

IMPACT OF COVID-19 ON HUMAN SETTLEMENTS & GOVERNMENT INTERVENTIONS

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Chapter objectives



Human
settlements

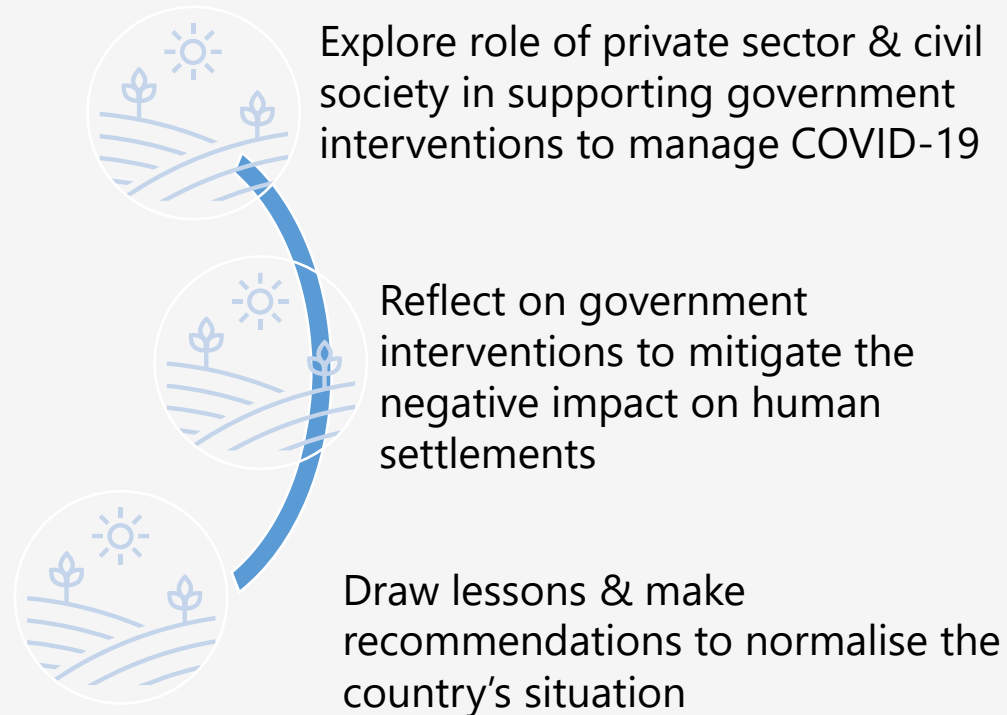


Reflect on how COVID-19 unfolded

Outline & critically reflect on the
impact of the Covid-19 on human
settlements

Outline & reflect on vaccine
rollout in human settlements
sector

OBJECTIVES



CHAPTER OUTLINE

Housing Policy & Practice

Homelessness

Methodology: literature & document review;
secondary analysis of key data sets in public domain

Informal
settlements

Integrated
residential
development
programme

Key informant interviews: stakeholders in government departments, housing
institutions; international organisations; non-governmental organisations
Content analysis of textual data- key themes based on focus areas and questions

Land for
residential
development

Social housing

Water &
sanitation

Space
Rural housing

Housing finance

Evictions &
relocations

BACKGROUND

About 20% of the world population (i.e., 1.8 billion people) - inadequate housing

Lack of infrastructure (i.e., water, electricity, roads and sewer reticulation),
inappropriate tenure arrangements, poor location, poverty & overcrowding.

Housing – prevention & control of COVID-19

Housing – infection & recovery from COVID-19

Housing delivery impacted by COVID-19 lockdown

HOUSING POLICY

Role of Government

Housing mandate

Access to adequate housing
before the pandemic

State of human settlements
before COVID-19

Rates of housing delivery

Housing finance

COVID-19 impact on housing & human settlements

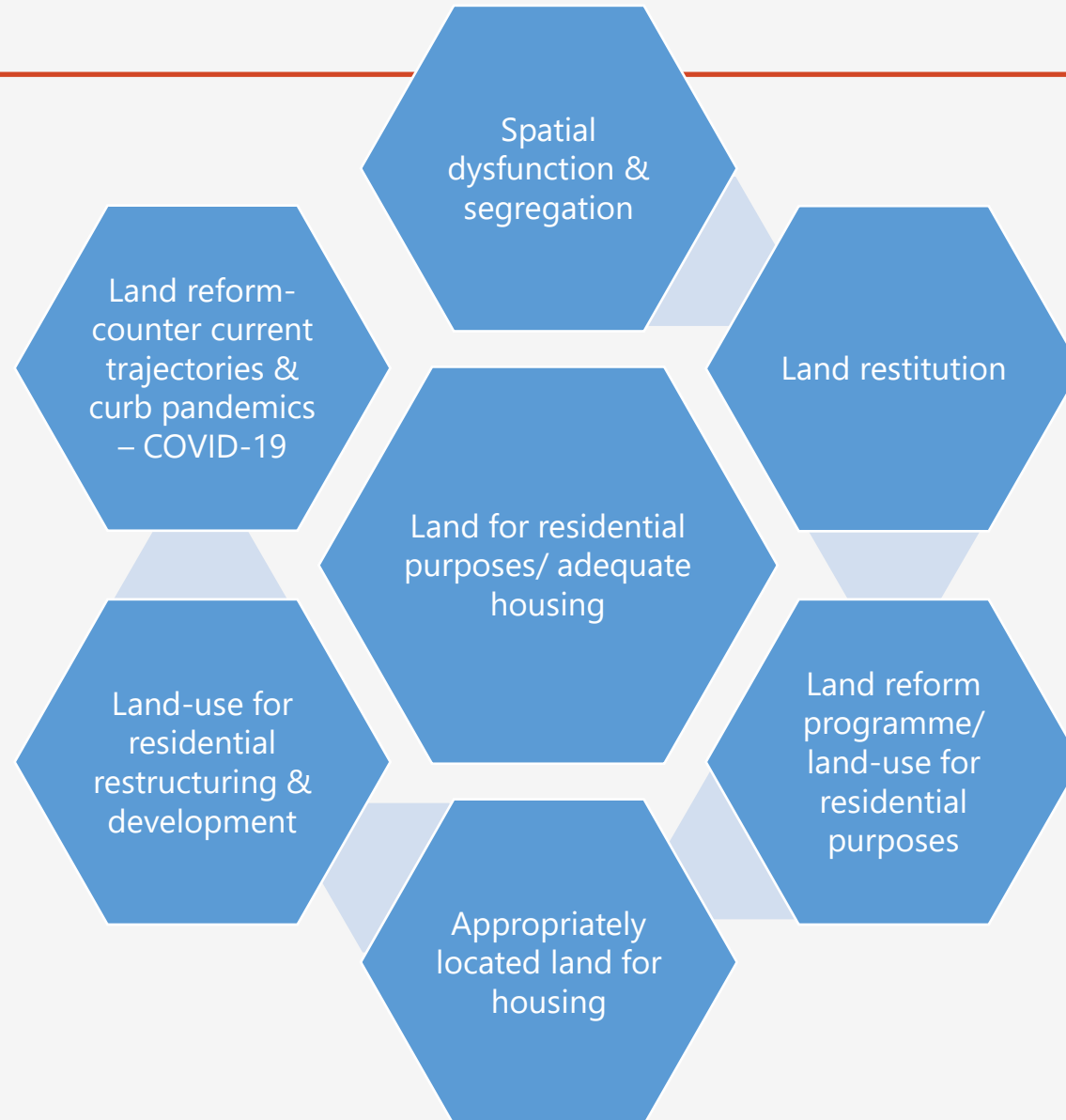
Government intervention to
sustain gains in adequate housing

Interventions in ensuring
adequate housing for vulnerable
social categories- women,
homeless, informal dwellers, social
housing tenants

Targeting of precarious housing
typologies- hostels, informal
settlement,

Interventions for groups at risk of
losing homes due to COVID-19

Land Question



HOMELESS

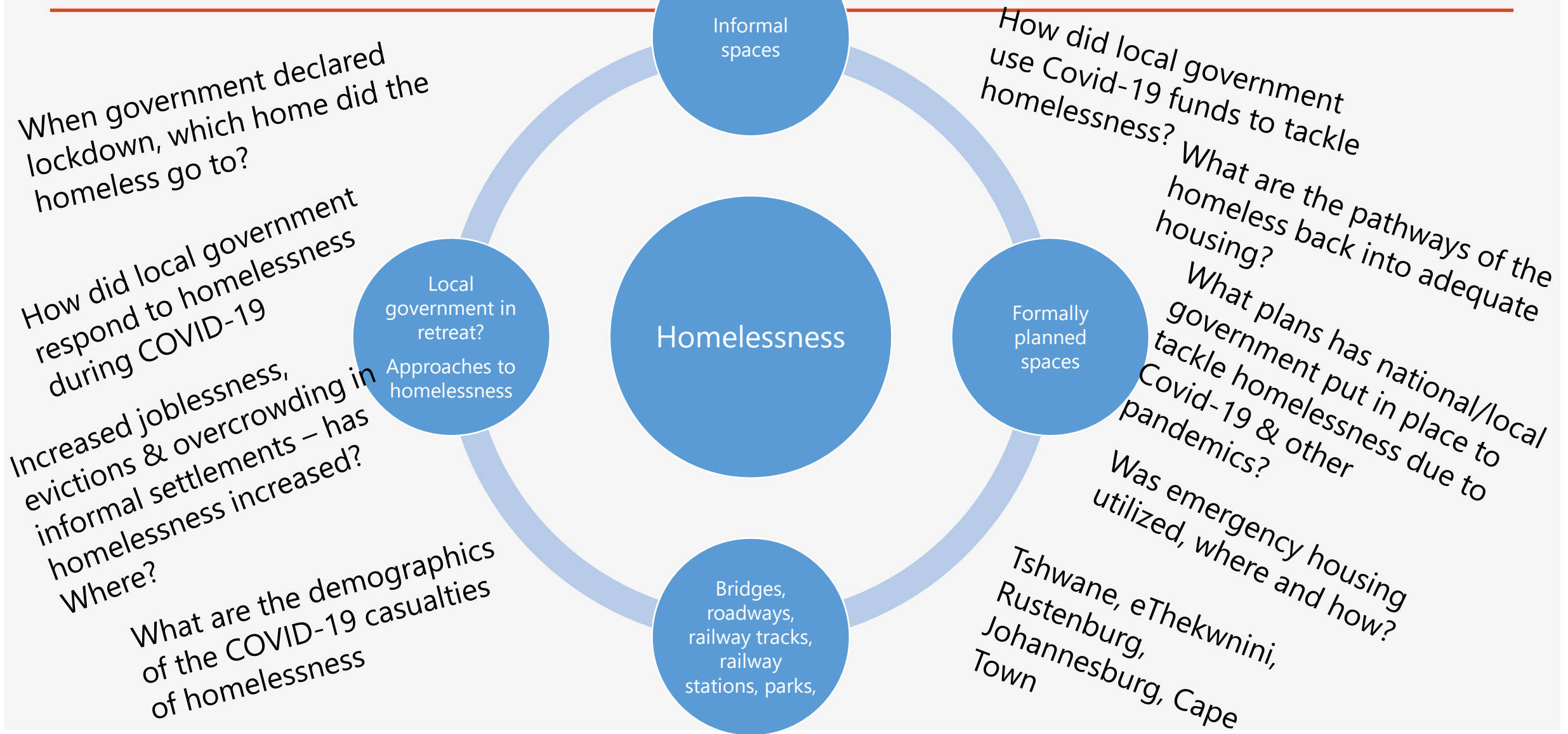
Pathways to homelessness

1. Informal settlements
2. Streets
 - Estimates for job losses due to COVID-19 required
 - ***Street homeless/ public alternate spaces occupations reported to be exploding*** but very difficult to estimate

Gaps

1. Need numerical or qualitative estimate of the scale of **covid-19 displacement of new jobless into homeless condition overall**
2. **Estimate demographic consequences** = % going to shacks or streets – attempt some approximation, maybe using **qualitative approaches**
3. **Economic and social consequences,**

HOMELESSNESS



Informal settlements in context of COVID-19

What happened to the size of informal settlements; quality of life & how did dwellers experience COVID?

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Evictions/Relocations
Governance in IS

Permanent conflict-
structural violence &
inequality

How have informal dwellers experienced the vaccination programme?

Illegal Occupation of
completed subsidized
housing units

Where did households evicted from existing informal settlements and public spaces go to during the lockdown? Where were new informal settlements established and what are the implications for the UISP?

Upgrading of
informal
settlements
Programme (UISP)
Water & sanitation

How appropriate were COVID-19 regulations for people living in informal settlements?

What lessons do we draw for planning and practice from the way COVID-19 unraveled in informal settlements?

Social Housing

1. **Definition:** What is social housing and how it differs from other forms of housing in South Africa.
2. **Goals and objectives:** Aim and structure of social housing according to Social Housing Act (No. 16 of 2008).
3. **Target market:** Mixed tenants for social housing units to promote integration between low and middle income households (R800 and R15,000 p/m). Government primarily concerned with low-income households.
4. **Demand and supply:** Assessing the demand for social housing units against the current supply. Factor population growth rate and urbanisation.

Housing Statistics

TYPE OF HOUSING UNIT	Total No. of Units	Percentage (%)
1. Formal owned detached single stand	8 074 807	48%
2. Formal owned apartment, townhouse, cluster, semidetached	412 660	2%
3. Formal rented detached on single stand – rented from private individual	2 098 355	12%
4. Formal rented detached on single stand – rented from other (government)	306 079	2%
5. Formal rented apartment, townhouse, cluster or semi-detached – private individual	482 460	3%
6. Formal rented apartment, townhouse, cluster or semi-detached – rented from other (government, SHI)	76 617	0,5%
7. Backyard rental formal	587 896	3%
8. Backyard rental informal	495 123	3%
9. Informal settlement	1 275 079	8%
10. Traditional dwelling	1 180 745	7%
11. Other	1 933 488	11%
TOTAL	16 923 309	100%

Impact of COVID-19 Social Housing

1. **Demographics:** Assess the current population demographics of social housing units (e.g. age, gender, race, marital status, employment, etc.)
2. **Challenges:** Prevalent challenges faced by the sector and by various groups who occupy social housing units.
3. **COVID-19 impact:** Examine the impact of the pandemic and subsequent lockdown restrictions on the sector (i.e. termination of contracts and evictions due to job losses or salary reduction).
4. **Gendered perspective:** Extrapolate data to provide analysis on the impact of the pandemic on different types of women vs men (i.e. single, married, or women with children and families).
5. **Government interventions:** R300 million grant to alleviate pressure on the sector, how these funds were disseminated if at all, and what they achieved.

Home occupancy 'fit for purpose'

Space

- Quality of interior household environment
- Ventilation (air quality)
- Layout (rooms, public/ private spaces, outdoor paces)
- Circulation (transition between zones)
- Occupancy (person per floor area)

Occupants

- Size of household
- Household spatial needs
- Household composition
- Levels of dependency (infants, aged, sickly)

Work from home vs work from anywhere

Home as work place

Home as a **Safe** and **secure** environment

Limiting **Intrusion**

Privacy requirements (visual and physical)

Limit COVID infection rates

Type of activity and level of disturbances

- desktop work, schooling, listening, talking, Storage, etc

Work from home vs work from anywhere

Anywhere
work place

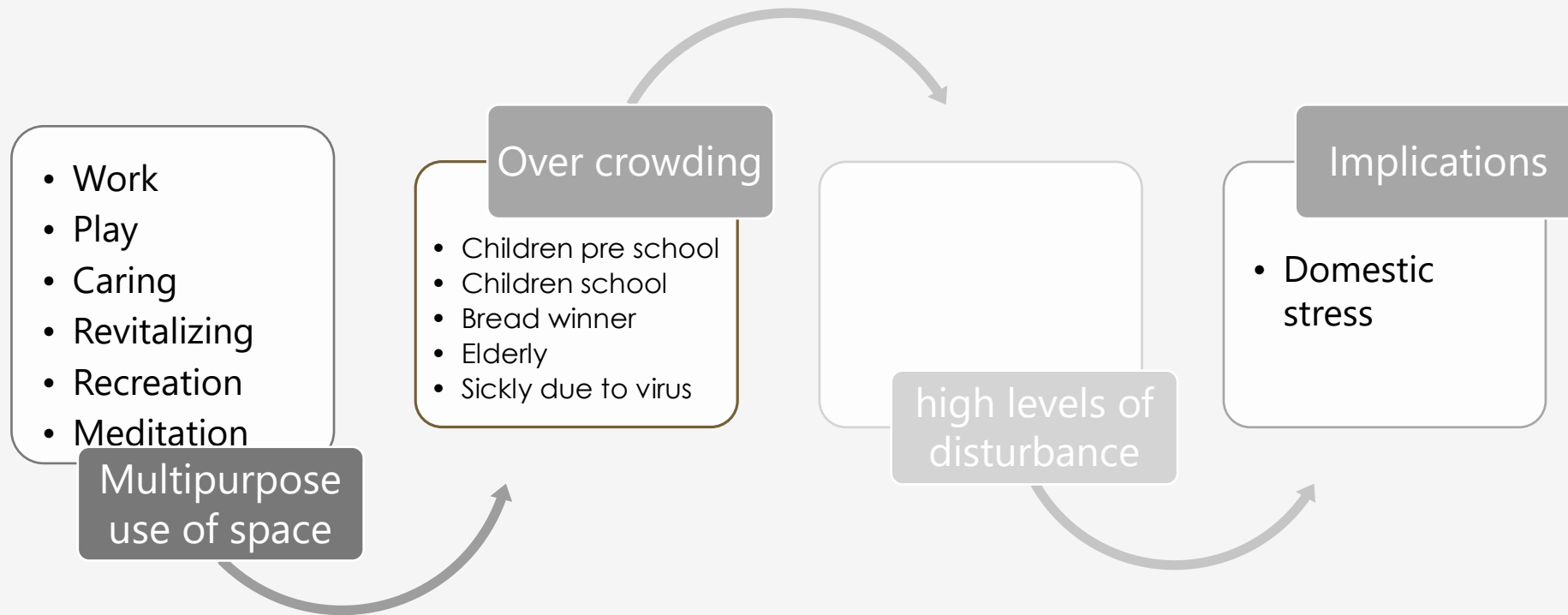
Safe and **secure** environment

Confidentiality requirements
Limit COVID infection rates

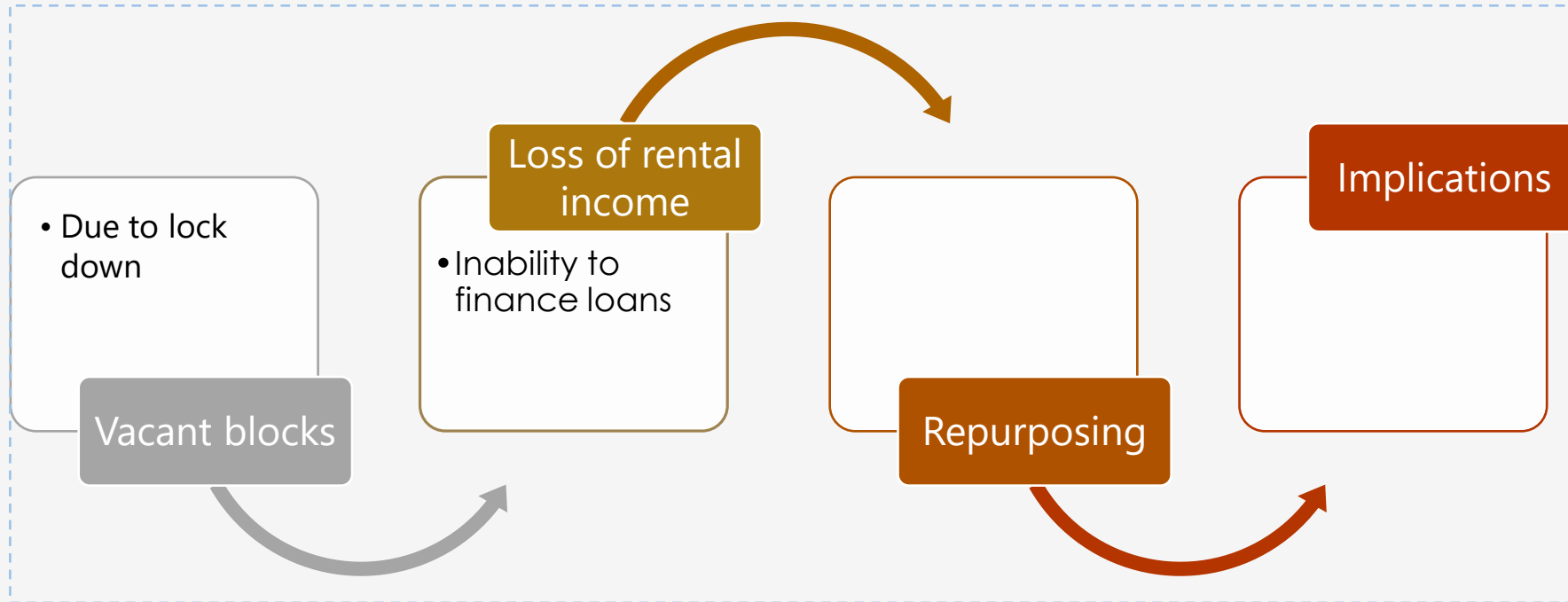
Type of activity and level of disturbances

Impact on the dwelling space

Private residence



Impact on the workspace



Preliminary Spatial Implications

Design

- Flexible interior spaces
- Integrated human settlements
- Ventilation

Regulatory

- Work environment requirements
- Residential permissibility
- 'Nuisance' levels

Government Interventions

short-medium term

- **informal floating population** in need of services & support
- **Spike in societal homelessness** - unpredictable consequences & violence risk
- **slow the loss of new-homeless South Africans into informality** and into **public spaces?**

Interventions

- **National need for new emergency housing will be massive**
- **Government interventions to reintegrate homeless into society?**
- **Urgent**, housing delivery against time as newly homeless start to lose their capacity to operate in job markets

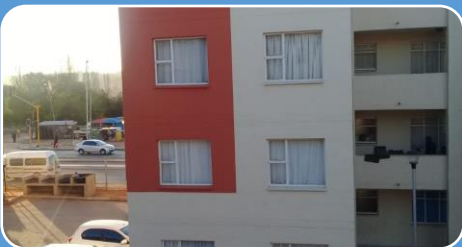
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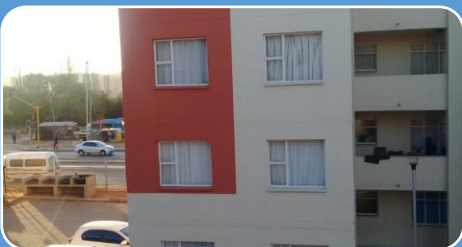
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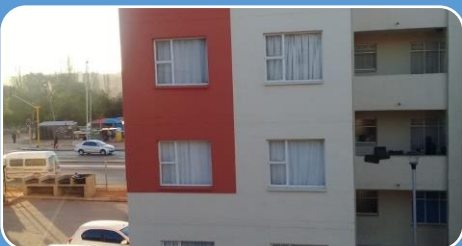
Occupations of public spaces are inherently temporary & subject to enforcement, expulsion, pick up & move to next similar site

- ***Floating population, destitute, not able to stabilize***



S A need is to quickly reabsorb this new displaced jobless population back into the housed population

- *Before time on the street grinds down newly displaced people to where their reabsorption chance declines to near-zero*



A new, expanding, **permanent homeless covid-displaced population of the jobless and evicted** in South Africa would represent real national disaster

TIME-FRAMES

November
2021

- Key informant interviews
- Transcriptions

December
2021

- Key informant interviews,
- Transcriptions & analysis

Jan- Feb
2022

- Analysis & integration of data into report
- Drafting of report

END –THANK YOU

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