

Workshop Programme on Housing Strategy Approach and Tools for Metropolitan Municipalities

21 -22 November 2016

1. INTRODUCTION

The National Treasury Cities Support Programme (CSP) would like to equip metropolitan municipalities in South Africa to apply the Housing Strategy Tool and CityMark Dashboard to formulate impactful and sustainable housing strategies as part of the process of developing their annual Built Environment Performance Plans (BEPP).

Shisaka Development Management Services (Pty) Ltd (Shisaka) has developed a Housing Strategy Tool which enables the human settlements department of a municipality or province to model, cost, assess and refine various housing options as part of their human settlement planning.

The Tool was originally developed to provide strategic support to the National Department of Human Settlements and to assess fiscal options for the housing sector for the Financial and Fiscal Commission. Through the Cities Support Programme this Tool has also been applied in developing a human settlement strategy for the Nelson Mandela Metropolitan municipality. The tool has also been used in reviewing the draft Integrated Human Settlement Framework for the City of Cape Town and in supporting the development of an Integrated Human Settlements Framework for the Western Cape Province.

The Centre for Affordable Housing Finance in Africa (CAHF) has developed a CityMark Dashboard which merges deeds registry and census data into an intelligence platform which enables new ways of understanding affordable housing markets at the local level in municipalities. It is consequently now possible to tailor affordable housing solutions within cities using three innovations:

- **Housing Performance Index:** measuring and comparing a basket of local key market indicators for the city which allows the growth of housing markets to be measured relative to local conditions over time and across all cities;
- **Affordability and the housing gap:** newly released census data at the local level makes it possible to consider housing affordability relative to local income, to quantify local housing gaps and to get a better sense of real affordability;
- **Equity Leverage:** measuring the levels of equity released in affordable housing markets. Released equity can help close the affordability gap which is the most common enabler for households move up the housing continuum.

Ethekwini, City of Cape Town and Mangaung are currently being supported through the Cities Support programme to better understand the residential property markets in their respective cities.

Cities Support Programme Workshop on Metropolitan Housing Strategy - Approach and Tools 21 – 22 November 2016

Programme

Purpose of the Workshop

The two day workshop is aimed at senior officials in metropolitan municipalities responsible for housing and planning and provides an overview of approaches and tools for formulating and assessing long term metropolitan housing strategies. A long term metropolitan housing strategy is a key component to formulating the annual Built Environment Performance Plans (BEPP).

Programme

Day 1: 13th October: Setting the scene

9h00 – 9h15	Welcome and introductions
9h15 – 09h45	Setting the scene: Presentation of the Built Environment Performance Plan (BEPP) Guidelines and its linkage to the long term Housing Strategy Planning Process.
09h45-11h00	Session 1: Getting back to basics: This section unpacks the difference between housing and human settlements and shows how a housing strategy is an important component of a human settlement strategy and the Spatial Development Framework. Using data from Census 2011, the housing need in the metropolitan municipalities is outlined showing the number of households living in different housing circumstances and the implications of this. <i>Presentation by Matthew Nell (Shisaka)</i>
11h00 – 11h15	Tea
11h15 – 12h15	Session 2: Understanding housing markets: This section outlines why housing markets are important in respect of a metropolitan housing strategy . The different housing segments making up cities housing market and how they are financed are unpacked. <i>Presentation by Kecia Rust (Centre for Affordable Housing Finance (CAHF))</i>
12h15 – 13h30	Session 3: Demonstration of the Centre for Affordable Housing Finance (CAHF) Housing Market Diagnostic: Merging deeds registry and census data, CAHF will provide a demonstration of its CityMark Dashboard which is an intelligence platform that enables new ways of understanding affordable housing markets at the local level in municipalities. <i>Presentation by Kecia Rust (CAHF)</i>
13h30 – 14h30	Lunch
14h30 – 16h00	Session 4: Demonstration of the Housing Strategy Tool: A demonstration of the Housing Strategy Tool will be provided. This Tool is an excel based model, that can be used to determine the resources required for alternative housing interventions and overall city wide strategy options to be applied to address the

housing circumstances of households in need living in a metropolitan municipality.

Presentation by Matthew Nell (Shisaka)

16h00 – 16h30 **Session 5: Concluding Session-Day 1**
Facilitated discussion

Day 2: 14th October: Making it real

8h30 – 11h00 **Session 6: Application to a generic metropolitan municipality:** Participants will be afforded the opportunity to use the Housing Strategy Tool and CityMark Dashboard data through group work to develop alternative housing scenarios.
Facilitated by Matthew Nell (Shisaka) and Kecia Rust (CAHF)

11h00 – 11h30 Tea

11h30 – 13h30 **Session 7: Scenario Modeling: Quantifying the scenarios:** The Housing strategy Tool will be applied to the housing scenarios developed by participants. This will be undertaken as a group session. The resource implications and impact of the two scenarios will be determined and presented on a comparative basis.
Facilitated by Matthew Nell (Shisaka) and Kecia Rust (CAHF)

13h30 – 14h15 Lunch

14h15 – 15h45 **Session 8: Scenario Modeling: Understanding the implications:** A facilitated discussion will focus on the findings of the scenario modeling and implications for Metro Housing Strategies. Key strategic conclusions will be drawn.
Facilitated by Matthew Nell (Shisaka) and Kecia Rust (CAHF)

15h45 – 16h30 **Session 9: Way forward:** A facilitated discussion will be held as to the value of the Housing Strategy Tool and CityMark dashboard for formulating a Housing Strategy as part of the overall Human Settlement agenda. In addition the use of housing strategy as an input into the BEPP will be discussed.
Facilitated by Seth Maqetuka and Yasmin Coovadia

16h30 **Closing remarks**