

Outcome 8: Sustainable Human Settlements: Proposed Refinement (February 2016)

Impact indicators

	Impact indicator	Baseline	2019 target	Data Source
1	Number of households living in adequate housing ¹	11.2 million (calculation based on total number of 14.5 million households less households living in informal settlements (1.2 million), backyard shacks (713 000) and traditional dwellings (1.1 million) (STATSSA, Census 2011)	MTSF Target: 745 000 households living in adequate housing provided through the subsidy and affordable housing segments in terms of the Programmes set out in the Housing Code	PHSDs Annual Reports HSS BAS Human Settlements Entities Office of Disclosure QPRs Reserve Bank Quarterly Bulletin GHS 2018
2	Improved living conditions for households living in informal settlements	<ul style="list-style-type: none"> • 1.2 m households (STATSSA, Census 2011) • 2 700 settlements 	750 000 households upgraded (provided with access to basic services and security of tenure in terms of the Upgrading of Informal Settlements Programme (Phase 3) ²	PHSDs Metropolitan Municipalities (SBDIP) NUSP/ HDA
3	Number of human settlements that are spatially, socially and	An average of 6,5% (18 projects) of active projects in terms of the various	250 projects implemented by 2019 (number includes 50 Catalytic Projects	HSS

¹ Adequate housing: NDHS uses the definition from UN Habitat consisting of the following elements: Security of tenure, Services, materials, facilities and infrastructure, Affordability, Habitability, Accessibility, Location and Cultural adequacy

² Minimum level of services: (Permanent Services): *Water*: Single standpipe per stand (metered). *Sanitation*: VIP or alternative system agreed to between the community, municipality and MEC. *Roads*: Graded or gravel paved road access to each stand. *Storm Water*: Lined open channels.

	Impact indicator	Baseline	2019 target	Data Source
	economically integrated (based on new housing/human settlements projects that instigate wider settlement integration)	Housing Programmes (excluding Rural, Emergency, Rectification and temporary shelter) per annum represents integrated developments, in terms of land use, incomes and amenities.	planned for and implemented that demonstrate integration into wider settlement functionality ³)	NDHS quarterly performance report PHSDs Business Plans IDPs BEPP
4	Increase in the volume of home loans granted by the private sector and the DFI's to households in the affordable housing market that resulted in new homes	For the period 2010/11 to 2013/14: <ul style="list-style-type: none"> • 162 800 for the Gap Market by Banks, therefore 40 700 per annum. • DFIs: 129 645, therefore 32 411 per annum 	20% increase (203 500) in the number of new homes in the affordable market financed through the Banks (134 200) and DFIs (110 000)	NDHS- quarterly performance report DFIs- entity reports Reserve Bank Quarterly bulletin Office of Disclosure QPR/ Annual report
5	Growth and distribution of value in the residential property market	50% of all transactions were properties worth less than R500 000 and 47% were in historically black townships	20% increase in transaction of properties worth less than R500 000	Municipalities Office of Disclosure EAAB HDA Affordable Land and Housing Data Centre

³ Must demonstrate relationship to land use and income mix; offer consideration of settlement access to social amenities, economic opportunities including to provide all inclusive amenities and public transport

	Impact indicator	Baseline	2019 target	Data Source
6	No of Municipalities assessed for accreditation to undertake the housing function	28 Municipalities accredited to different levels	Additional 29 municipalities accredited with the housing function	NDHS NDHS PHSDs Metros (BEPPs and Section 71 Reports HDA, NHBRC and DFI reports

Report on progress against MTSF Actions

Sub-Outcome 1: Adequate housing and improved quality living environments

	Indicator	Baseline	2019 Target	Data Source
1	Current policies and programmes evaluated, reviewed and consolidated; Suitable new policies and programmes developed:	Existing policies and programmes as per the Housing Code	By 2018 all new and revised policies and programmes will be approved to the following projected schedule:	
a	Human Settlements Green Paper approved	White Paper on Housing (1994) : Breaking New Ground Housing Policy (2004)	Approved by 2015	NDHS Programme Performance Report to DPME
b	Develop a coherent and inclusive approach to land for human settlements	Chapter 5.7 of the White Paper on Housing, 1994	<ul style="list-style-type: none"> Policy⁴ for Coherent and inclusive approach to Land for Human Settlements approved by December 2015; 	NDHS HDA

⁴ The Policy and Framework will be aligned to the spatial and land use principles, norms and standards as outlined in the Spatial Planning and Land Use Management Act (SPLUMA) of 2014 which came into effect on 1 July 2015

	Indicator	Baseline	2019 Target	Data Source
			<ul style="list-style-type: none"> • Framework on coherent and inclusive approach to land developed by March 2015; • The regulations and incentives for housing and land use management revised by March 2015. 	
c	Evaluation of key human settlements strategic thrusts as outlined the National Development Plan and the Manifesto	National Development Plan (NDP)	<p>Seven evaluations of key human settlements strategic thrust as outlined in the National Development Plan completed by 2017</p> <ul style="list-style-type: none"> • USDG: September 2014 • Assets Evaluation Study: Due October 2014 • Access Evaluation Study: Due October 2015 • UISP Baseline: Due February 2015 • UISP 3 Year Impact Evaluation: Due 2017 • Social Housing: Due September 2015 • Affordable Housing: Due December 2015. 	NDHS and DPME Programme Performance in NDHS, POA report and QPR

	Indicator	Baseline	2019 Target	Data Source
d	Housing finance regime framework revised to improve planning, development of a functional market and access to adequate housing	Housing Finance Framework as contained in the original White Paper outlining the fiscal framework and the establishing the DFIs	Housing Finance Revision ⁵ approved by last quarter of 2015/16	NDHS
e	Human Settlements White Paper approved	White Paper on Housing	Approved by June 2016	NDHS
f	Housing Act amended and Human Settlements Legislation approved	Housing Act, 1997 (Act 107 of 1997)	Approved by 2017	NDHS
g	Housing Code revised and Human Settlements Code approved	Housing Code, 2009	Approved by 2018	NDHS
h	Cooperatives Policy approved	Housing Act, 107 of 1997, Section 2(1) National Housing Code Part 3	Approved by March 2015	NDHS
i	A Comprehensive Rental Policy ⁶ developed	Current Rental Policy	Approved by March 2015	NDHS

⁵ Current Programmes unable to respond to individuals that did not qualify for subsidy and limited products available – revision will focus on providing a greater variety of financial options such as microfinance, savings schemes and mortgage schemes as well as an increased available housing stock and incentives for the private sector to increase access to funding.

⁶ Objective is to support rental across market segments – affordable and gap, social extending to the equivalent of CRU/Institutional segments –and small-scale rental/backyard to provide incentives to public and private investors and to provide for a range of income groups.

	Indicator	Baseline	2019 Target	Data Source
j	Backyard rental strategy	None	Mechanism or strategy with incentives to support increased and improved backyard rental by 2019	NDHS PHSDs SALGA
2	Single support programme for self-built in terms of self-help, PHP, Informal Settlements Upgrading, Rural Housing and non-profitable Rental Housing approved	White Paper and Housing Act PHP Policy and programme NUSP HDA programmes,	Single Support Programme ⁷ for self-built completed by March 2015	NDHS PHSDs
3	Number of housing opportunities in informal settlements, located in quality living environments:		1,495 million housing opportunities in quality living environments provided by 2019.	
a	Number of existing Informal settlements assessed, upgrading settlement plans completed and upgrading plans implemented	450 (NUSP) assessed Number of settlement upgrading plans developed (to be confirmed) Number of settlements upgraded or partially upgraded (to be confirmed)	2 200 informal settlements assessed by NUSP and upgrading settlement plans developed and settlements upgraded by 2019	PHSDs NUSP HDA USDG SDBIPs
b	Number of households benefitting from informal settlements upgrading	1,2 million households STATSSA Census 2011 (see footnote 2 on page 1)	750 000 households assisted through the Informal Settlements Upgrading Programme by 2019 provided with access to basic services and security of tenure in terms of the Upgrading of	PHSDs Metropolitan Municipalities (SBDIP) NUSP/ HDA

⁷ Single Support Programme for self-build will be linked to different housing opportunities available within well-located Informal Settlements

	Indicator	Baseline	2019 Target	Data Source
			Informal Settlements Programme	
c	Number of housing units for subsidy housing submarket provided	Average of 125 000 per annum of the previous performance	560 000 individual units for subsidy housing submarket provided by 2019 (This includes units for military veterans)	PHSDs
d	Number of affordable housing loans for new houses in the affordable-gap housing submarket	For the period 2010/11 to 2013/14: <ul style="list-style-type: none"> • 162 800 for the Gap Market by Banks, therefore 40 700 per annum. • DFIs: 129 645 	110 000 loans (70 000 FLISP and 40 000 DFI supported) affordable housing units for the affordable gap housing submarket supported by DFI's by 2019	NHFC NURCHA RHLF PHSDs
e	Number of affordable rental housing opportunities provided through government programmes	Social: 20 429 CRU: 15 225 (below the affordable market) Institutional: 2 249 (below the affordable market)	35 000 affordable rental housing opportunities provided through: <ul style="list-style-type: none"> ○ private sector: 25 000 ○ mine worker housing: 10 000 State led social housing: 27 000; and CRU: 10 000	PHSDs TPN credit bureau reports <ul style="list-style-type: none"> • TPN-FNB RESIDENTIAL YIELDS REVIEW • Rental payment monitor • Quarterly Residential Rental Monitor
f	A strategy to respond to the increased demand for housing and amenities by communities in mining towns ⁸	None	Draft strategy by September 2014 setting out the deliverables and targets for all 22 Mining Towns	NDHS Mine Houses

⁸ R2 billion set aside specifically for communities in mining towns specifically the upgrading of informal settlements

	Indicator	Baseline	2019 Target	Data Source
g	Backyard rental strategy	Backyard rental strategy	Mechanism or strategy with incentives to support increased and improved backyard rental by 2019	NDHS PHSDs SALGA
4	Hectares of well-located land rezoned and released for new developments targeting poor and lower middle income households	11 308 ha (well -located and strategic – to be determined)	10 000 of hectares of well-located land rezoned and released for new developments targeting poor and lower middle income households	HDA Municipalities
5	Framework to ensure spatial, social and economic integration (spatial targeting) of human settlements developed	To be determined based on the NSDP, the NDP and DORA allocation formula	Framework for spatial investment in human settlements developed by 2014 ⁹ (See impact indicator no 3)	NDHS HDA
6	Multiyear Human Settlements Development Plans that support spatial targeting, social and economic integration	To be determined	A consolidated Multiyear Human Settlements Development Plan by March 2015	PHSDs NDHS
7	Number of lead catalytic projects that demonstrate spatial, social, and economic integration	To be determined (using 12 priorities and criteria to be defined)	50 lead Catalytic projects implemented that demonstrate spatial, social and economic integration implemented by 2019	PHSDs HDA MSP CSP NPDP
8	Human Settlements projects that revitalize and develop	To be determined based on evaluation of the USDG and reviews of the NPDG	250 Human Settlements projects implemented alongside hubs, nodes	NDHS PHSD

⁹ Framework will set out performance conditions for investment of the subsidy programmes and the interface with other projects in the broader housing-affordable/gap market.

	Indicator	Baseline	2019 Target	Data Source
	hubs, nodes, and linkages developed in historical black townships framed through the HSDG and USDG	and current CSP and completed by February 2015	and in historical black townships and in new developments	Metropolitan Municipalities NPDP MSP MEIA
9	Minimum standards and finance options for investment in public spaces developed	HSDG: National Housing Code Part 3 (Provision of Social and Economic Facilities) ¹⁰ USDG: Purpose is to supplement capital budgets aimed at increasing access to socio-economic amenities and the development of infrastructure in public spaces.	Standards and finance options for investment in public spaces developed by March 2015 ¹¹	NDHS PHSD Metropolitan Municipalities USDG NPDG
10	Yearly allocation invested in public spaces targeting poor and lower middle income households	No % specified for HSDG and USDG	15 % of USDG projects and 50% of HSDG projects should demonstrate investment in public spaces between 2014 – 2019	NDHS PHSD Metropolitan Municipalities
1	Single Development Finance Institutions (DFI)	3 DFI's (with review of HDA and NHBRC)	Single DFI by September 2015	NDHS
2	A strategy to increase the supply of affordable housing	Refer to Sub-outcome 1	A strategy to increase the supply of affordable housing developed by	NDHS DFI/HDA (oversight reports and

¹⁰ Actual cost of the project is dictated by a variety of aspects such as location, township layout and local building pricing. However the MEC will have final approval over project funding.

¹¹ Each Human Settlements Programme to indicate the proportion to be spent in public spaces, sidewalks, parks, community halls, playgrounds, sports fields, crèches, community halls, taxi ranks, municipal clinics and informal trading facilities

	Indicator	Baseline	2019 Target	Data Source
	and access to housing funding (to reach targets in terms of affordable housing – Banks and DFIs)		March 2015 (Linked to the revision of the finance regime to make provision for a greater variety of financial options such as microfinance, savings schemes and mortgage schemes as well as an increased available housing stock and incentives for the private sector to increase access to funding).	affordable housing Dashboard) QR DFI AR's OD PHSDs Metros
3	New housing products for the affordable housing market	NHFC: Incremental loans, wholesale funding, leveraged, Social and Rental housing and FLISP RHLF: Incremental loans NURCHA: Loans for construction	New State support finance products for the affordable market by March 2016 (To take into account findings of evaluation study on affordable housing)	NDHS NT Human Settlements Entities
4	Increase in volume of home loans granted (over and above that which produces new houses) by private sector and DFI's to households in the affordable housing market	485 198 loans transactions by DFI's and Banks (2010/11 to 2013/14)	20% increase on loans transactions by 2019	Banks Human Settlements Entities National Credit Regulator
5	Curriculum on the property market and homeownership for the subsidy and affordable housing market reviewed, improved and consumers educated	Existing current Consumer Education Programmes and that which was agreed to in the FSC (2005 and subsequent)	Curriculum for homeownership targeting the subsidy and the gap housing market reviewed and improved by November 2014	NDHS

	Indicator	Baseline	2019 Target	Data Source
6	Consumers in the affordable and subsidy housing market exposed to effective consumer education programmes	To be determined	2 million consumers reached between 2014 – 2019 400 000 consumers reached by March 2015	NDHS PHDSs Human Settlements Entities
7	Distribution of sales transactions in the affordable housing market monitored	To be determined	Distribution of sales transactions in the affordable housing market monitored quarterly from 2015	Office of the Disclosure EAAB
8	Estate Agencies operating in the affordable housing market	To be determined	30% increase in Estate Agencies operating in the affordable housing market by 2019	EAAB
9	Households in the affordable housing (particularly subsidy) market have access to biannual property valuation information	To be determined	Framework, implementation and reporting mechanism to inform households in the subsidy submarket on their property values	NDHS HDA
10	Policy and administrative systems that support individual transactions in the affordable secondary housing market developed	National Housing Code DFIs	Policy and administrative systems that support individual transactions in the affordable secondary housing market developed by March 2015	NDHS DFI Quarterly reports
11	Sales restriction for government housing subsidy submarket reviewed.	Eight years : Housing Act	Review on sales restriction for government subsidy completed by March 2015	NDHS

	Indicator	Baseline	2019 Target	Data Source
12	Title deeds issued to new homeowners in the subsidy submarket on occupation	To be determined based on the current 50% of processing	560 000 title deeds issued to new homeowners in the subsidy submarket Mechanism for security of tenure record for informal settlement upgrading	PHSDs
13	Backlog on title deeds eradicated	775 928 properties	775 928 title deeds backlog eradicated by 2019	PHSDs
			Plan of action to address title deeds backlog completed by March 2015: Number of outstanding Transfers confirmed by March 2015	PHSDs EAAB NDHS
14	All new title Deeds for subsidy submarket endorsed consistent with policy	Existing Policy and Housing Code (which says what)	Policy on endorsement of title deeds for the subsidy submarket finalised by September 2014	PHSDs EAAB NDHS
15	Trends in the residential building plans passed by municipalities and completed housing units reported	To be determined	Quarterly reports on trends in the residential property market published	Municipalities NHBRC Selected building statistics of the private sector, StatsSA. (Statistical release P5041.1)
16	Trends in new NHBRC enrolments	To be determined	Quarterly reports on trends in new NHBRC enrolments (demonstrating upwards)	NHBRC PHSDs

	Indicator	Baseline	2019 Target	Data Source
17	Number of ratable properties in the subsidy housing submarket entering the rates roll of municipalities	To be determined	28 (Metros and Secondary Cities) municipalities report annually on the number of households in the subsidy submarket entering the municipality rate roll by 2019	Municipalities NDHS?
Sub-outcome 3: Enhanced institutional capability for effective coordination of spatial investment decisions				
1	No of Municipalities assessed for accreditation to undertake the housing function	28 Municipalities accredited to different levels	Additional 29 municipalities accredited with the housing function	NDHS PHSDs Metros HDA
2	Post- accreditation monitoring and support programme implemented	To be determined	Post-accreditation monitoring and support programme implemented in accredited Municipalities by 2019	NDHS
3	Appropriate technical support programmes developed and implemented	Neighborhood Programme SPLUMA Human Settlements Capacity Programme HDA (Project Management, Upgrading of Informal Settlements, Catalytic Projects)	Appropriate support programmes implemented by 2015	NDHS HDA NT

	Indicator	Baseline	2019 Target	Data Source
4	50 community-based organizations, civil society organizations, and other forms of non-governmental entities participating in human settlements development (Prioritizing women and youth development and job creation)	Habitat for Humanity SA, DAG, Mellon Housing Initiative and Homeless Peoples Federation	50 community-based organizations, civil society organizations, NGOs, etc. participating in human settlements development by 2019	PHSDs
5	Mechanism and incentives to mobilise and increase private sector participation is developed	To be determined	Mechanisms to incentivise and mobilise private sector investment implemented by 2019	NDHS
6	Develop mechanism to track employer assisted housing both in the public sector and in the private sector; including commitments in the SLP's as per the Mining Charter		Mechanisms to track employer assisted housing developed by August 2015 including commitments in the SLP's as per the Mining Charter (December 2014)	DPSA
7	Multiyear human settlements development plans are aligned with other sectorial spheres of government to increase coordination and collaboration in programme delivery (Refer to Sub-outcome 1)	Definition to be confirmed	A consolidated Multiyear Human Settlements Development Plan by 2015 (Refer to Sub-outcome 1) Enhanced consultative mechanisms in different with spheres of government	NDHS PHSDs

	Indicator	Baseline	2019 Target	Data Source
8	Set of overarching principles framework to guide coordination of spatial investments and norms for housing and human settlements spatial development	To be determined	Set of overarching principles and norms for human settlements spatial development completed by June 2015	HDA
9	Integrated Housing and related Human settlements planning system developed incorporating environment, human settlement, transport, and related human settlement development functions drawing on existing National Treasury and DCoG settlement investments	Spatial Principles (NDP and SPLUMA) IUDF	Housing and related Human Settlement planning system developed and approved December 2015 ¹²	HDA
10	Housing and related Human Settlements component contributing to a National Spatial mechanism to coordinate existing grants to produce definitively targeted spatial interventions develop	An average of 6,5% (18 projects) of active projects in terms of the various Housing Programmes (excluding Rural, Emergency, Rectification and temporary shelter) per annum represents integrated developments, in terms of land use, incomes and amenities.	Housing and Human Settlements Grant framework restructured according to the spatial investment framework to fit in a national spatial mechanism by October 2015	NDHS

¹² Spatial Development Framework to include set of overarching principles and norms for housing/human settlements. Also to include increased support to municipal plans to ensure that human settlement investments are complemented with investments in transport, education, health etc.

	Indicator	Baseline	2019 Target	Data Source
11	Monitoring and Evaluation (M&E) system to track and assess the effectiveness of spatial targeting in human settlements developed and implemented	To be determined	Track progress and assess the effectiveness of spatial targeting in human settlements between 2015 – 2019	NDHS