



11 January 2013

S:\PPT CURRENT FILES\PROGRAMS\763 DG MURRAY SNH\PRODUCTS\SNH RESEARCH PROJECT\SNH NATIONAL OVERVIEW\13011 SNH OVERVIEW R15.DOC

OVERVIEW OF THE USE OF HOUSING SUBSIDIES FOR SPECIAL NEEDS GROUP HOUSING IN SOUTH AFRICA

1. WHAT IS SPECIAL NEEDS HOUSING?

Special needs housing (SNH) is any form of state-assisted or state-funded housing for persons in special need and / or with special needs. There are two main types of SNH: group housing and individual housing. The principle difference between them lies in the ability or inability of a person in special need to live independently as well as the degree of emergency, care and expertise required. The main focus of this document is on special needs group housing.

Whilst special needs housing makes use of State housing subsidies, a de-facto programme in certain provinces in South Africa, there is currently a lack of a sufficiently enabling environment for it in most provinces and at the national level. Given the high prevalence of special needs and vulnerabilities in South Africa, creating a more enabling environment for the provision of improved shelter and care for those with special needs is seen as a national priority.

1.1. Special Needs Group Housing (SNGH)

This is housing provided by registered and suitably capacitated NPO's for those requiring special group care for a range of reasons. These people are usually in urgent need of care which requires specialised capacity, resources or expertise. Individual's names are not registered on the national housing database. The institutional subsidy (usually the transitional variation) is utilised¹. Housing subsidies are assigned per bed and not per beneficiary. The approval of the NPO and intended project are required from the relevant oversight Department (e.g. Social Development or Health). Categories of special need which should be considered as being eligible for SNGH include:

- a. **Orphans and vulnerable children (OVC's)** (including those affected by HIV AIDS)
- b. **The seriously ill** (including those infected by HIV AIDS)

¹ It is emphasised that the Transitional Subsidy referred to in this context, refers to the full Institutional subsidy quantum plus additional variation allowances (e.g. geotech, locational, SCCCA,) where applicable. Some find the term Transitional Subsidies confusing as only a portion of the total Institutional Subsidy was initially made available (e.g. 25% for the pilot transitional housing programme in Gauteng and 70% in KZN). However the allocation in KZN was increased in 2004 from 70% to 100% to ensure an equitable distribution of the subsidy fund in order to meet the stipulated product standards and Gauteng has likewise increased the allocation. It is emphasised that the full subsidy quantum needs to be availed in order to adequately meet special housing needs and to meet appropriate housing standards.

- c. The **old and infirm** (including those requiring frail care)
- d. Those with **physical disabilities**
- e. Those with **intellectual and psychiatric disabilities**
- f. **Victims of domestic abuse** and family violence (emergency and 2nd stage housing)
- g. The **homeless / those living on the street** (including street children, refugees, trafficked people)
- h. Those under **substance rehabilitation**
- i. **Parolees, ex-offenders and juvenile offenders.**

Typical examples of special needs housing include foster care homes, accommodation for older persons, residential care and assisted independent accommodation for people with disabilities, hospices, centres for abused women and children and shelters for homeless people, (although Special Needs Housing (SNH) is not limited to these types of housing). **Annexure 1** contains a list of SNGH projects countrywide. It is noted that this list is not exhaustive and there may be additional SNGH projects not included on the list.

The **typical subsidy mechanism** for SNGH projects is a variation of the institutional subsidy mechanism usually referred to as the transitional subsidy. Eligible non-profit organisations (i.e. a registered NPO with the financial and technical capacity to own and manage the housing to be funded by the subsidy, supported by the Provincial Department of Social Development or Health) may access such subsidies from their provincial Department of Human Settlements for the acquisition and/or construction and/or renovation of property and buildings for the provision of SNGH. SNGH subsidies may not be granted for the operational costs. The full subsidy quantum is allocated per bed² rather than per unit plus all additional variation allowances, where applicable, and beneficiaries are not recorded on the national database due the transitional nature of the accommodation and because many of these beneficiaries are children.

Effective **preparation of SNGH projects** is important in order to ensure that projects are viable and sustainable in order to protect the interests of the beneficiaries, the recipient NPO and the relevant provincial DHS. Preparation includes all required feasibility work (e.g. land availability, site suitability studies, architectural design, cost estimates) and culminates in the submission of a comprehensive application for special needs housing subsidies. In all cases the written support of the relevant oversight Department is required (as outlined previously). It is emphasised that most NPO's lack the expertise to and / or funding to pay for the necessary professional services (e.g. geotechnical specialists, architects, engineers). The provision of preparation funding is therefore important in order to enable high quality feasibilities and subsidy applications to be undertaken.

² It is noted that the allocation must however be for eligible housing costs and in cases where the full subsidy amount is not required (e.g. for a minor refurbishment) then the full subsidy might not be required.

1.2. Special Needs Individual Housing (SNIH)

SNIH is the provision of subsidised housing opportunities to individuals with special needs and who are able to live independently of institutional or group care. Beneficiaries are typically afforded preferential allocations on mass housing projects (project-linked housing subsidy), allocated an individual stand-alone house (individual housing subsidy or FLISP³), or given preferential access to various forms of rental housing opportunities⁴. Project-linked subsidies (via on a mass housing project) or individual housing subsidies (stand-alone house) would usually apply. A narrower category of eligibility should apply, partially for practical reasons⁵ and partially to prevent opportunists using this avenue to secure preferential treatment. This requires further consideration and municipalities would need to exercise control and where appropriate, be guided by the advice of the relevant oversight Departments (e.g. Social Development or Health) and/or local NPO's. The usual subsidy eligibility criteria⁶ apply, except that single people without financial dependents may also be eligible. It is however suggested that the categories of special need which should be considered as being potentially eligible for SNIH may include:

- a. **Older persons** in fairly good health able to live independently (even if this might be with limited family or other assistance)
- b. **People with disabilities** as described in the Housing Code⁷ who are able to live independently with or without their families.
- c. **Abused women and children for 3rd stage housing.** It should be noted that only those actually undergoing treatment and referred by the NPO should be able to qualify. With high levels of domestic abuse in South Africa, this would need to be tightly controlled.
- d. **Child headed households** (age 18 and children in the affected household seen as financially dependent).

2. LEGISLATIVE MANDATE

2.1. South African Constitution

The South African Constitution provides that everyone has the right to have access to adequate housing (section 26(1)), and further indicates that the State must take reasonable legislative and other measures, within its available resources, to achieve the progressive realisation of this right (section 26(2)). This section must be read with section 9 of the Bill of Rights, which addresses the right to equality, as well as section 10,

³ Finance linked individual subsidy for those earning between R3,500 and R15,000 per month.

⁴ E.g. on a social housing project, in a shelter (which may be provided via SNGH), in cheap inner city accommodation, or a CRU. In this case no individual housing subsidy would apply. There is precedent for such approaches e.g. NMBM, KZN policy for the aged and disabled, and a Gauteng policy

⁵ E.g. young orphans or people with certain intellectual and psychiatric disabilities should not qualify.

⁶ Lawful resident in South Africa; legally competent to contract; not previously benefitting from a housing subsidy; gross monthly household income may not exceed the prescribed maximum amount (currently R3,500).

⁷ wheel chair bound, partially physically disabled, deaf or blind

which guarantees the right to dignity.⁸ The Constitution also states in S28(1) that **every child has the right to family care or parental care, or to appropriate alternative care when removed from the family environment, and to basic nutrition, shelter, basic health care services and social services.**

2.2. Housing Act 107 of 1997

In terms of the Housing Act, 107 of 1997 (Paragraph 2(1)(e)(viii)): “National, provincial and local spheres of government must...**promote the meeting of special housing needs, including, but not limited to, the needs of the disabled.**”

2.3. Social Housing Act 16 of 2008

In terms of the Social Housing Act 16 of 2008 (clause 2(1)a): “In giving priority to the needs of low and medium income households in respect of social housing development, the national, provincial and local spheres of government and social housing institutions must...**ensure their respective housing programmes are responsive to local housing demands, and special priority must be given to the needs of women, children, child-headed households, persons with disabilities and the elderly.**”

3. EXISTING POLICIES AND PROGRAMMES

3.1. Overview of the National SNGH Programme

SNGH is a well-established and active programme in at least three provinces dating back to 1998 in the case of KwaZulu Natal. The figures below provide an indication of the scale of delivery to date.

Projects with approved subsidies as at June 2012	
Number of projects	71
Capital value (R million)	80,419,452
Number of beneficiaries	3,301
Projects under preparation:	
Number of projects	31
Capital value (R million)	40,220,842
Number of beneficiaries	812

Annexure 1 contains a detailed list of SNGH projects countrywide, it being noted that this list is not exhaustive (it includes only those projects known to PPT) and there are probably additional SNGH projects not included on the list.

⁸Special Needs Housing Policy Promotion Project: Briefing Document, Community Law, Centre, 2011.

3.2. National Department of Human Settlements: HIV AIDS Policy Framework (2003)

This framework, prepared by the National Department of Human Settlements, proposes a range of interventions including the need for a review of housing delivery models and in particular (section 5.3):

- a) The need for **the Department of Human Settlements to assist departments such as Social Development with shelter requirements and solutions;**
- b) The need to develop **effective partnerships between the public sector, private sector, NGOs, CBOs and faith based organisations;**
- c) The need to **factor in the Transitional Subsidy Scheme which is already in use in provinces such as KwaZulu-Natal;** and
- d) The need for the National Department of Housing and Provincial Housing Departments to **develop appropriate guidelines to implement this model and ensure adequate co-ordination** with departments such as Social Development (Welfare) and Health.

3.3. National Department of Human Settlements: Breaking New Ground (Comprehensive Plan for Housing Delivery) (2004)

Special needs housing is also consistent with Breaking New Ground given its imperative of creating better integrated and more sustainable human settlements. The provision of improved care and shelter for those in special needs plays an important role in this regard.

3.4. Department of Local Government and Traditional Affairs: “Framework for an Integrated Local Government Response to HIV and AIDS (2007).

This policy provides a mandate for the National Department of Housing to: “Develop and implement legislation, policies, and strategies to ensure that the right of access to adequate housing is realised for all and that, where necessary, **special attention is given to the needs of households affected by HIV and AIDS.**”

3.5. National Special Needs Housing Forum

In 2006 a National Special Needs Housing Forum (SNHF) was established under the auspices of the Social Housing Foundation (SHF) with representation from a range of NPOs and civil society organisations. Its purpose was to share knowledge, and help to mainstream special needs housing at the national level. The Forum met with the National Department of Human Settlements in 2008⁹ and tabled a briefing document with recommendations on how to unblock and mainstream special needs housing, including the need for an enabling national directive (refer to **Annexure 2**). The document was well received but limited action appeared to be taken. The SNHF was discontinued in 2009 due to a lack of funding from the SHF.

⁹ Mr L Jolobe, Chief Director: Director General’s Office, 13 February 2008.

3.6. Kwa-Zulu Natal SNGH Policy and Programme

KwaZulu-Natal has a substantial SNGH programme dating back to 1998 and has well established policies and procedures. The first movement to recognise the need for an enabling framework for “special needs” housing arose from the adoption by the KwaZulu-Natal Department of Housing of its Transitional Housing Policy (1998) and the “Policy to cope with the effects of AIDS on Housing” in July 1999. KwaZulu-Natal has the highest prevalence rate of HIV in the country, and the policy was well placed to respond to the pandemic, and in particular the alarming rise in the incidence of orphans and child-headed households.

The policy stipulates that: 1) the Transitional Subsidy mechanism be utilised; 2) a beneficiary’s name will not be registered on the national data base; 3) the crisis will need to be dealt with in partnership with the Departments of Health and Social Development (Welfare); 4) non-profit organisations (NPO’s) registered with the Department of Social Development (Welfare) be recognised as eligible beneficiaries of transitional housing subsidies; 4) subsidies will be allocated to appropriate institutions in terms of transitional accommodation for community based care.

Several policy communiqués have since been issued to improve the programme including ones confirming the availability and quantum of preparation funding for SNGH projects. The Department has recently also issued a “Housing policy for the aged and disabled” which should be read closely with the Transitional Housing Policy.

3.7. Eastern Cape SNGH Policy and Programme

The Eastern Cape Department of Human Settlements approved SNGH projects in terms of their “Policy Guidelines for HIV/Aids in Housing” since 2006. The Department has entered into its second Memorandum of Understanding (MOU) with the Department of Social Development to collaborate, to fund and manage SNH programme. This MOU makes provision for the implementation of the broader definition of Special Needs Housing but the policy has not yet been adapted to include projects for the aged, disabled, abused women and children, and other people in special need. This is one of the priority issues to be pursued.

This programme primarily provides housing for those affected / infected by HIV /AIDS with the result that the majority of projects approved to date have been for orphans and vulnerable children. Projects for the homeless and street children as well as a project for abused (including trafficked) women and children have recently been approved. Other projects currently being prepared include housing for people with disabilities and the elderly – both for independent and or assisted living.

The Eastern Cape Department of Human Settlements has also compiled “Draft Guidelines for Housing Assistance to the Destitute”. The focus of this programme appears to be assistance to an individual in peril due to ill health, homelessness, old age, physical or mental impairment, homelessness due to natural disasters requiring emergency housing, or temporary housing.

3.8. Gauteng SNGH Policy and Programme

Transitional housing subsidies have been approved for various SNGH projects in Gauteng since the late 1990's even though the Gauteng Department of Human Settlements did not have a specific policy for special needs housing at the time.¹⁰ Many of these projects formed part of larger social housing projects. A wide variety of projects have been approved (e.g. homes for HIV / AID patients, foster care homes for orphans and vulnerable children, housing for women and girls at risk, homes for people with intellectual and psychiatric disabilities, and shelters for the homeless, amongst others).

Recently (April 2012), the Gauteng Department of Local Government and Housing Special Needs Policy¹¹ was adopted. The policy caters mainly for five main categories of people with special needs in Gauteng province namely; people with disability; child-headed households; applicants with physically challenged dependents; the older persons and destitute military veterans.¹² The guiding principle is that every effort should be made to utilise family orientated care within existing communities enabling them to benefit from the standard housing instruments available. Although it prioritizes 5% allocation¹³ in housing projects to cater for people living with disability, military veterans and the aged, the policy's flexibility empowers 'policy practitioners to look beyond 5% and assist the department in fulfilling its constitutional responsibility.

The Department is said to have "embraced a limited social responsibility role to care for the needy falling outside the traditional subsidy bracket such as the older persons, orphans, HIV/Aids hospices, shelters for victims of domestic violence, women-headed families as well as child-headed households by extending its mandate to provide housing related services to these social institutions. The Department shall within its limited resources address only requests from institutions housing people affected, rather than dealing with individual cases."¹⁴ Care within small homes which replicate or create a family environment is recognised as the next best option (i.e. community care home model) and institutions such as children's homes, hospices and shelters, whilst they should be considered a last resort, will still be required from time to time given the scale of need on the ground. When undertaken, efforts should be made to minimise the institutional impacts under the guidance of the Department of Health and Social Development.¹⁵

3.9. Western Cape SNGH Policy and Programme

The Western Cape approved a "Policy to Support Group Accommodation for People with Special Needs" in 2009 and a MOU was signed among the MECs for Human Settlements, Health and Social Development, for the implementation of this policy. The Policy is comprehensive, detailed and well structured. The Department of Human Settlements has however delayed the implementation of this policy whilst it seeks clarity from the

¹⁰The Transitional Subsidies were allocated in terms of the "Interim guidelines for the subsidisation of temporary shelters: Pilot Project: Gauteng" as approved by MINMEC in October 1997.

¹¹ Gauteng Department of Local Government and Housing Special Needs Policy April 2012.

¹² Section 3 Gauteng Department of Local Government and Housing Special Needs Policy April 2012.

¹³Section 6, Gauteng Department of Local Government and Housing Special Needs Policy.

¹⁴Gauteng Department of Housing development sector Involvement Strategy 2008-2014

¹⁵Section 8 & 9 Gauteng Department of Local Government and Housing Special Needs Policy April 2012

National Department of Human Settlements on the use of the a variation of the Institutional Subsidy referred to as a transitional subsidy. Civil Society Organisations submitted a joint request to the three provincial MECs¹⁶ to expedite the implementation of the Special Needs Housing Programme in the Western Cape in March 2012. This issue was addressed with the MEC of Human Settlements at a meeting held on 20 September 2012 at which time officials were requested to find ways to overcome challenges and fast track implementation.

3.10. Other Provinces

The other 5 provinces do not appear to have policies to provide housing subsidies to assist to people with special needs.

However, the **Free State** DHS funded one SNGH project in 2002 - the Mphatlalatsane Project for Communal housing for 50 mentally disabled residents Fezile Dabi District, Viljoenskroon and is currently considering assistance to extend the existing building according to Ms Poppy Madibane, Free State DHS.

Northern Cape DHS indicated that they are working on a policy for housing for child headed households.

Annexures:

Annexure 1: List of Special Needs Housing Projects in South Africa by Province (known projects only)

Annexure 2: “Briefing Document Provided by the National Special Needs Housing Forum to the National Department of Housing: National Policy Directive for Special Needs Housing”, 2008

¹⁶ Human Settlements, Health and Social Development.

Special Needs Group Housing: Project List

Project	Province	Town	NGO	Type	Approved			Under Preparation			Source of info	Contact numbers
					No of beneficiaries	No. of facilities	Capital value	No of beneficiaries	No. of facilities	Est Capital value		
KZN projects implemented or being implemented												
Rehoboth Foster Care Village	KZN	Murchison	Rehoboth Trust	Foster care home for OVC's	48	1	R 960,336				PPT 2005 list with KZN DHS ref no. & 2007 projects list	Rehoboth Trust - Tel: 039 x; Contact Person: Mr Alfons van der Galien
Rehoboth Phase 2	KZN	Murchison	Rehoboth Trust	Foster care home for OVC's	50	1	R 2,621,350				2012 PPT Project List	Rehoboth Trust - Tel: 039 x; Contact Person: Mr Alfons van der Galien
Community Care for Aids Orphans	KZN	eThekweni Municipality		Aids Orphans	16	1	R 480,672					
KwaDabeka Community Care Home Ph1	KZN	eThekweni Municipality (KwaDabeka)	KwaDabeka Childrens Home	Foster care home for OVC's	6	1	R 108,531				PPT 2005 list with KZN DHS ref no. & KZN DHS list, 2012	Pinetown Highway Child & Family Welfare Society - Tel: 031 701 3288; Contact Person: Ms Hansa Ramjee
Community Family Care-BESG	KZN	eThekweni Municipality (Cheserville)	Cheserville	Family care home	12	1	R 205,986				PPT 2005 list with KZN DHS ref no. & KZN DHS list, 2012	
Groutville Community Care Homes	KZN	KwaDukuza Municipality		Community foster care homes (x20)	120	1	R 6,486,895				2012 PPT Project List	Child Welfare SA-KwaDukuza - Tel: 032 551 2129; Contact Person: Ms Penny Dhaver
Ikhaya Lobomi	KZN	eThekweni Municipality (KwaNyuswa)	KwaNyuswa	Hospice with community outreach	45	1	R 1,436,805					Ikhaya Lobomi Organisation - Tel: 031 x; Contact Person: Mr Zimele Mavata
Community AIDS & Poverty Relief Centre	KZN	Margate (Hibiscus Coast Municipality)		Place of safety	30	1	R 957,870					
Streetwise Kids	KZN	eThekweni Municipality		Durban	50	1	R 1,481,850					
Ingane Yame	KZN	Shongweni	Kloof harvest Church		30	1	R 1,786,071				2012 PPT Project List	
Save The Children Fund	KZN	eThekweni			26	1	R 1,356,446				2012 PPT Project List	Save The Children Fund - Tel: 031 x; Contact Person: Mx
Edendale (Dambuza)	KZN	Pietermaritzburg	Child & Family Welfare Society of Pietermaritzburg	Foster Care	6	1	R 246,162				2013 PPT Project List	Child & Family Welfare Society of Pietermaritzburg - Tel: 033 342 8971; Contact Person: Ms Julie Todd
Khayelihle	KZN	Cato Ridge	God's Golden Acre	Foster care homes	84	14	R 1,014,300				KZN DHS list, 2012	Mrs H Reynolds Rebecca 0317821417
AIDS hospice	KZN	Pinetown	Dream Centre	Hospice	410	1	R 4,592,000				KZN DHS list, 2012	Mr Les Harris 031 7017300. Neil Mcdonald
Community Family Homes	KZN	Iziangane Initiative - various locations; this studies Chesterville, Cato Manor & Isipingo	Durban Child Welfare/ Children's Society	Foster care homes	12	2	R 221,880				KZN DHS list, 2012	Sheila Herford 0313129313/3147
Abethu Community Care Home (Phase 2)	KZN	KwaMashu	WelfareKwaMashu Child and Family Welfare Society	Foster care homes	6	1	R 108,531				PPT 2005 list with KZN DHS ref no. & KZN DHS list, 2012	KwaMashu Family & Child Welfare Society - Tel: 031 503 1206; Contact Person: Ms Doris Dube
Ekhaya Lethemba Place of Safety for Aids	KZN	Msunduzi Municipality (Pietermaritzburg)	Pietermaritzburg Child and Family Welfare Society www.pmbchildwelfare.co.za	Place of Safety	100	1	R 380,133					
Ekhaya Lethemba Place of Safety	KZN	Pietermaritzburg	Pietermaritzburg Child and Family Welfare Society www.pmbchildwelfare.co.za	Foster care homes	19	1	R 570,795				KZN DHS list, 2012	Julie Todd/ Bathadile Zuma 0333428971 0725045423
Shepherds keep	KZN	Bluff- Durban	Shepherd's keep	Baby Shelter	60	1	R 1,115,730				KZN DHS list, 2012	Mr C. Prattey : 031- 4666106
Lilly of the Valley	KZN	Eston	Lilly of the Valley	Foster care homes	99	1	R 1,143,905				PPT 2005 list with KZN DHS ref no. & KZN DHS list, 2012	Mr Noel Wright: 031- 7085127
Ekusizaneni Childrens Home	KZN	Ekusizaneni	Ekusizaneni Children's Home	Place of Safety	50	1	R 1,115,730				PPT 2005 list with KZN DHS ref no. & KZN DHS list, 2012	Ekusizaneni Children's Care & Development Centre - Tel: 031 503 3616; Contact Person: Mrs Thobile Mhlonzo.0827413798

Special Needs Group Housing: Project List

Annexure 1

Project	Province	Town	NGO	Type	Approved			Under Preparation			Source of info	Contact numbers
					No of beneficiaries	No. of facilities	Capital value	No of beneficiaries	No. of facilities	Est Capital value		
Makaputu Children's Home	KZN	Botha's Hill	Makaputu	Childrens Home	229	1	R 2,949,520				PPT 2005 list with KZN DHS ref no. & KZN DHS list, 2012	Mr Noel Wright : 031- 7656835
SOS Children's Home	KZN	Petermaritzberg	SOS Childrens Home	Childrens Home	116	1	R 10,000,000				KZN DHS list, 2012	Mr L. Moteetee 033-3869605
Mired Ward Centre	KZN	Petermaritzberg	PMB Child Welfare	Childrens Home	64	1	R 1,190,112				PPT 2005 list with KZN DHS ref no. & KZN DHS list, 2012	Mr Mike Yeasts : 083 226 1030
Kokstad Home of Comfort	KZN	Kokstad	Home of comfort	Childrens Home	57	1	R 809,970				PPT 2005 list with KZN DHS ref no. & KZN DHS list, 2012	Mrs Manning: 039 7273805 0829371394
Ekhaya Lethu	KZN	Colenso	Midlands Christian Care Centre		100	1	R 1,527,575				PPT 2005 list with KZN DHS ref no. & KZN DHS list, 2012	Mr Mill Robson: 036- 4222480
KwaSani : Clouds of Hope	KZN	Underberg	Clouds of Hope	Childrens Home	84	1	R 2,492,280				KZN DHS list, 2012	Mrs. P. Crawley 0834470766
Crossroads Care Centre	KZN	Matatiele	Matatiele Child Welfare	Childrens Home	56	1	R1661520				KZN DHS list, 2012	Mrs Liz Whittel 039 7373365
Cheshire Homes	KZN	Chatsworth, Durban	Cheshire Homes	Independent living for persons with disabilities	33	1	R851 400.00				PPT 2005 list with KZN DHS ref no. & KZN DHS list, 2012	Mrs Rosh Maharaj 031 4003477
Elim Home	KZN	Phoenix	Elim Homes	old age home	21	1	R830 092.20				KZN DHS list, 2012	Pastor David 031 5021034
Ray Hulett Home for the aged	KZN		Assos for the aged (TAFTA)	independent living for the aged	158	1	R 6,482,266				KZN DHS list, 2012	
TOTAL					2197	45	R 53,843,701					
KZN Projects under preparation (prescreened, feasibility study and or application submitted)												
Umlazi 2 A545 - Thokomala	KZN	Umlazi	Thokomala	Foster care home for OVC's				6	1	R 280,000	2012 PPT Project List	Thokomala Orphan Care Organisation - Tel: 031 570 3328; Contact Person: Ms Antie Hockly
Newlands West - Thokomala	KZN	Newlands West	Thokomala	Foster care home for OVC's				6	1	R 407,422	2012 PPT Project List	Thokomala Orphan Care Organisation - Tel: 031 570 3328; Contact Person: Ms Antie Hockly
Isipingo 1 - Thokomala	KZN	Isipingo	Thokomala	Foster care home for OVC's				6	1	R 374,245	2012 PPT Project List	Thokomala Orphan Care Organisation - Tel: 031 570 3328; Contact Person: Ms Antie Hockly
Isipingo 2 - Thokomala	KZN	Isipingo	Thokomala	Foster care home for OVC's				6	1	R 374,245	2012 PPT Project List	Thokomala Orphan Care Organisation - Tel: 031 570 3328; Contact Person: Ms Antie Hockly
KwaMashu Siyabathanda - Thokomala	KZN	KwaMashu	Thokomala	Foster care home for OVC's				6	1	R 296,890	2012 PPT Project List	Thokomala Orphan Care Organisation - Tel: 031 570 3328; Contact Person: Ms Antie Hockly
Focus on Itemba	KZN	HillCrest Waterfall	Focus on Itemba	Foster care home for OVC's				120	1	R 1,967,400	2012 PPT Project List	
Vukukanya	KZN	Chesterville	Vukukanya	Foster Care				8	1	R 419,776	2012 PPT Project List	
AFM Esikhaweni	KZN	Richardsbay	AFM Executive Welfare Council	Foster Care				36	6	R 2,106,828	2012 PPT Project List	AFM Executive Council. Tel: 012 Contact person : Helena Jackson
eSimphiwe Baby Care and foster care homes	KZN	Richmond	Daphne Banks eSimphiwe Trust	Baby care / Foster Care				60	10	R 2,623,600	2012 PPT Project List	Daphne Banks eSimphiwe Trust
Assisi	KZN	Umzumbe Municipality (St Faith's)	Sisters of Assisi	Foster care				30	1	R 957,870	2012 PPT Project List	
Hibberdene Old age Home	KZN		Hibberdene Old Age Home	independent living for the aged				18	1		KZN DHS list, 2012	
Elonwabeni Home for the frail	KZN			Assisted living for the aged							KZN DHS list, 2012	
Kwamashu Christian Centre	KZN			Assisted living for the aged							KZN DHS list, 2012	
								302	25	R 9,808,276		
Gauteng projects implemented												
Villa Lisa - Boksburg	Gauteng	Boksburg	Thokomala	Foster Care	6	1	R 329,246					Thokomala Orphan Care Organisation - Tel: 031 570 3328; Contact Person: Ms Antie Hockly
Tokoza - Thokomala	Gauteng	Tokoza	Thokomala	Foster Care	6	1	R 338,628					Thokomala Orphan Care Organisation - Tel: 031 570 3328; Contact Person: Ms Antie Hockly

Special Needs Group Housing: Project List

Annexure 1

Project	Province	Town	NGO	Type	Approved			Under Preparation			Source of info	Contact numbers
					No of beneficiaries	No. of facilities	Capital value	No of beneficiaries	No. of facilities	Est Capital value		
Watville - Benoni - Thokomala	Gauteng	Benoni	Thokomala	Foster Care	6	1	R 343,200				Thokomala Orphan Care Organisation - Tel: 031 570 3328; Contact Person: Ms Antie Hockly	
Leyds Street Outreach Centre & Move-on Project, City of Tshwane.	Gauteng	Tshwane	Yeast City Housing	Women at risk	27	1	R 1,566,254			2012 PPT Project List	Yeast City Housing - Tel: 012 320 7962; Contact Person: Ms Alison Wilson	
Loop Street Foster Care Homes (36 & 38)	Gauteng	Tshwane	Yeast City Housing	Foster Care	10	1	R 628,475			2012 PPT Project List	Yeast City Housing - Tel: 012 320 7962; Contact Person: Ms Alison Wilson	
Lerato House (Tau Village, Struben Street)	Gauteng	Tshwane	Yeast City Housing	Young girls at risk	20	1	R 1,256,950			2012 PPT Project List	Yeast City Housing - Tel: 012 320 7962; Contact Person: Ms Alison Wilson	
Gilead House	Gauteng	Tshwane	Yeast City Housing	Mentally Challenged	15	1	R 825,000			2012 PPT Project List	Yeast City Housing - Tel: 012 320 7962; Contact Person: Ms Alison Wilson	
Potters House	Gauteng	Pretoria	Yeast City Housing/Tshwane Leadership Foundation	Women at risk	25	1	R175,000			2007 projects list	Yeast City Housing - Tel: 012 320 7962; Contact Person: Ms Alison Wilson	
Riveningo	Gauteng	Pretoria	Tshwane Leadership Foundation	terminally ill homeless people	24	1	R 645,000.			2007 projects list		
Hofmeyr House & Litakoemihof	Gauteng	Pretoria	Yeast City Housing	Communal housing - single men & women with children	57	1	R 248,000			2007 projects list	Yeast City Housing - Tel: 012 320 7962; Contact Person: Ms Alison Wilson	
Litakoemihof	Gauteng	Pretoria	Yeast City Housing	Communal housing	45	1	R 406,000			2007 projects list	Yeast City Housing - Tel: 012 320 7962; Contact Person: Ms Alison Wilson	
Livingstones	Gauteng	Pretoria	Yeast City Housing	Communal housing	22	1	R 156,400			2007 projects list	Stuart Talbot 012 320 7962	
Ekuthuleni	Gauteng	Joubert Park	MES	Communal housing	80	1				2007 projects list	MES (Metro Evangelical Services) - Tel: 011 725 6531; Contact Person: Renier erasmus	
Europa	Gauteng	Hillbrow	Madulamoho	Communal housing	58	1				2007 projects list	Renier erasmus	
Cornelius House	Gauteng	inner city JHB	JHB Trust for the Homeless	Communal housing	81	1				2007 projects list	Chris Lund	
Sparrow Rainbow Village	Gauteng	Roodepoot	Sparrow ministries	hospice for families		1				2007 projects list	To call 011 472 6628	
Putatchaba	Gauteng	Vrededorp	Learn and Earn	transitional housing		1				2007 projects list	Cannot find the entity	
The Florence	Gauteng	Hillbrow	Learn and Earn (managers)	240units - 1000 people?		1				2007 projects list	Miriam - Johannesburg.org.za	
Immaculata hall	Gauteng	Rosebank	Sisters of Mercy	Destitute shelter	100	1				2007 projects list	Sr St John (011) 788 5226/7	
High a Life	Gauteng	Roodepoot	Operation Job Creation	Destitute shelter	100	1				2007 projects list	June vd Nat	
Nkosi's Haven	Gauteng		Nkosi's Haven	orphanage for vulnerable	48	1				2007 projects list	Gail 011 942 5580	
				TOTAL	730	21	R 6,098,153					
Free State Project implemented												
Mphatlalatsane Projects	Free State	Fezile Dabi District, Vliedenskroon	Mphatlalatsane Projects	Communal housing for mentally disabled residents	50	1	R 1,483,500			2007 projects list	Willie van Straaten 056 343 0802, Poppy Madibane 051 405 5034	
				TOTAL	50		R 1,483,500					
Eastern Cape projects implemented or being implemented												
Daleview Safe Home	EC	Despatch	CMR, Sundaysriver	Foster care	6	1	R 253,526			2012 PPT project list	AFM Welfare Council - Tel: 083 287 5325; Contact Person: Denise Douglas Hennv	
Sada Foster Care homes	EC	Sada Queenstown	CMR , Queenstown	Foster care	12	2	R 438,336			2012 PPT project list	CMR Queenstown - Tel: 045 838 4141 ; Fax: 045 838 4142; Contact Person: Ms Meralda Ruiters	
Marselle Foster Care Home	EC	Kenton on Sea	Thokomala Orphan Care with Child Welfare	Foster care	6	1	R 263,812			2012 PPT project list	Thokomala Orphan Care Organisation - Tel: 031 570 3328; Contact Person: Ms Antie Hockly	
Thokomala Foster Care Home	EC	Humansdorp	Thokomala Orphan Care with Child Welfare	Foster care	6	1	R 252,854			2012 PPT project list	Thokomala Orphan Care Organisation - Tel: 031 570 3328; Contact Person: Ms Antie Hockly	
Somerset East Foster Care Homes	EC	Somerset East	Child Welfare	Foster care	18	3	R 783,108			2012 PPT project list	Somerset East Child & Family Welfare Society - Tel: 042 243 0133; Contact Person: Mr Lionel John Peterson	
Uitenhage Foster Care Home	EC	Uitenhage	CMR , Uitenhage	Foster care	6	1	R 281,501			2012 PPT project list	CMR Uitenhage - Tel: 041 922 9004; Contact Person: Mrs K Du Toit	
Nobandla Foster Care	EC	Motherwell	Family Restoration Services	Foster care	18	3	R 770,138			2012 PPT project list	Family Restoration Services - Tel: 041 368 8203; Contact Person: Ms Tia Wessels	

Special Needs Group Housing: Project List

Annexure 1

Project	Province	Town	NGO	Type	Approved			Under Preparation			Source of info	Contact numbers			
					No of beneficiaries	No. of facilities	Capital value	No of beneficiaries	No. of facilities	Est Capital value					
Nedbank Foster Care Home	EC	Motherwell	Family Restoration Services	Foster care	6	1	R 253,526				2012 PPT project list	Family Restoration Services - Tel: 041 368 8203; Contact Person: Ms Tia Wessels			
Lelethu Baby Shelter	EC	Port Elizabeth	AFM Welfare Council	Baby Shelter	12	1	R 668,970				2012 PPT project list	AFM Welfare Council - Tel: 083 287 5325; Contact Person: Denise Douglas Henry			
Victory Foster Care Homes (4)	EC	Jeffereys Bay	Victory for All with CMR	Foster care	24	4	R 1,276,506				2012 PPT project list	Victory 4 All Foundation Trust - Tel: 082 821 4291; Contact Person: Mr Johan Vos			
Childwelfare Foster care Home	EC	Port Alfred	Port Alfred Child Welfare	Foster care	12	2	R 678,041				2012 PPT project list	Child Welfare SA-Port Alfred - Tel: 046 624 5793; Contact Person: Ms Susan Hardy			
Inn Safe Hands Foster Care Home	EC	Port Elizabeth	Inn Safe Hands	Foster care	6	1	R 405,426				2012 PPT project list	City Mission, Port Elizabeth - Tel: 041 453 5054; Contact Person: Ms karen Hermanus Email karenher@webmail.co.za			
Sparrows Tarkastad Foster Care Home	EC	Tarkastad	Sparrows Children's Home	Foster care	8	1	R 445,648				2012 PPT project list	Sparrows Tsolwana Child and Youth Care Centre . Tel: 045 Contact Person : Jenny van Heerden . Email sparrows@telkomsa.net			
Shelter for homeless adults & street children	EC	Port Elizabeth	MES	Shelter for homeless	120	1	R 7,304,430				2012 PPT project list	MES (Metro Evangelical Services) - Tel: 011 725 6531; Contact Person: Francois Pienaar. Email francois@mes.org.za			
Victory Safe Home	EC	Jeffereysbay	Victory for All with CMR	Safe home	6	1	R 394,624				2012 PPT project list	Victory 4 All Foundation Trust - Tel: 082 821 4291; Contact Person: Mr Johan Vos			
Joubertina Foster care home	EC	Joubertina	CMR Joubertina	Foster care	6	1	R 871,191				2012 PPT project list	CMR Joubertina Elsie Krizinger Tel: 042 273 1507 Email cmrjbt@net4all.co.za			
Foster care homes (2)	EC	Alexandria	Jehova Jireh Haven	Foster Care	12	2	R 934,954				2012 PPT project list	Jehova Jireh Haven - david Kriby 0823727096 email dnkriby@mweb.co.za			
Living Waters Centre for Abused Women and Children	EC	East Londen	Living Waters ministries	Abused women and children	40	1	R 2,717,508				2012 PPT project list	Living Waters Ministries, Tel 043 Contact Person: Melonie Gobel . Email_melonie@livingwaters.org.za			
TOTAL					324	28	R 18,994,099								
Eastern Cape Projects under preparation (prescreened, feasibility study and or application submitted)															
Lukuhanyo Foster care homes (2)	EC	Barkly East	Hughes Bequest Khaya Lokukhanya	Foster Care							12	2	R 890,669	2012 PPT project list	Hughes Bequest, Khaya Lokukhanya Foster Care. Tel : Contact person T Gerber. Email tersiagerber@gmail.com
AFM Lusikisiki Foster Care homes	EC	Lusikisiki	Lusikisiki WFM Church in JV with AFM Welfare Organisation	Foster Care							36	6	R 3,375,655	2012 PPT project list	Lusikisiki - Helena Jackson Email helena@netdial.co.za
Elderly Independent living	EC	PE	ABCA	Aged Independent living							48	2	R 2,809,344	2012 PPT project list	ABCA : Tel 041 Contact Maureen Andreaka Email ceo@abca.co.za
Disabled independent living	EC	PE	Cheshire Home, Summerstrand	Disabled Independent living							10	1	R 585,280	2012 PPT project list	Cheshire Home, Summerstrand, Tel : 041 583 Contact: Les Kirkman
Foster care homes (2)	EC	Hamburg	Keiskamma Trust	Foster Care							12	2	R 702,336	2012 PPT project list	Keiskamma Trust
Foster care homes (2)	EC	Port St Johns	Child Welfare SA	Foster Care							6	1	R 351,168	2012 PPT project list	Childwelfare SA, Delene Ritter. Email easterncape@childwelfare.org.za
Foster care home (1)	EC	Pearston	Child Welfare SA	Foster Care							6	1	R 351,168	2012 PPT project list	Childwelfare SA, Delene Ritter. Email easterncape@childwelfare.org.za
Foster Care cum Homes for Disabled Children	EC	Humansdorp	Victory for All with CMR	Foster Care cum homes for disable children							18	3	R 1,417,112.01	2012 PPT project list	Victory 4 All Foundation Trust - Tel: 082 821 4291; Contact Person: Mr Johan Vos
Foster care home (1)	EC	Graaff Reinet	Eliakim Congregational	Foster Care							6	1	R 510,977	2012 PPT project list	Eliakim (faith based NPO) - rev Colin Abels 082 9272 309 email gilmore@telkomsa.net
								154	19	R 9,576,598					
Western Cape pilot projects identified															
AFM Foster Care Homes, Malmesbury	WC	Malmesbury	AFM Executive Council	Foster Care							48	6	R 2,809,344	2010 WC Proposed pilot project list	Lusikisiki - Helena Jackson Email helena@netdial.co.za
Goedverwagt home for elderly, Riebeeck West	WC	Riebeeck West	Abbeyfield SA	Aged Independent living							12	1	R 702,336	2010 WC Proposed pilot project list	ABBEFIELD ,Wendy Lessing 021 447 5644 email wendy@abbeyfield.co.za

Special Needs Group Housing: Project List

Project	Province	Town	NGO	Type	Approved			Under Preparation			Source of info	Contact numbers
					No of beneficiaries	No. of facilities	Capital value	No of beneficiaries	No. of facilities	Est Capital value		
Hawston Care Home	WC	Hawstone	Hawston Care Home	Hospice				10	1	R 585,280	2010 WC Proposed pilot project list Hawston communiti care centre Julie Johnston email overstrandcarecentre@telkomsa.net	
Durbanville Satellite homes	WC	Durbanville	Badisa	Satelite home / transition				24	2	R 1,404,672	2010 WC Proposed pilot project list Badisa Rudolf Bezuidenhout email hoof@durbanvillekinderhuis.co.za	
Badisa Ruytenwacht Homes for Elderly	WC	Cape Town	Badisa	Aged Independent living				48	6	R 2,809,344	2010 WC Proposed pilot project list Badisa Ruytenwacht, Margaret Olivier 021 534 4910 email - nwss@telkomsa.net	
Stellenbosch Shelter for Abused women and Children	WC	Stellenbosch	L'Abrie de Dieu Safe House	Abused women and children				44	1	R 2,575,232	2010 WC Proposed pilot project list L'Abrie de Dieu Safe house. Lee Rossouw, 021 883 2574 Email lee@safehouses Stellenbosch.co.za	
Place of Hope Shelter for Abused Women & Children	WC	Cape Town	Place of Hope Shelter for Abused Women & Children	Abused women and children				120	1	R 7,023,360	2010 WC Proposed pilot project list Sisters Inc . Linda Fugard email sistersinc@telkomsa.net	
Hermanus street shelter	WC	Hermanus	RDP	Shelter for the homeless				20	1	R 1,170,560	2010 WC Proposed pilot project list RDP , Dr Melicent Rink 082 925 2912 email rdp@atlantic.net	
Hermanus Foster Care	WC	Hermanus	Child Welfare Hermanus	Foster Care				30	3	R 1,755,840	2010 WC Proposed pilot project list RDP , Dr Melicent Rink 082 925 2912 email rdp@atlantic.net	
GRAND TOTAL					3301	94	R 80,419,452	812	22	R 20,835,968		R 40,220,842

Facilities established with private funds / loans												
KZN Projects												
iThemba Lethu Transition Home	KZN	Manor Gardens	iThemba Lethu	Baby Shelter		Glenda Algie 0312617723	to provide short term care for babies and very young children prior to being		Nelson Mandela Human Rights Award \$ from Prof Coovadia to start proj; current house bought by community care ctr		Glenda Algie 0312617723	
Mother of Peace	KZN	eThekweni Municipality (Illovo)		foster care			R 3,192,900					
Esidweni	KZN	Umlazi		Home Extensions	12		R 253,800		Leeds Metro University			
Western Cape												
Saartjie Baartman Shelter and Second Stage Housing	WC	Heideveld, Cape Town	Saartjie Baartman Centre for Women and Children	Shelter for Abused women and Children	62		Women and children survivors of domestic and / or sexual violence	Shelter: 22 women and 40 children	lease from Property Managment Dept of Public Works for R100 / month on a short term lease basis No housing subsidies - existing facility - "decommissioned" hospital	2007 projects list		Synnov Skorge: 021 633 5287
Home from Home	WC	Cape Town	Home from Home	Foster Care homes	24			Application submitted to Dept of Housing	No housing subsidies allocated	PPT project list		Tel: 021 761 7251; Contact Person: Pippa Shaper
United Sanctuary against Abuse Shelter	WC	Atlantis	United Sanctuary against Abuse (USAA)	Women at risk	25		Women and children survivors of domestic and / or sexual violence	Shelter for 10 women and 15 children	House donated by SACTWU No housing subsidies; land for new one stop centre purchased through donation from private donor; subsidies to be applied for for shelters, second stage housing and support / service facilities	2007 projects list		Howa Jaffer: 022-481-3599; USAA Shelter: 021 -572-8662
18 mini old age homes in SA	KZN, Gaugleng, WC	Durban, Walkerville, suburbs	Abbeyfield Society of South Africa		126		to create mini old age homes in every suburb in South Africa	126 single rooms	No Government subsidy had to depend on Trust, Lottery and private donors	2007 projects list		Mrs Rose Stolze, Director
Oasis Association Group Homes (4 Group Homes)	WC	Claremont, Kenwyn, Ruyten	Oasis Association for Intellectual disability	Residential accommodation for adults with intellectual disability (located in 3 different suburbs)	40		Residential accommodation for adults with intellectual disability (located in 3 different suburbs)	40	OH I bought with reserve funds R105 000 in 1986 (cash) OH II 1955 - small City Council loan and fundraising for the purchase (not used as a group home until 1999) Dept. of Social Services	2007 projects list		Miss S Moore (021) 671-1063

2007 projects list
KZN DHS list

Briefing Document Provided by the National Special Needs Housing Forum to the National Department of Housing: National Policy Directive for Special Needs Housing

1 Context

- 1.1 Situation of crisis: The issue of special needs and special needs housing in South Africa is a critical issue that requires rapid attention. The situation is exacerbated by the HIV AIDS pandemic as well as a range of youth and gender issues. For example, there are currently estimated to be 1.8 million orphans and vulnerable children in SA, of which 1.3 million are estimated to be HIV AIDS affected. The provision of housing subsidies to enable the provision of accommodation for those in special needs is thus a high priority and a rapid response is required.
- 1.2 Special Needs Housing Forum: The SNHF is a national umbrella structure involving a range of grassroots, civil society and non profit stakeholders who are involved in special needs housing with the purpose of sharing knowledge and information and in helping to mainstream special needs housing at the national level. The forum represents some 20 civil society organisations and over 65 special needs housing projects in a range of provinces including Gauteng, KZN, Western Cape and Eastern Cape.
- 1.3 Definition of special needs housing: Special needs housing is defined as housing which provides for a range of people in special need, including:
 - 1.3.1 Infected or affected by HIV AIDS
 - 1.3.2 Orphans and vulnerable children (OVC's)
 - 1.3.3 Seriously ill
 - 1.3.4 Old and infirm (including frail care)
 - 1.3.5 Physical disabilities
 - 1.3.6 Intellectual and psychiatric disability
 - 1.3.7 Homeless / on the street (including street children, refugees, trafficked people)
 - 1.3.8 Victims of domestic abuse and family violence
 - 1.3.9 Under substance rehabilitation
 - 1.3.10 Parolees, ex-offenders and juvenile offenders.
- 1.4 Typical project types: A wide range of project types address these needs, including foster care (eg: community care homes), hospices, palliative care, places of safety / shelters (including move-on accommodation / 2nd stage housing & emergency accommodation), homes for the elderly, transitional housing.

- 1.5 Scale of delivery on the ground: Significant delivery of special needs housing has already occurred in provinces such as KwaZulu Natal, Eastern Cape, Gauteng and Western Cape. A total of at least 65 projects utilising housing subsidies are already in place.
- 1.6 Existing provincial special needs housing policies: There are currently provincial special needs housing policies in place in KwaZulu Natal (since 1999) and the Eastern Cape (since 2006/7). There is also a draft policy in place in the Western Cape and Gauteng has previously made subsidies available through the transitional subsidy framework.
- 1.7 National policy background: In 2003, the National Department of Housing released a HIV AIDS Policy Framework which, amongst other things, recognised:
 - 1.7.1 The need for the Department of Housing to assist departments such as Social Welfare and Health with shelter and housing issues DoH HIV AIDS Policy Framework;
 - 1.7.2 The need for effective partnerships between the public sector, civil society sector and private sectors;
 - 1.7.3 The need to factor in the Transitional Subsidy Scheme (which was already in use at that time and which is a variation of the institutional subsidy mechanism);
 - 1.7.4 The need for the National Dept. Housing to develop guidelines to implement this.

The "Framework for an Integrated Local Government Response to HIV and AIDS", published by the Department of Provincial and Local Government in April 2007, also provides a mandate for the National Department of Housing to, "Develop and implement legislation, policies, and strategies to ensure that the right of access to adequate housing is realised for all and that, where necessary, special attention is given to the needs of households affected by HIV and AIDS."

Special needs housing is also consistent with Breaking New Ground given its imperative of creating better integrated and more sustainable human settlements. The provision of improved care and shelter for those in special needs plays an important role in this regard.

- 1.8 Partnership with civil society: It is emphasised that, whilst those in special need are the sole beneficiaries of special needs housing subsidies, the recipients of the subsidies are various institutions which take the form of non profit organisations involved in a range of projects and initiatives at community level. These organisations are the primary drivers of initiatives who in so doing expand the capability of South Africa to address the crisis of special needs outlined above. The provision of housing subsidies and other support from departments such as Social Development and Health (eg: operational grants), enables these organisations to increase the scale of assistance they can provide.

2 Problem statement

- 2.1 As outlined above, there is a massive demand (situation of crisis at grassroots level).
- 2.2 Organisations involved in special needs at a grassroots level currently do not receive sufficient support and struggle on a daily basis to access the necessary resources, including funding for the construction of accommodation and funding for operational expenses. The provision of adequate housing in a supportive environment is a fundamental requirement for organisations to meet the Minimum Standards for Child and Youth Care Facilities, prescribed by the Department of Social Development; however there is no enabling national legislation to meet this provision.
- 2.3 Provinces such as the Western Cape, which have draft special needs policies in place, are more likely to finalise and activate these policies if there is a clear 'mandate' or 'directive' from the National Dept. Housing to the provinces.
- 2.4 Grassroots organisations in provinces where no special needs policy exists face great difficulties in respect of providing shelter. There is a likelihood that a national directive would enable these provinces to develop their own provincial policies and release much needed special needs housing subsidies.
- 2.5 There is uncertainty in some quarters as to the status of the transitional subsidy mechanism and a clear national directive would remove this uncertainty which is sometimes an obstacle to providing special needs subsidies (eg: the current situation in Gauteng and many other provinces).

3 Way forward

- 3.1 It is recommended that a directive and / or simple policy framework be issued by the National Department of Housing to the various provinces along the lines outlined below. Given the historical delays in finalising a national special needs housing policy and the fact that provincial level policies are already in place, it is suggested that commissioning a detailed national policy would be inappropriate as this would inevitably result in further delays. Such a broad national framework is all that is necessary, which would then leave it up to specific provinces to develop their own more detailed policies within the mandate of this overall broad directive / framework. The key elements that need to be included are as follows:

- 3.1.1 Transitional and/or special needs¹ subsidies are appropriate for use in addressing special needs housing, these subsidy instruments being a variation of the institutional subsidy as already being applied in provinces such as KwaZulu Natal.
 - 3.1.2 Grassroots civil society organisations such as registered Non Profit Organisations (NPO's) who are involved in special needs housing can apply for and access these subsidies, subject to certain conditions and requirements being met and as laid down by each province. It is noted that further information on the typical requirements for special needs housing subsidy applications can readily be provided by the SNHF.
 - 3.1.3 In all cases, the approval of the project concept and applicant organisation by either the relevant provincial Department of Health or Social Development should be a pre-requisite, it being noted that this pre-supposes a reasonable level of inter-departmental co-operation.
 - 3.1.4 Provinces should make available preparation funding to applicant organisations in order to enable them to properly prepare their projects and provide subsidy application of a high standard. This funding should be released on the basis of a written application and subject to the project having reasonable prospects of success. It is again noted that further information on this can readily be provided by the SNHF.
 - 3.1.5 Provincial Departments of Housing should be requested to develop their own detailed provincial policies within the above broad framework.
- 3.2 In respect of communications, it is requested that a channel of communication be established through which provinces and the SNHF can communicate directly with the National Department of Housing on special needs housing issues and to enable learning, information sharing and continuous improvement.
 - 3.3 It is noted that the detailed framework, mechanisms and processes for special needs housing are already well defined and the SNHF can provide more information on this as and when required (eg: the necessary contents for a subsidy application). It is however assumed that this level of detail will be dealt with at the provincial levels.
 - 3.4 It would be advantageous if Provincial Departments of Housing mandate a specific individual or directorate to deal with special need housing (eg: Institutional Housing Directorate deals with this in KZN – Robert Sibiyi). It is noted that very little capacity is required to deal with special needs housing and in KZN two or three personnel can handle all of the provinces special needs housing projects.
 - 3.5 It would also be advantageous if a specific budget was set aside (ring-fenced) by provinces for special needs housing so that there is not direct competition between special needs housing projects and mass delivery housing (it being

¹ KZN Housing Policy Communique 3/2004 refers.

noted that the financial requirements for special needs housing are modest in scale).

4 Conclusion

Special needs housing affords a major developmental opportunity for the National Department of Housing and Provincial Departments of Housing and it would require minimal effort to enable the activation of a national programme which would have major impacts and benefits for vast numbers of people in special need. Furthermore, due to the small capital value of special needs projects, especially when compared with the high capital funding requirements for project linked subsidies, the impact on the national housing budget would be minimal.