
Housing the Poor in African Cities

QUICK GUIDES
FOR POLICY
MAKERS

Namibian Workshop
March 25 -27, 2015,
Habitat Research and
Development Centre

Nate



1. Background

The UN-Habitat in partnership with the Cities Alliance has published a Quick Guide Series: Housing the Poor in African Cities. The overall purpose of this series is to provide policy makers at national and local levels with information that will enhance their understanding and consequent responses to urbanization issues. In addition the Quick Guides series also aims to provide them with tools that will improve their skills in housing developments especially for the urban poor and to enable them to make informed policy and strategic decisions. The Quick Guides are presented in an easy-to-read format, including an overview of trends and conditions, concepts, policies, tools and recommendations.

As part of the dissemination of the Quick Guides for Policy Makers: Housing the Poor in African Cities a training pack was designed based on the Quick Guides and its contents draw substantially on the themes and cases depicted in the different volumes. This training pack includes a Facilitator's Guide, PowerPoint presentations, and videos. The training pack equips national and regional training institutions and other relevant organisations with the necessary tools to provide training for policy makers on the Quick Guides series in their countries. A Training of Trainers workshop was held in Kenya in September 2014 for African training institutions and partners of UN-Habitat.

The Namibian Association of Local Authority Officials (NALAO) is the only organization from Namibia that attended the training in Kenya. The Namibia University of Science and Technology (NUST), Department of Architecture and Spatial Planning have been involved in the reviews of the Quick Guides Series and Facilitator's Guide.

The training material and syllabus of the program contains eight thematic seminars which include lectures, case studies and materials on the following:

- 1. Urban Africa:** Proposes a range of policies and strategies that can steer urban development in positive directions; it advocates for drawing on the experience and knowledge that exist within poor urban communities across the continent.
- 2. Low-Income Housing:** Describes several well-tried approaches for improving the housing and living environments of people living in slums and informal settlements – and for ensuring adequate housing for future generations of the urban poor.
- 3. Land:** Explores the kinds of land tenure systems operating in African cities and examines some of the benefits and problems associated with the different systems.
- 4. Eviction:** Presents guidelines to help governments develop better formal procedures to minimize evictions and to ensure that resettlement, if inevitable, follows international standards.
- 5. Housing Finance:** Introduces some of the key concepts of housing finance; provides an overview of how a housing finance system works; offers advice to policy makers for enhancing access to affordable housing finance by the urban poor.
- 6. Community-Based Organizations (CBOs):** Considers how governments and other implementing agencies can best work with CBOs to address the problems that the poor experience in urban settlements – and find durable solutions to their housing needs.

7. Rental Housing: Identifies the characteristics of good quality rental housing and sound landlord-tenant rental relationships; presents policy options for promoting the expansion of rental housing, especially for the poor.

8. Local Government: Provides a brief overview of local government in Africa; reviews the urban challenges (and opportunities) local authorities face; shows how physical, economic and social development need to be integrated in order to promote effective urban development schemes.

2. Workshop Objective

The overall objective of the workshop that took place from March 25 -27, 2015 was to further disseminate the Quick Guides Series for Africa and share its contents and training with the Namibian audience. It aimed at strengthening the capacity of policy makers in Namibia on selected housing themes which will enable them to further promote and practice pro-poor housing policies.

NALAO was the main organization responsible for hosting, designing and implementing the workshop but worked closely with other key partners such as relevant ministries and the Polytechnic of Namibia/ Namibia University of Science and Technology (NUST). UN-Habitat is offered technical support and the workshop was made possible through the financial support of Cities Alliance for the project.

Specific Workshop Objectives were as follows:

By the end of the workshop participants will have:

- Been introduced to key trends, concepts and tools to address housing for the poor in Africa and in Namibia in particular
- Had an opportunity to discuss policy and strategic options for improving housing delivery
- Identified key bottlenecks and supporting factors affecting housing delivery in Africa and in particular Namibia
- Discussed current trends and developments in Namibia around security of tenure, informal settlement upgrading and land delivery
- Participated in a site visit that demonstrates community responses to housing

3. Expected Outputs

3.1 Increased capacity of Namibian policymakers to take strategic decisions on housing that benefits the poor

3.2 Stronger capacity of NALAO to undertake capacity development activities in the area of pro-poor housing policies

4. Workshop Methodology and Underlying Principles

The workshops methodology has been designed taking into consideration two key adult education principles: i.e.

- That as much as possible, the training will be experiential – drawing on the experience of the participants and sharing ideas and opinions
- That the learning will take place in an environment where participants feel free to express their views – and where divergent views are listened to and respected.

Most of the material in this workshop was drawn from the Quick Guides and was accompanied by PowerPoint presentations, case studies and video clips. However, participants and presenters were able to reflect on their own experiences to the information presented in the Guides and to the lessons that can be drawn from the print or video case studies. In addition, the workshop included examples of housing issues in Namibia and a site visit in Windhoek, to one of the groups where the Shack Dwellers Federation of Namibia

5. Welcoming Remarks by the NALAO President – Ms. Agatha Mwet

The workshop was opened by the NALAO President Ms. Agatha Mwet. In her opening remarks she applauded the UN Habitat for investing time and resources to develop the Policy Guides and also for choosing NALAO as the strategic partner to disseminate the Policy Guides in Namibia. She also acknowledged the invaluable contribution by the Polytechnic of Namibia to help with the facilitation of the different thematic areas.

Ms. Agatha also highlighted the fact that the workshop is coming at a most opportune time when housing and land delivery are the top priority issues in the national discourse and that the guides will help in structuring the national discourse in evidence based debate and discussion. The case studies, tools and stories would help to create space for robust discussion and debate in a safe blame free environment where all stakeholders will have a chance to jointly reflect on what is working and what is not working.

The two most challenging issues at present are:

- Firstly how to address housing and shelter affordability in the context of growing income inequalities, a distorted housing market that is characterized by high prices comparable to more affluent places like Dubai.
- The continued insecurity of tenure in urban areas making it difficult for the poor to invest in better quality housing and also compounded by the very slow process of land delivery.

6. African Housing Trends and Introduction to the Quick Guides – Claudio Acioly, UN Habitat

Claudio Acioly then introduced global and African trends in Urbanisation which clearly demonstrated that urbanization is an inevitable reality and governments and local authorities would do well by investing in long term planning and strategic positioning to manage urbanization rather than trying to control or prevent it from happening. He illustrated how in 1970 the proportion of rural to urban was 63% to 37%; in the year 2000 it was 53% to 47% respectively; the projected proportions by 2030 are around 40% to 60%. Clearly the world is increasingly becoming urban. In the Namibian context the projected proportions are 30% rural and 70% urban by 2030.

In order to develop a proactive policy intervention response to the housing situation it would be important to keep the balance among the key elements necessary for the housing and shelter, this includes:

- Building materials
- Access to Housing Finance
- Access, affordability and security of land tenure
- Infrastructure and
- Labour

Scarcity in any of these inputs will cause a disequilibrium that will distort the housing markets or hinder the delivery of the much needed housing stock.

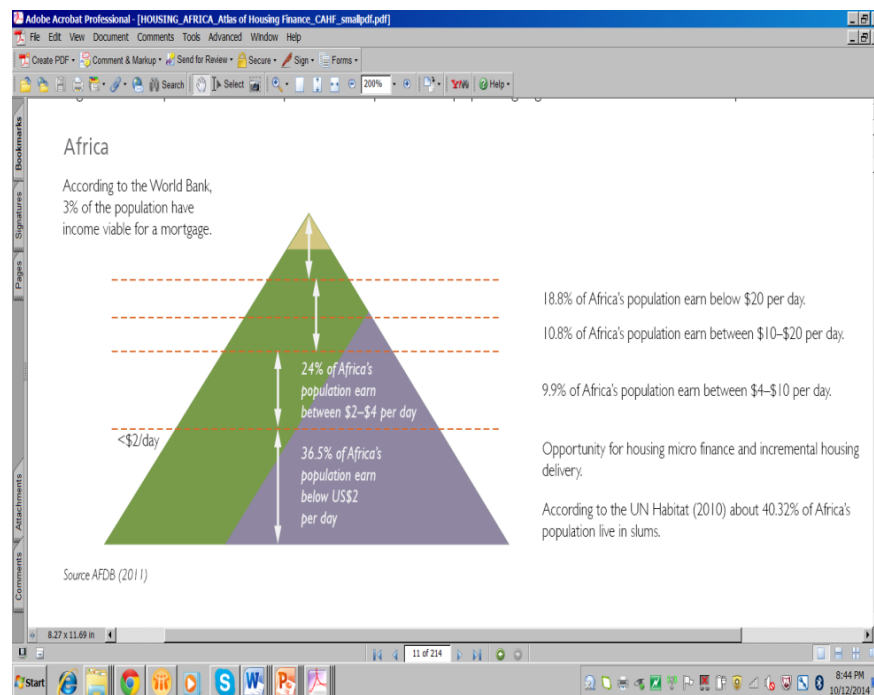
The context of Housing Policies are affected by the issues of supply and demand on the supply side the market place play a key role as it is affected by the availability of: land, infrastructure, building materials, the organisation of the building and construction industry, availability and affordability of skilled and productive labour, self production of building materials and urban planning. On the demand side this is largely influenced by the regulatory, institutional and policy frameworks that is affected by demographic conditions, rate of urbanization, rate of new household formation, property rights regime, housing finance, fiscal policies, subsidies and macro-economic conditions.

Key Trends in Africa

The key housing and urbanization trends in Africa are characterized by the following:

- Every day, for the coming 15 years, urban Africa will be home to at least 40,000 people
- Slum proliferation hand in hand with rapid urbanisation
- Booming real estate markets but conventional housing finance undeveloped and/or inaccessible by the majority
- Affordability, distorted house price-to-income, exclusion of large part of the population from formal housing finance;
- Customary land ownership practices co-existing with formal legal systems turning housing a high risk endeavour;
- An estimated need for 4 million new housing units per year with over 60 per cent of the demand required to accommodate urban residents.

The figure below illustrates some of the key issues around affordability and access in the African context.



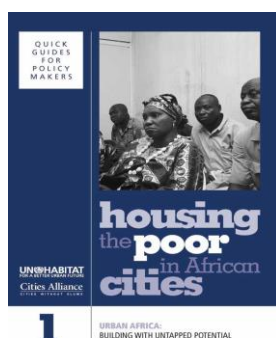
Source: 2013 Yearbook. Housing Finance in Africa. Review of some of Africa's housing finance markets. Centre for Affordable Housing Finance in Africa.

Based on the above the conclusions that we can come to are that:

- The picture across Africa is not good.
- Only a fraction of the population in most countries in Africa can afford the cheapest, newly built house available on the market today.
- The demand for affordable housing is high but the current average house price of about US\$31,000 does not even begin to scratch the surface in terms of responding to the needs of the poor and low income groups which makes up the largest in need of housing.

7. Urban Africa Building with Untapped Potential – Maria Marealle

The first thematic area was facilitated by Ms. Maria Marealle a lecturer at the Polytechnic of Namibia in the Department of Architecture and Spatial Planning. Third year students from the same department also provided a case study of preliminary results from ongoing action research projects around the issues and challenges on housing and urbanization in and around Windhoek.



The **objective** of this session was to deepen the shared understanding of the causes and consequences of unmanaged urbanisation in Sub-Saharan Africa.

Key Conclusions & Issues: High densities in cities reduce transaction costs, make public expenditure on infrastructure and services more economically viable, and facilitate the generation and diffusion of knowledge, all of which are important for growth."

For this reason mind shifts are needed to better understand informality, migration and the need for all stakeholders at governmental (national, regional and local government) as well as private sector and civil society and community based organisations to work together.

Some of the key issues that emerged from the subsequent discussions during this session include the following from the Namibian perspective:

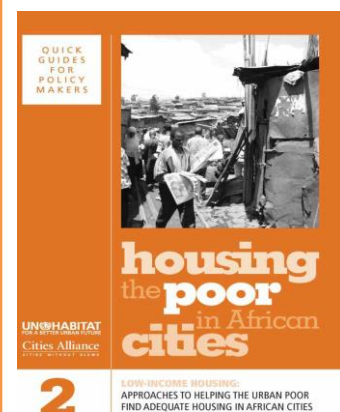
- Since independence there is a continuous influx of people into the major city centre's (like Windhoek, Swakopmund, Walvis Bay, Otjiwarongo, Oshakati/Ongwediva etc.) in Namibia. For example in 1991 a year after independence Namibia was only 27% urbanized in 2011 this grew to 42% and it could be anything around 45% by now.
- In most cases this movement is caused by expectations of better prospects for employment and education opportunities in bigger towns
- It is evident that many towns and cities have been caught off guard by the influx of people and thus the proliferation of informal settlements (slums) – this necessitates the imperative of long term spatial and strategic planning to manage urbanization in a forward thinking and proactive way.
- In line with the long term strategic vision of the Namibian nation which projects about 70% urbanization by 2030 Namibian cities and towns should embrace urbanization instead of trying to resist and control it.
- Stability and good governance remains a key factor in responding to pressing challenges in housing as is illustrated by the frustrating situation where the entire council of Omraruru has been suspended for over a year.
- There is a need for a national urbanization policy and strategy

8. Low Income Housing – Nate Areseb

Objective: The main objective of this session was to discuss the most appropriate ways of addressing low income housing in Africa and in particular Namibian cities and towns.

Key Conclusions:

- A slum is a household in an urban area that lacks one or more of five key elements of (*durabe housing, sufficient living area, access to clean water, access to proper sanitation and secure tenure*)
- Everyone has a right to adequate housing
- The full involvement of women is the best guarantee that any housing project will succeed as women are most concerned about housing conditions for their families.
- There are different options for low income housing, but on site upgrading has proven in various context to be the best option as it is the least expensive, most humane way of enhancing a city's much needed housing stock of affordable housing, instead of destroying it.

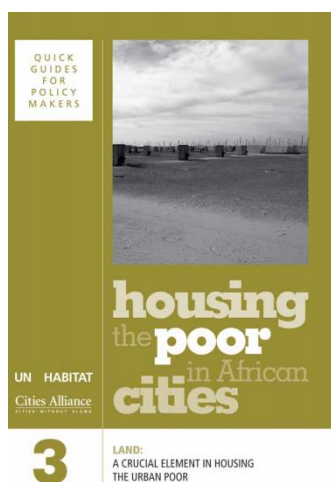


9. Site Visit – Shack Dwellers Federation and National Housing Action Group

The final session on the first day was the site visit to view peoples housing processes as a viable option for addressing housing challenges. The site visit was at Okahandja Park in Windhoek where there are about 24 groups under the shack dwellers federations. The site visit confirmed the following:

- The poor are not looking for hand outs but can organize themselves and negotiate and mobilize their own savings to purchase land
- By improving their dwellings incrementally poor people have the capacity to build good quality houses that compares well with middle income houses.
- With the right technical assistance and contribution of labour by members the cost of housing can be kept low and affordable
- Community based organizations do not just focus on building houses but develop the skills and competencies of their members in community mobilization, leadership, record keeping, reporting, negotiation skills etc.
- Members are encouraged to do something to earn income and are assisted with small loans to start their own businesses

10. Land A Crucial Element in Housing the Urban Poor – Jacques Korrubel



Objective: to discuss the issue of access to land and identify strategies for making land more accessible for the poor.

Key Conclusions & Issues

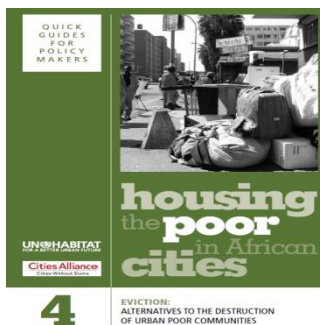
- The inaccessibility of decent, secure affordable land is the major reason why there are so many informal settlements in Africa generally and in Namibia particularly
- There are different policy measures that policy makers can make to make land more accessible to the poor, some of these can be:
 - Planning more efficiently with people in mind and adjusting land use regulations to ensure higher density and planning for pedestrians and cyclist not only cars
 - Improving land information and data
 - Better land taxation systems
 - Promoting land sharing
 - Promoting land pooling

Key Issues from Discussions:

- There is a need to rethink the single standing house mentality that leads to urban sprawl and increase in cost for servicing land and focus more on densification
- There is a new Planning Bill to be tabled in 2015 that will bring the Township Board and the Namibia Planning Advisory Board together
- The improvements in the meetings of both NAMPAB and the Township Board is noted

- There is a need for more integrated land use planning and not separate residential and business and public service centre's and thus reduce transport costs for residents to access services. The general rule being 30 min by foot or 2 km to service centre's
- There are currently also moves to simplify the deeds registration process and to reduce costs significantly
- The flexible land tenure regulations are at an advanced stage and could be implemented from 2015
- During April 2015 the first group 13 Namibian trained town planners will be graduating
- The property rights of women are often ignored or discriminated against in the buying, selling, leasing, inheriting or allotting of land. This kind of discrimination is contrary to good urban management and makes no economic sense.

11. Evictions – Nate Areseb



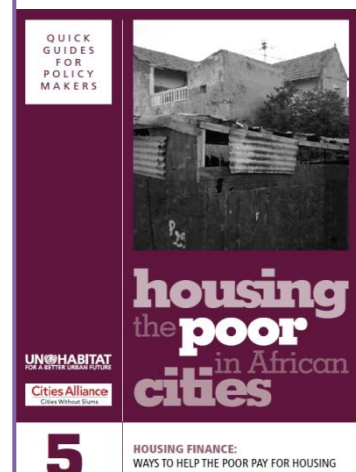
“Eviction creates poverty rather than alleviating it. It contributes to housing problems in our cities rather than solving them. In almost every way, EVICTION IS THE OPPOSITE OF DEVELOPMENT.”

12. Housing Finance – Mr. A. Issa

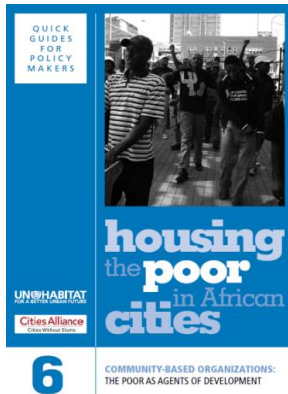
Objective: To discuss how the housing finance system works, types of finance and strategies for making housing available to the poor.

Key Issues & Conclusions:

- Housing Finance is very important because housing is a fundamental human need and housing is normally expensive and most feasible option is to borrow to pay for housing.
- Housing finance stimulates economic development
- Few people in Namibia can afford mortgage finance due to high prices, but there are other forms of financing like micro loans, incremental development and peoples processes of saving and revolving funds
- Governments can play role by stimulating and creating institutional, policy environments enabling non state actors to play an active role in housing finance and supply
- Enable the development of different housing outcomes
- Establish policy dialogues with lenders, builders and developers
- Promote savings for housing as a national level priority
- Housing costs can be reduced through policies that promotes (cost effective designs, mass producing housing units, self building by people, using alternative, recycled material, buying materials and house collectively.)



13. Community Based Organisations – Braam Harris



Objective: To increase the shared understanding on how community based organisations operate and what are the best ways for policy makers to work with them.

Key Issues and Conclusions:

- CBOs represent the urban poor, either the residents of particular geographical areas or people who share some common identity like the Shack Dwellers Federation of Namibia (SDFN)
- They enable the poor households and poor communities to move from isolation and powerlessness into collective strength and have demonstrated that they can become powerful development mechanisms.
- It is vital to engage with CBOs and to make use of their intimate knowledge of their own communities
- Partnerships with CBOs can help to address different aspects of housing problems
- Local Governments can support CBOs in many ways such as supporting the creation of CBO networks and by community based savings and credit initiatives

Some key Issues form Discussions:

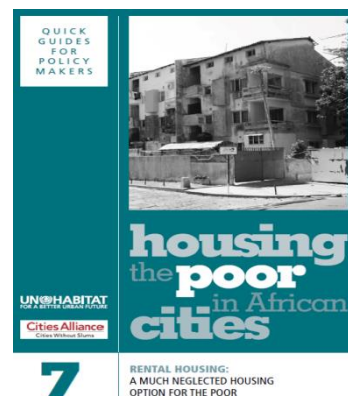
- CBOs have resources, capacity and skills to contribute to solutions to the housing challenge
- CBOs are not limited to one issue but can use their network and relationships to address other developmental and social issues
- CBOs should not be over donor dependent otherwise they can stop operations if the donors pull out
- It is good when CBOs have a technical partnership arrangement as is the case between SDFN and NHAG. This allows for equal partnership where the NGO provides technical assistance to the designing of houses, technical training, capacity building, exchange visits and donor reporting while the CBOs is in charge of their own governance, decision making, mobilization and movement building and actual construction of houses

14. Rental Housing

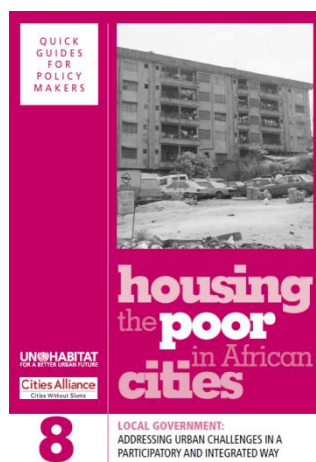
Objective: To increase understanding about rental housing – and explore how to formulate effective flexible policies to promote and regulate it

Key Issues and Conclusions:

- Renting is a reasoned sensible choice for many people that supports mobility of people for employment or study purposes especially as there is a trend for institutions both public and private to decentralise or deconcentrate their operations
 - Although not much data is available in the Namibian context in Africa renting is making up a large proportion of the urban housing stock as is the case in Kisumu , Kenya where rental housing is 82%, in Addis 60% and 57% in Kumasi, Ghana.
 - Rental housing suffers from negative reputation: landlords perceived as being exploitative and offering, crowded substandard housing
- Acknowledge and understand existing rental practices
 - Get rental housing on the larger urban policy agenda
 - Work out practical, flexible rental policies and negotiations
 - Mobilize finance to improve and expand rental housing
 - Encourage large scale and small scale investment in rental housing



15. Local Government – Addressing Urban Challenges in a Participatory and Integrated Way – G. van Rooi



Key Issues and Conclusions:

- Local government in Africa is being transformed by decentralisation, privatization and public private partnerships
- As this changes comes participatory planning and integrated approaches to urban development are key approaches to responding to challenges urbanisation poses – this implies that that physical development should always occur as part of a broader social and economic development strategy aimed at addressing poverty with a range of complementary interventions
- Local government should use holistic human settlement – that includes spatial/transport planning and land use management, ensuring access to land and basic infrastructure and services and facilitating community based production of housing

Other emerging issues from discussions:

- Section 57 of the Local Authorities Act mandates local authorities in Namibia to provide housing for residents however Local authorities in Namibia are constrained by capacity and resource issues to fulfill this mandate
- There is a need for intergovernmental coordination framework between the central, regional and local government. Unfortunately this was not the case for the Mass Housing Program where the views of local authorities were not taken into consideration in the

formulation of the strategy, consequently only a one sided strategic option was taken as the implementation strategy in the first phase thus limiting the full potential of the production of the housing stock if the other ways of production would have been given an equal chance in terms of financing.

- In South Africa for instance local authorities receive predictable operational and infrastructure development grants from the national fiscus which makes planning much easier and structured while this is not the case in Namibia. This makes it difficult for Namibian local authorities to maintain and improve service delivery and infrastructure development.
- Local authorities need to have the right people in right places both at the level of political strategic leadership and
- Local authorities in Namibia need to adopt the integrated development planning system that is implemented in South Africa. In this way local authorities are not just planning for what is directly being funded by the local authority but holistically for all government programmers in their town as well including the private sector and the community the development of the strategic plans.
- In the decentralization process to local authorities any function delegated to local authorities should always be followed by appropriate finance.

16. National Habitat Committee – V. Sikabongo

Background

- The UN: “encourages member states to strengthen or establish , as appropriate, broad based National Habitat Committees with a view to mainstreaming sustainable urbanization and urban poverty reduction”
- In preparation for Habitat II held in Istanbul in 1996 many countries established National Habitat Committees (including Namibia which formed it National Habitat Committee in 1994)
- The committees were reconvened in 2001 to prepare for the Istanbul +5 held in 2001.
- The United Nations General Assembly decided to hold Habitat III in 2016.

Purpose: The purpose of the National Habitat Committee is to promote planned and inclusive urban development.

Current Status: The National Habitat Committee had its last meeting in 2009 and has been dormant ever since. There are plans in the Ministry of Urban and Rural Development to revive and revitalize the committee in 2015.

Key Issues and Conclusions

- Namibia played an award winning role in the past for its work on Habitat issues and was also recognized by the UN for the very progressive way in which it worked with all stakeholders and community groups
- It is imperative for Namibia to revive the National Habitat Committee as a matter of urgency also with a view to prepare the national agenda for Habitat III.

17. The Way Forward

In order to prepare the next steps participant were divided in three groups that represented: local government, central government and civil society. These are the plans and recommendations that came from each group.

17.1 Central Government

Key Issue	Problem Statement	Recommendation	Resp	Timeline
Tenure Security	Provision of tenure security to prevent eviction, provide finance, access to proper housing & services	Implementation of FLTA, Appropriate funding for implementation	MLR/ NHAG/Ministry of Urban & Rural Planning/ PoN/LA's	2016/2017 FY
National Habitat Committee	Committee is dormant, lack of commitment	Revive committee & strengthen capacity, work according certain objectives, commitment, Identify new role players, Policy Formulation	Ministry of Urban and Rural Development, Parliamentary Standing Committee on Habitat	2016/2017 FY
Funding from Central GRN	Local & Regional authorities not receive enough funding from state coffers	Statutory state funding on human settlement building, Involvement from UN- Habitat	Central GRN (MoF), Ministry of Planning, Donors & International Community	2017/18
Inter-sectoral Coordination & Integrated Development	Lack of integration between stakeholders	Interaction & co-ordination between stakeholders, Multi- Sectoral approach in Implementation, alignment of policies	All stakeholders that can't work in isolation	On going
Capacity Development of CBO's	Lack of Capacity & funding for CBO's	Corporate responsibility from Private Organizations, Secretariat to deal with CBO's & NGO's	Concerned relevant Ministry	On going

17. 2 Civil Society

Key Issues

- Decentralisation of important government functions, to reduce the pressure on the urban areas.
- Giving people development rights once land has been allocated and boundaries demarcated, (while the approval process is still ongoing). (Planning Bill)
- Finding quicker ways to develop land using the Federation model & improving where we can
- Improvement of the rural areas , schools , healthcare , support of farming practise
- Urbanisation – LA to control the settling in informal settlements
- Address the upgrading of informal settlements , with commitments from all stakeholders , government
- Have a registration system to manage informal settlements (participatory process,)
- baseline information of people who live in the settlement

- Local Skills are important for development , use the best practices
- Agreement on Building standards
- Improved understanding between : community and politicians , officials and community , politicians and officials
- Participatory budgeting
- Communities informed on the availability of funds , by government , donors

Conclusion

- Implementation is important , support to the local groups (SDFN)
- Information sharing and commitment from all stakeholders
- NALAO – Feedback on progress on issues discussed
- bottom up communication is essential

Actionable Recommendations

- Key issues to be addressed through the National Habitat Committee
- Request for the minister of Urban and Rural Development to take recommendations
- SDFN-NHAG assist communities with the collection of baseline information in partnership with local authorities ,
- Mobilising communities to save and built their own housing
- Share the necessary information to encourage participation , and community contributions

17.3 Local Government

Key Issues

1. Urbanisation

- High demand for services
- Unemployment
- Lack of capacity and coordination at local and regional level
- Skewed allocation of resources to local government
- Lack of serviced land for housing
- Lack of incentives to retain talent
- Lack of proactive planning

Recommendations:

- ✓ Local authorities should engage in long term strategic visioning and planning and such plans should include spatial and land use planning
- ✓ Local authorities should initiate local economic development as a core part of their strategies

2. Low Income Housing & peoples processes

- Importance of cost recovery
- Focus on incremental development
- Maintain standard for durable housing so that low cost housing does not degenerate into slum condition

3. Land

- Integrated spatial planning and development
- Procedures for delivering and accessing land
- Red tape (land)
- Lack of serviced land
- Distorted land and housing markets

Recommendations:

- ✓ NALAO/ALAN to lobby for delegation of powers to regional and local authorities to speed up land delivery
- ✓ Ministry of Urban and Rural Development to Speed up tabling of Planning Bill
- ✓ Government to budget for local authorities for mass servicing of land

4. Housing Finance

- Develop and refine housing finance instruments for the poor
- Support for people housing processes

Recommendations:

- ✓ Revive and implement Built Together Programme
- ✓ Support the SDFN Twahangana Fund

5. Rental Housing

- Need for a flexible incentive based regulatory framework for the rental sector

Recommendations:

- ✓ Review and formulate policies on rental housing
- ✓ The Ministry of Urban and Rural Development should explore the establishment of a regulatory authority on rental housing

Conclusion:

The workshop on Quick Guides for Policy Makers: Housing the Poor in African Cities came at an opportune time. Housing is currently a very topical issue in Namibia; this is particularly because over the last two years Namibia has been much in the news for its high house and rental prices. At the same time the government has embarked on the centrally driven Mass Housing Programme which has been facing a number of challenges in terms of implementation and meeting the target of 185 000 housing units by the year 2030.

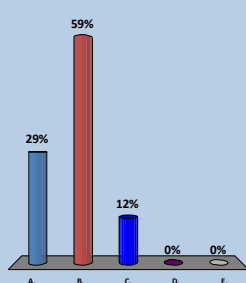
Throughout the workshop the participants have been engaging very actively and even when the session had to go beyond the scheduled time, participants were active to the last minute thus demonstrating how much of a vital issue housing is in the national discourse. At the end of the workshop there was a distinct expectation for a follow up workshop as soon as possible.

Appendix 1:

Quick Guides for Policy Makers: Housing the Poor in African Cities Workshop: Recap from Day 1

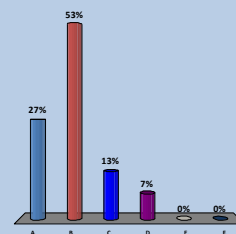
How do you feel this morning?

- A. I feel great!
- B. I'm looking forward to today
- C. I'm ok
- D. I'm tired
- E. I am not feeling well



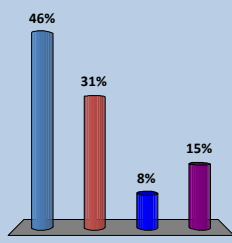
How would you evaluate Day 1?

- A. Excellent
- B. Very good
- C. Good
- D. Adequate
- E. Not very good
- F. Not good at all



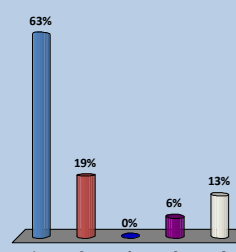
Which session did you enjoy the most yesterday?

- A. Introduction to housing trends
- B. Module 1: Urban Africa
- C. Module 2: Low-income housing
- D. Site visit



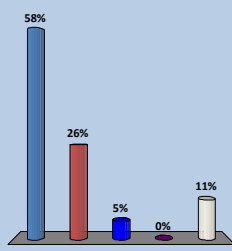
According to UN-Habitat definition of slum, there are slums in Namibia. Do you agree?

- A. I completely agree
- B. I somewhat agree
- C. I neither agree nor disagree
- D. I somewhat disagree
- E. I completely disagree



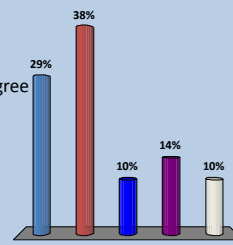
Access to affordable land is the most important issue for housing the poor in Namibia. Do you agree?

- A. I completely agree
- B. I somewhat agree
- C. I neither agree nor disagree
- D. I somewhat disagree
- E. I completely disagree



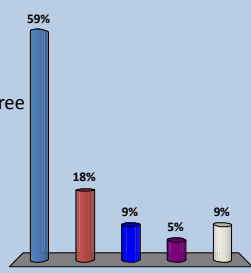
Community groups are being adequately involved in housing the poor in Namibia. Do you agree?

- A. I completely agree
- B. I somewhat agree
- C. I neither agree nor disagree
- D. I somewhat disagree
- E. I completely disagree



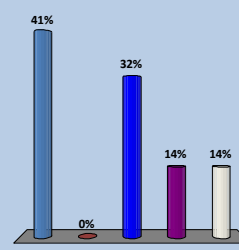
Many cities and town in Namibia face similar problems with housing the poor. Do you agree?

- A. I completely agree
- B. I somewhat agree
- C. I neither agree nor disagree
- D. I somewhat disagree
- E. I completely disagree



Which module today do you think will be most useful for you?

- A. Land
- B. Eviction
- C. Housing Finance
- D. Community-based organizations
- E. Rental Housing

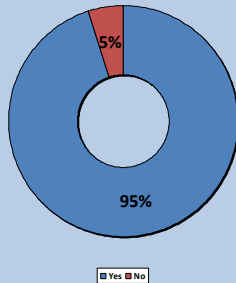


Appendix 2

Quick Guides for Policy Makers: End of Workshop Evaluation

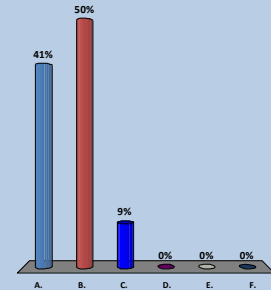
Did the workshop meet your expectations?

- A. Yes
- B. No



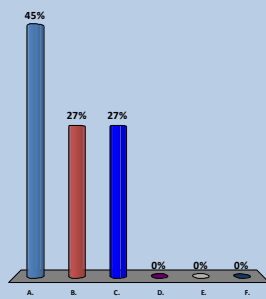
How would you rate the workshop overall?

- A. Excellent
- B. Very good
- C. Good
- D. Adequate
- E. Not very good
- F. Not good at all



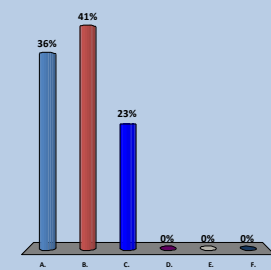
How would you evaluate Day 1?

- A. Excellent
- B. Very good
- C. Good
- D. Adequate
- E. Not very good
- F. Not good at all



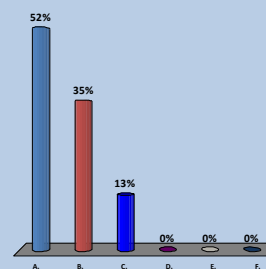
How would you evaluate Day 2?

- A. Excellent
- B. Very good
- C. Good
- D. Adequate
- E. Not very good
- F. Not good at all



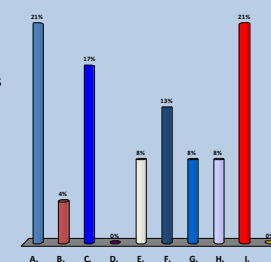
How would you evaluate Day 3?

- A. Excellent
- B. Very good
- C. Good
- D. Adequate
- E. Not very good
- F. Not good at all



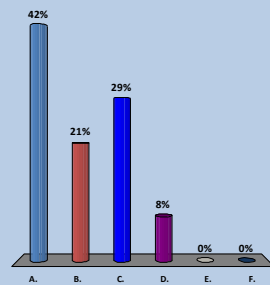
Which session did you enjoy the most during the workshop?

- A. Introduction to housing trends (Claudio Acioly)
- B. M1: Urban Africa (Maria Marealle)
- C. M2: Low-income housing (Nate Areseb)
- D. Site visit
- E. M3: Land (Jacques Korrubel)
- F. M5: Housing Finance (Amini Issa)
- G. M6: Community based organisations (Abraham Harris)
- H. M7: Rental housing (Ase Christensen)
- I. M8: Local Government (Geraldine Van Rooij)
- J. Group work



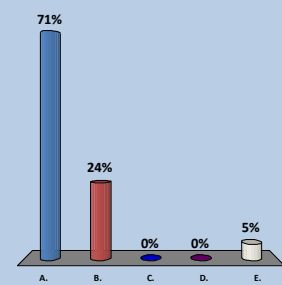
How would you rate the organization of the workshop?

- A. Excellent
- B. Very good
- C. Good
- D. Adequate
- E. Not very good
- F. Not good at all



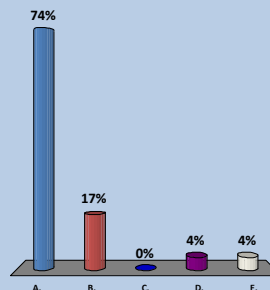
Was the workshop useful for your work?

- A. Very useful
- B. Useful
- C. Indifferent
- D. Not very useful
- E. Not useful at all



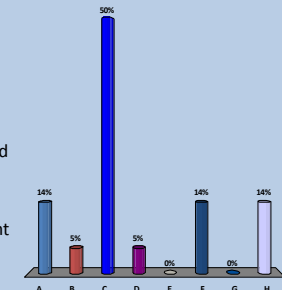
I will make use of the knowledge and information acquired during the workshop when I am back at work.

- A. Completely agree
- B. Somewhat agree
- C. Neither agree nor disagree
- D. Somewhat disagree
- E. Completely disagree



Which theme (Guide) will you use the most in the future?

- A. Module 1: Urban Africa
- B. Module 2: Low-income housing
- C. Module 3: Land
- D. Module 4: Eviction
- E. Module 5: Housing Finance
- F. Module 6: Community based organisations
- G. Module 7: Rental housing
- H. Module 8: Local Government



Appendix 4: Attendance Register

Attendance Register: Quick Guides for Policy Makers: Housing the Poor in Africa March 25 -27, 2015 - Windhoek, Namibia			
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53. Jacques Korrubel	Polytechnic of Namibia		