

Mixed-Income Housing Development Planning Strategies and Frameworks in the Global South

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BY

GEORGE OKECHUKWU ONATU

University of Johannesburg, South Africa

WELLINGTON DIDIBHUKU THWALA

Walter Sisulu University, South Africa

AND

CLINTON OHIS AIGBAVBOA

University of Johannesburg, South Africa



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INVESTOR IN PEOPLE

This book is dedicated to our wives and children for their love and care during the period we were busy compiling the manuscript.

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List of Abbreviations

AMI	Average Medium Income
ANC	African National Congress
APNHR	Asia-Pacific Network for Housing Research
BNG	Breaking New Ground
CBO	Community-Based Organization
CCPR	California Centre for Population Research
CIA	Central Intelligence Agency
CLL	Common Law Leasehold
CoGTA	Department of Cooperative Governance & Traditional Affairs
CoR	Certificate of Right
COSATU	Congress for South African Trade Unions
CPF	Central Provident Fund
CSHA	Commonwealth State Housing Agency
CSIR	Council for Scientific and Industrial Research
DA	Democratic Alliance
DFI	Direct Foreign Investment
DPME	Department of Planning, Monitoring and Evaluation
DRDLR	Department of Rural Development & Land Reforms
FHA	Federal Housing Authority
FELDA	Federal Land Development Authority
ELCRA	Federal Land Consolidation and Rehabilitation Authority
FMBN	Federal Mortgage Bank of Nigeria
FPSG	Fixed Period State Grant
GDP	Gross Domestic Product
GRA	Government Reserve Areas
HDB	Housing Development Board

HOPE	Housing Opportunities for Everyone
HUD	Housing and Urban Development
ICESCO	International Convention on Economic, Social and Cultural Rights
IMF	International Monetary Fund
IRDP	Integrated Rural Development Programme
IUDF	Integrated Urban Development Framework
LAP	Land Administration Project
LITC	Low Income Tax Credit
MIRG	Mixed-Income Research Group
NAHA	National Affordable Housing Programme
NEP	National Economic Policies
NIMBY	Not In My Back Yard
NNHP	New National Housing Policy
NUSP	National Upgrading Support Programme
PIE	Prevention of Illegal Eviction
SACN	South Africa Cities Network
SERI	Socio-Economic Research Institute
SHHA	Self-Help Housing Agency
SPLUMA	Spatial Planning and Land Use Management
TND	Traditional Neighbourhood Design
TPC	Town Planning Complaint
UN	The United Nations
UNDP	United Nations Development Agency
VPADD	Voluntary Pro-Active Deal Driven

About the Authors

Dr George Okechukwu Onatu is a Staff and Senior Lecturer in the Department of Urban and Regional Planning, University of Johannesburg, South Africa. He completed his PhD in Engineering Management (Housing) at the University of Johannesburg in 2021. He was the former Head of Department from 2010 to 2016. His research interest lies in human settlements, informality, Spatial Planning, land use management, urban planning, housing provisions and property development as well as the Fourth Industrial Revolution and mix-use development. Some of his research works has been extensively published in recognized Journals and conference proceedings. He is a member of various bodies, including the editorial board of the Town and Regional Planning Journal South Africa and also support and assist in scholarly debates as a board member of the Association of African Planning Schools (AAPS). Dr Onatu is the author of over 40 published research articles in both local and international conference proceedings. He also assisted both the National Department of Human Settlements South Africa and National Homebuilders Registration Council (NHBRC) as a research consultant and policy expert specialist on housing issues.

Wellington Didibhuku Thwala is a Full Professor of Construction Project Management and Leadership at the Department of Construction Management and Civil Engineering at the Walter Sisulu University. He is a Director of the DST NRF SARCHI Chair in Sustainable Construction Management and Leadership in the Built Environment. He is the Chairman of the Construction Management Foundation Advisory Board. Professor Thwala has varied research interest, including project management, construction management, supply chain management and leadership in the construction industry, health and safety, engineering design and management, 4IR, infrastructure delivery, business competitiveness and sustainable housing and local economic development. He is the Editor in Chief of the Journal of Construction Project Management and Innovation, Peer Reviewer of Built Environment Project and Asset Management, as well as Journal of Facility Management and has more than 1,700 citations and 490 publications.

Clinton Ohis Aigbavboa is a Full Professor at the Department of Construction Management and Quantity Surveying, University of Johannesburg, South Africa. Prof. Aigbavboa is the immediate past Vice Dean of the Faculty of Engineering and Built Environment, University of Johannesburg, South Africa. He has extensive knowledge in practice, research, training and teaching. He is currently

the Director of the Construction Industry Development Board Centre of Excellence and the Sustainable Human Settlement and Construction Research Centre at the University of Johannesburg. He is also an author of 12 research books that were published with Springer Nature and CRC Press. He is currently the Editor of the Journal of Construction Project Management and Innovation (accredited by the DoHET) and has received national and international recognition in his field of research. He is rated by the South Africa National Research Foundation.


Foreword

It is a honour and privilege to be requested to write this foreword to this remarkable book on Mixed-Income Housing Development Planning Strategies and Frameworks in the Global South. With over 35 dedicated years of experience in teaching, conducting research and supervision of students of Urban and Regional Planning, I feel as the best person in a position to do justice to this request. Moreover, as the former Deputy Vice Chancellor of one of the Premier Universities in the continent, University of Nigeria, Nsukka, where I was instrumental in attracting many projects and organizing so many seminars and conferences which brought the University to visibility and to be ranked very high among the Universities in Nigeria. More also as one of the pioneering members of the Association of African Planning Schools (AAPS) and a member of the seven-man steering committee, the continental network comprising of 54 Universities where I met one of the authors in 2010, it gives me additional fulfilment to write about this important resource book on human settlements. Dr George O. Onatu is a seasoned scholar/Urban and Regional Planner as well as housing specialist who was instrumental in the growth and development of the Department of Urban and Regional Planning at the University of Johannesburg. He served as the Head of Department for two tenures. Prof C. Aigbavboa served as the Vice Dean Research and Internationalization of the Faculty of Engineering and Built Environment, University of Johannesburg with several other awards and is the Executive Director of Centre for Industrial Development Board (CIDB) and sustainable human settlements and construction management research. Prof D. W. Thwala is an NRF, DST and SARCHI Chair as well as top researcher for several periods with more than 25 years of teaching and research experience, with so many citations and Senior Fellow at a Centre and the Department of Civil Engineering, College of Engineering Science and Technology at the University of South Africa (UNISA). With this profile and diverse experiences of these scholars, they are all well grounded with multidisciplinary knowledge/skills to come up with this important resource book to showcase their valued contributions to the practice, teaching and research on housing.

Mixed-income housing development and implementations strategies are increasingly becoming one area of human settlements research that is gaining increasing attention and attractions. With the world population expected to reach an astronomical 9.8 billion by 2050 from the current 7.6 billion, informed by the addition of 83 million people every year on the planet, most governments and international organizations are facing considerable challenges as it relates to

access to housing by these teaming population, exacerbated urban poverty and hunger, as well as environmental conservation and climate change issues. We cannot continue to fold our hands and stare. Hence, this book is recommended for all those who are interested in ensuring that the world moves forward with speed to cater for these rising population as it relates to shelter and necessary condition to attain sustainable human settlements. The framework so developed in the book is user friendly and will argue all current efforts, publications and policy gaps which need urgent solution on a global scale. The case examples drawn from both the developed and developing countries will serve as a sign post and road map to urban planners, construction economics, developers, researchers, community leaders, social scientists, private sector and all stakeholders as well as built environment students/engineering specialists/practitioners on how to approach the problems confronting human settlements and design strategies. You cannot wait further than to read this book that has come handy at this important period in the history of human race and associated challenges that at times resist solutions and appear not solvable. These problems are now noted and associated with hidden opportunities that are not so visible and are at times overlooked.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Smart N. Uchegbu', with a long horizontal flourish extending to the right.

Prof. Smart N. Uchegbu, PhD, MSc, BA, fnitp, fnes, meman, Rtp
Deputy Vice Chancellor Emeritus
University of Nigeria, Nsukka

Preface

The twenty-first century is noted globally as the urban century of unique character, dynamism, symbiosis and complexities because more than half of the world's population lives in cities. This population is projected to increase to 70% by 2050. South Africa is no exception to this phenomenal increase in urban population. More than 60% of South African population lives in urban areas, and this figure is projected to increase to 71.3% and 80% by 2030 and 2050, respectively. Access to human settlement by this teeming population remains a challenge/issue and undoubting task to the incumbent government and previous regimes. The problem of access to human settlements is compounded by historical apartheid's spatial geography characterized by racial segregation, fragmentation of urban space and separate development. During the apartheid period, settlement patterns were designed and planned in accordance with racial differentiation. This resulted to fragmented and dysfunctional residential settlements pattern that forced many people to travel long distances between place of work and home. Since 1994, the various housing policies, programmes and legislation have not been able to find solution to the spatial challenges that South Africa faces. The objective of this book is to investigate and unpack mixed-income housing development strategy and how this housing typology with a new framework can bring about spatial integration, improved access to social services, infrastructure and the promotion of social and economic inclusion. The research utilized the case study research design and employed the Delphi method for the investigation. It provides a step-by-step guide on how to use Delphi technique and Structural Equation Modelling (SEM) in human settlements research and planning. The findings reveal that proper coordination across all sectors of government and good working relationship between the private and public sectors will increase the sustainability of mixed-income housing development. This book for the first time brings together and synthesize the relevant theories and concepts that guide mixed-income housing development and human settlements in general. This book is also a reach out to support existing theories that mixed-income housing might not be able to bring about overall social integration, solve all housing problems, but it has the unique tendency, character and peculiarity in the South African case to address spatial imbalances by increasing the affordability of low-cost housing. This research book will provide important resource toolkit as it concludes that there is need for both inter-sectoral and intergovernmental collaboration as well

as proper coordination/adequate urban planning to address the human settlement challenges in South Africa and for effective implementation of mixed-income housing development in both developed and developing economies. The use of case studies from the United States, Australia, the Netherlands, Brazil, Nigeria, Botswana and Ghana is noteworthy and serve as an important selling point.

Acknowledgement

We sincerely appreciate the contributions and cooperation of our colleagues at the Faculty of Engineering and the Built Environment, the Department of Urban and Regional Planning and the Department of Construction Management and Quantity Surveying. In this vein, we say thank you to Prof Daniel Mashao, Prof Morgan Dundu, Prof Charles Mbohwa, Prof Steven Ekolu, Prof Jeffrey Mahachi, Mr Zenzile Mbinza, Mr Aurobindo Ogra, Prof Trynos Gumbo, Prof Walter Musakwa, Dr Eric Makoni, Mr Jude Okafor, Ms Natasha Ntakana, Ms Sithembile Thusi, Adv Petrus Steyn, Dr Justice Agumba, Prof Innocent Musonda, Mr Nazeem Ansary, Mrs Mogodi, Mrs Corlia Jordan and Mrs N Mzobe. Our mutual sharing and working relationship over the years have not gone unnoticed. Finally, we would like to thank the following: the staff of Basil Reeds; Urban Dynamics Pty Ltd, the National Department of Human Settlements; the City of Johannesburg Metropolitan Municipality; Iyer Development Consultants, for their contributions to this book; our Statisticians, Mr Serge Malandala and Mr Elvis Ganyaupfu for data analysis. We also acknowledge the research work of Urban Institute in the United States on Mixed-Income Housing that also assisted us in building our argument. We are also very grateful to Africa Sustainability Infrastructure Mobility (ASIM) project of 2023 and Ardhi University, Dar Es Salaam, Tanzania where one of our colleagues spent time through staff exchange to finally conclude this book. Our sincere hope is that this book will serve these communities and the countries of global south and beyond.