

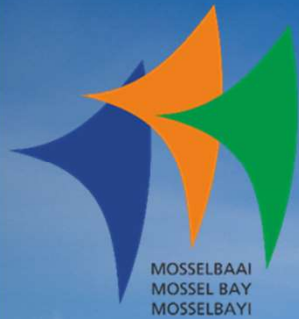


Mossel Bay Municipality Housing Projects

Lindilizwi Mngxekeza

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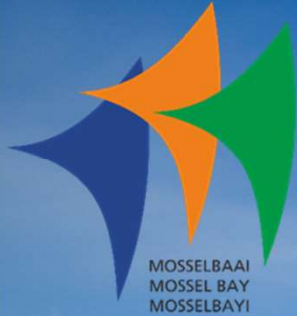
Presentation Overview

- Housing Background
- Role of the MBM
- Funding Model
- Current Projects
- Beneficiaries
- Eligibility Criteria
- Community involvement
- Challenges
- Policy Shift
- Question & Answers



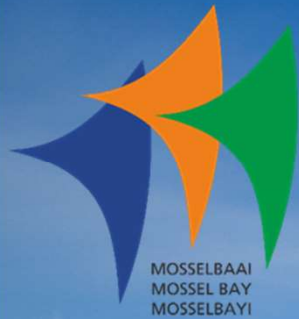
Housing Background

- **Section 26 (1) Constitution** Everyone has a right to have access to adequate housing
- Every municipality must, **as part of the municipality's IDP process**, ensure that-
- the inhabitants have **access to adequate housing**;
- **Create conditions that are conducive** to the health and safety of the inhabitants.
- Provide services in respect of **water, sanitation, electricity, roads, stormwater drainage and transport**



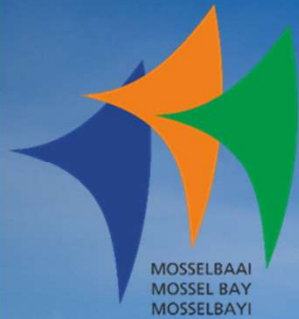
Role of MBM

- **Section 26 (2)** of the Constitution : The state must take reasonable legislative and other measures ***within its available resources*** to achieve the progressive realisation of this right
- **Identify suitable land** for housing development
- **Promoting** a housing development
- **Acting as developer** in respect of the **planning and execution of a housing development**
- **Administering** any national housing programme
- Facilitating the **participation of all stakeholders**



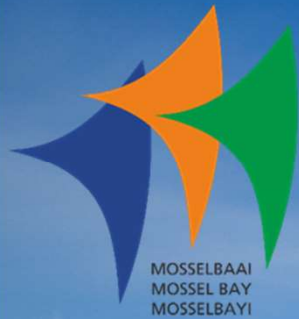
FUNDING MODEL

- Grants from WCPG – HSDG,
- SUBSIDIES
 - Project Linked
 - Individual
 - Consolidation
 - EPHP
 - CRU
 - Social Housing
 - UISP



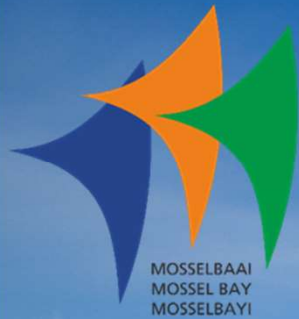
Current Projects

- Mountain View 1003 – (275 FLISP) – (728 BNG)
- Sonskynvallei 150 – (93 BNG) – 27 FLISP – 27 Sites
- Asazani Phase 3- (65 BNG)
- Asazani Phase 4 –(193 – BNG)
- Elangeni close out
- Khayelitsha close out
- Yakhindlu PHP
- New Rest 50
- UISP – 6200
- Construction of Toilets
- Military Veterans Housing Project (pipeline)
- Social Housing (pipeline)



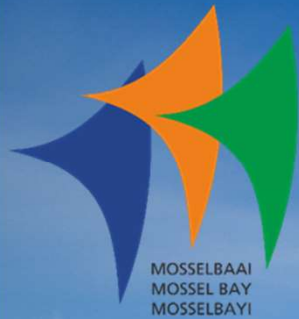
Project Beneficiaries

- Sourced from Waiting List (HDDB)
- Informal Settlements- household verification
- 3 years on the Municipality's waiting list
- Over 30yrs of age
- Municipality does the beneficiary administration
- Transfer / Title deeds
- Housing Consumer education



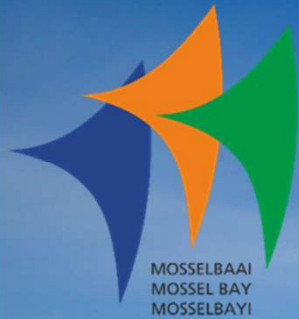
Eligibility Criteria

- You are a South African citizen or you have a permanent resident's permit.
- You are over 18 years of age.
- Your monthly household income before deductions is less than R3 500.
- You or your partner have never received a subsidy from the government or owned a property previously.
- You are married or living with a long-term partner / or you are single or divorced with others who rely on your income.



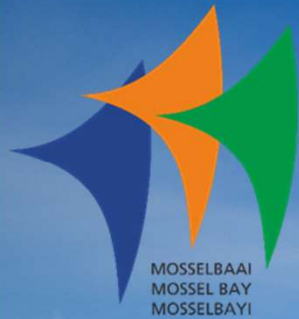
Community Involvement

- Employment through CLO
- Shake-shake – recruitment system
- LED – Contractor database registration
- Establishment PSC / BLC will are formed from the beneficiaries



Challenges

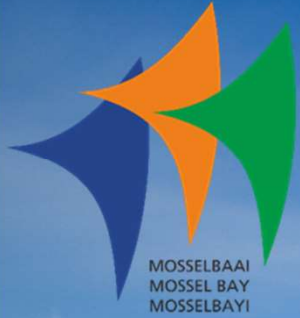
- Most beneficiaries unregistered on the WCHDDB
- Most beneficiaries under 30 years
- Land availability – (Private & Agricultural)
- Land invasion- threat to future housing developments
- Renting out of BNG houses
- Illegal sale of BNG houses
- Overcrowding - overload to bulk infrastructure
- Illegal Electrification



Shift in Housing Policy

Delivery of top structures fiscally unsustainable: **downscale Delivery of Units**

- Prioritization of Serviced Sites delivery
- Project approval for top structures will only be provided when the following are evident
- **Beneficiary selection:** Top structures only for **Elderly, Persons with Disabilities, Child Headed Households, Longest on the Waiting List, Military Veterans**
- Typologies for top structures: **Medium to High Density Development**
- Top Structures only where contractual commitments exist: **no new contractual commitments** to be entered into for top structures as from 01 April 2021.



Question & Answers





Thank You

