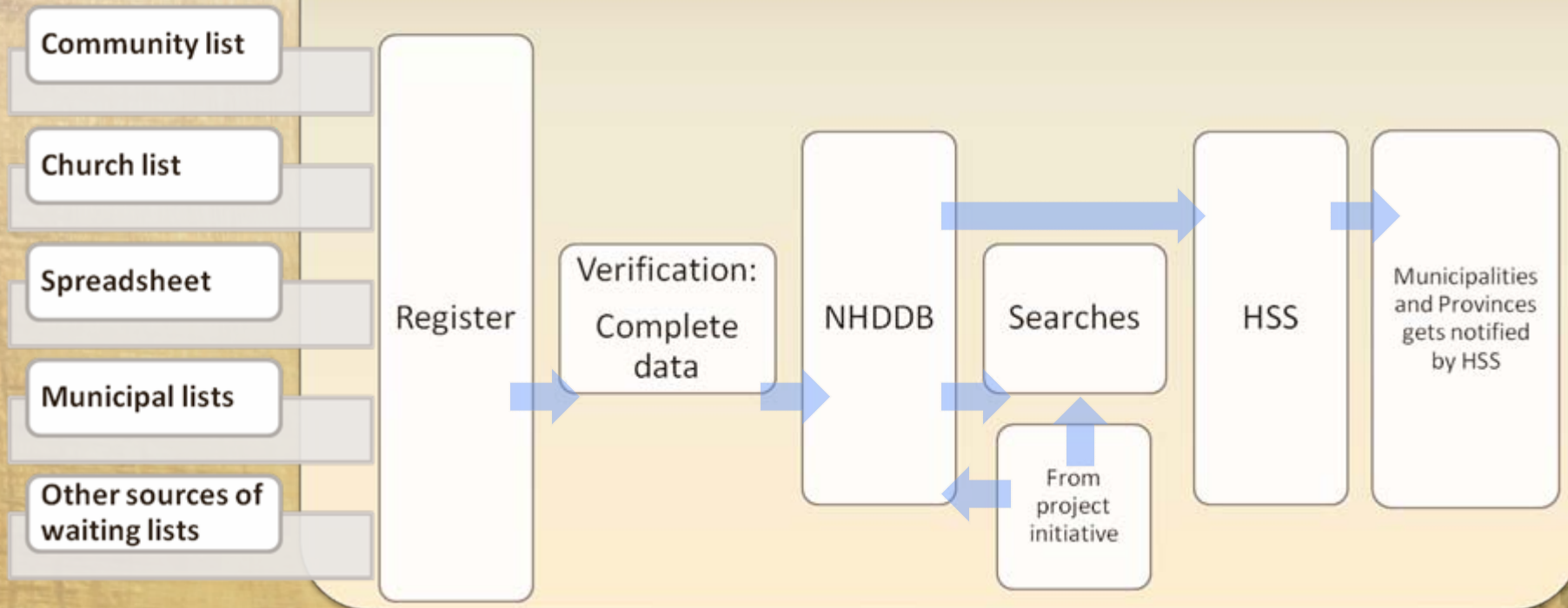
Policy

- The existing Housing Code and guidelines is in place to govern the process;
- During the enhancements workshops with provinces, the Housing Code will be amended to provide more coverage and guidance of the process.



How ...

Implementation process



Progress... (mostly based on pilots initiated by Prov. and LA)

EC	In process to publish tender for the appointment of a Service Provider to implement the Housing Demand and processes. NDHS obtained 3 data sets from the Buffalo City Municipality. Provided feedback on quality of the data as well as gaps to BCM. Assisted BCM on quality and gaps in the data.
FS	Ngwathe Local Municipality appointed a Service Provider to conduct a survey for all households within the Municipality. Discussion with FS on matter scheduled.
GP	Housing Register and Demand Database system process developed and rolled out province-wide (own initiative). Data import to the National Register and Housing Demand Database (NRHDDDB) to commence after scheduled meeting.
KZN	Developed own system and started to rollout in September 2009.
LP	Service Provider appointed. Data captured in 10 identified municipalities. Import of data in progress.
MP	Service Provider appointed. Data capturing and import of data in progress.
NC	Data capturing commenced in Francis Baard District Municipality. Data import in progress.
NW	In process to advertise tender to appoint Service Provider to implement Housing Demand and processes..
WC	Data capturing and import in progress. All questionnaires completed for the five district Municipalities of the Western Cape as well as the City of Cape Town have been captured.

..future actions...

- Infrastructure is not geared for speed...;
- Capacity to capture and maintain - dedicated human resources for the programme;
- Noted that many provinces struggle with the issue of allocation and allocate according to criteria;
- Budget/ financial resources and commitment to the rolling out the programme;
- Security and technical challenges on the system itself- this is merely because the system is still new, many of the challenges will be solved as the system gets enhanced and used by many people.

