

Engagement on Strategies to Overcome Inequality



Civil Society Engagement with Poverty

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1. Ndifuna Ukwazi



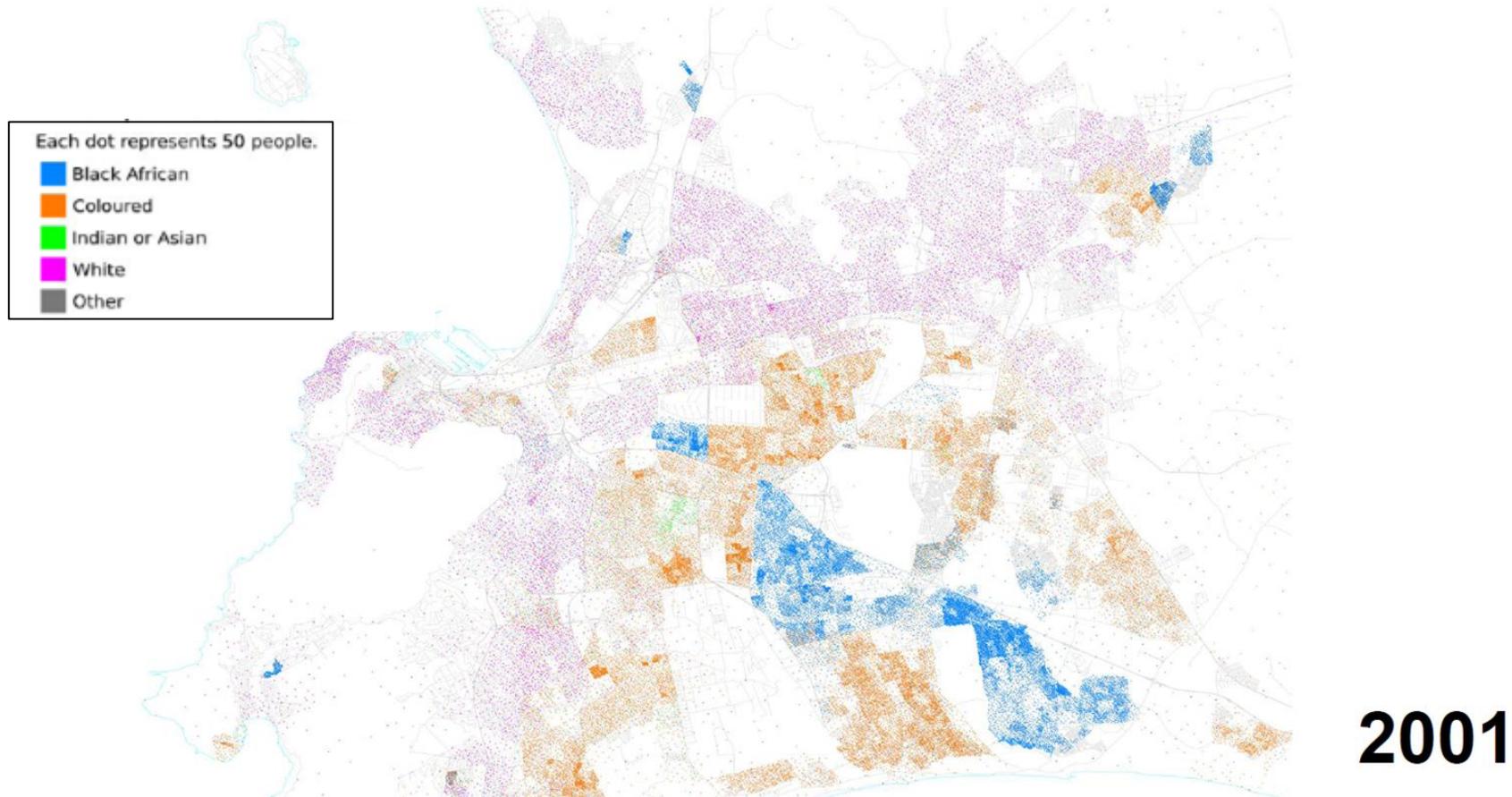
RECLAIM THE CITY

**LAND FOR
PEOPLE
NOT FOR PROFIT!**

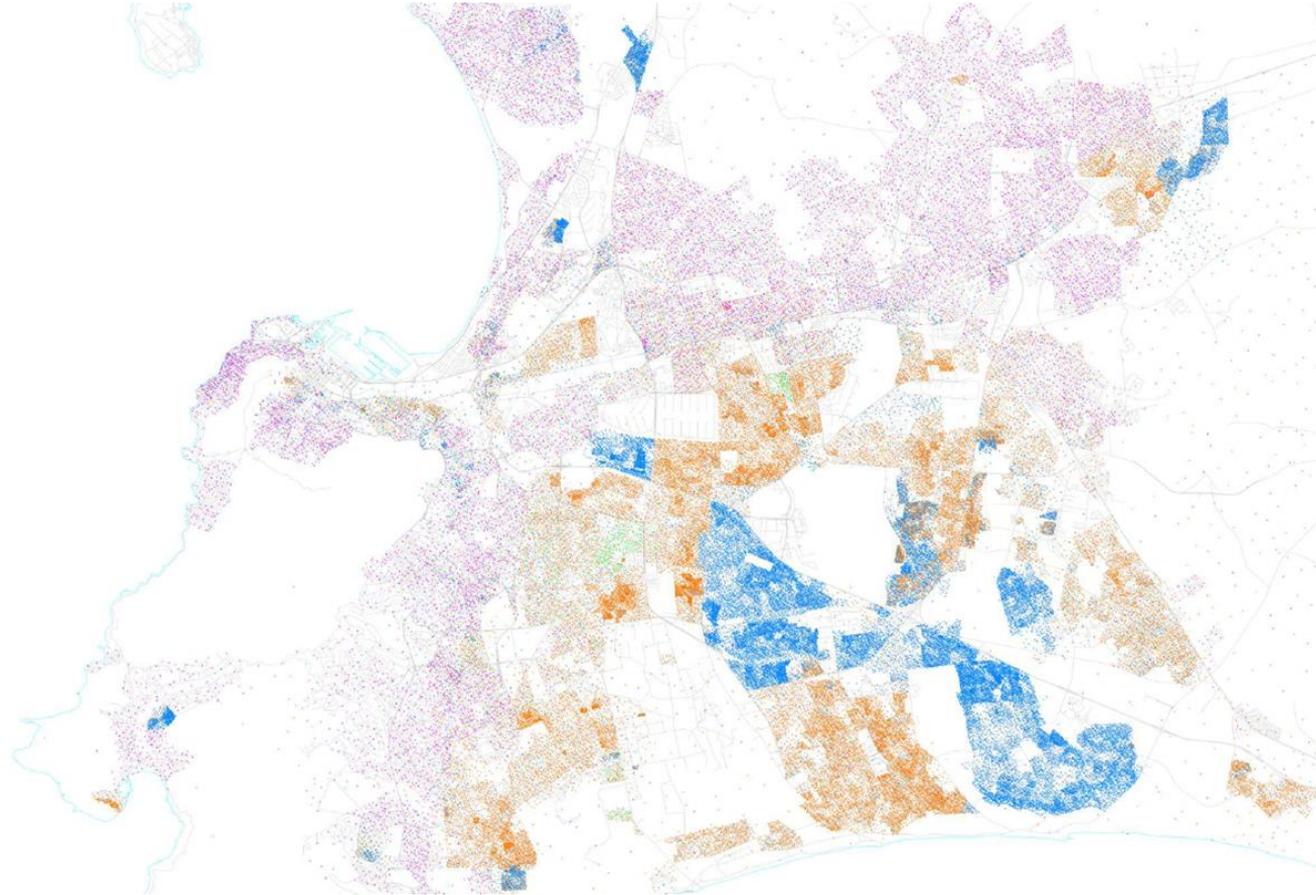
Ndifuna Ukwazi is a non-profit **activist organisation** and **law centre** that combines research, political organising and litigation in campaigns to advance urban land justice in Cape Town.

We work to **advance urban land justice** – that is the protection and promotion of access to affordable, well located housing in Cape Town; building inclusive and sustainable mixed use and mixed income communities; and supporting tenant rights and security of tenure in both private and public housing in a context of gentrification and unfair rental practices.

Spatial Apartheid



Spatial Apartheid



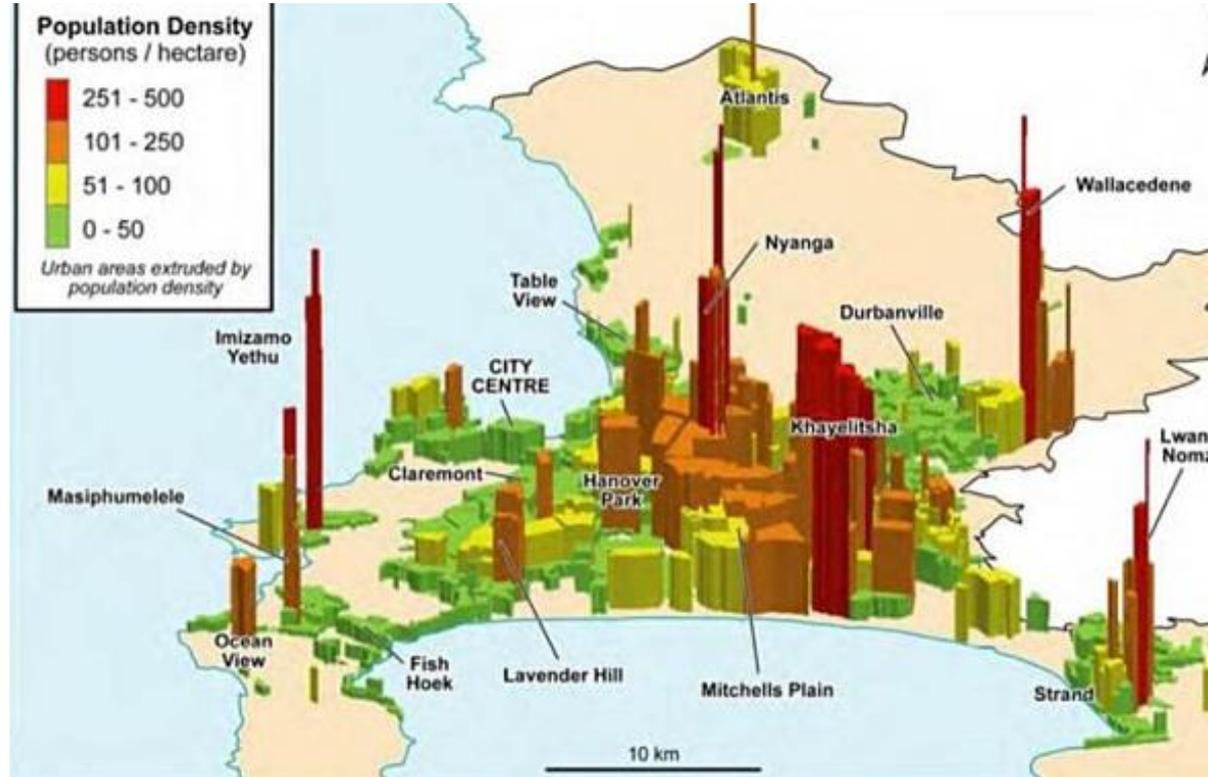
2011

Inverse Densification

A largely poor and working-class black majority live on the urban periphery, in very densely populated settlements, far from jobs, and with poor access to amenities and services.

Well located central areas, most of which were previously designated “whites only” areas, are characterised by low densities coupled with an acute shortage of affordable housing options, despite excellent access to amenities, services and employment opportunities

* Turok (2012)

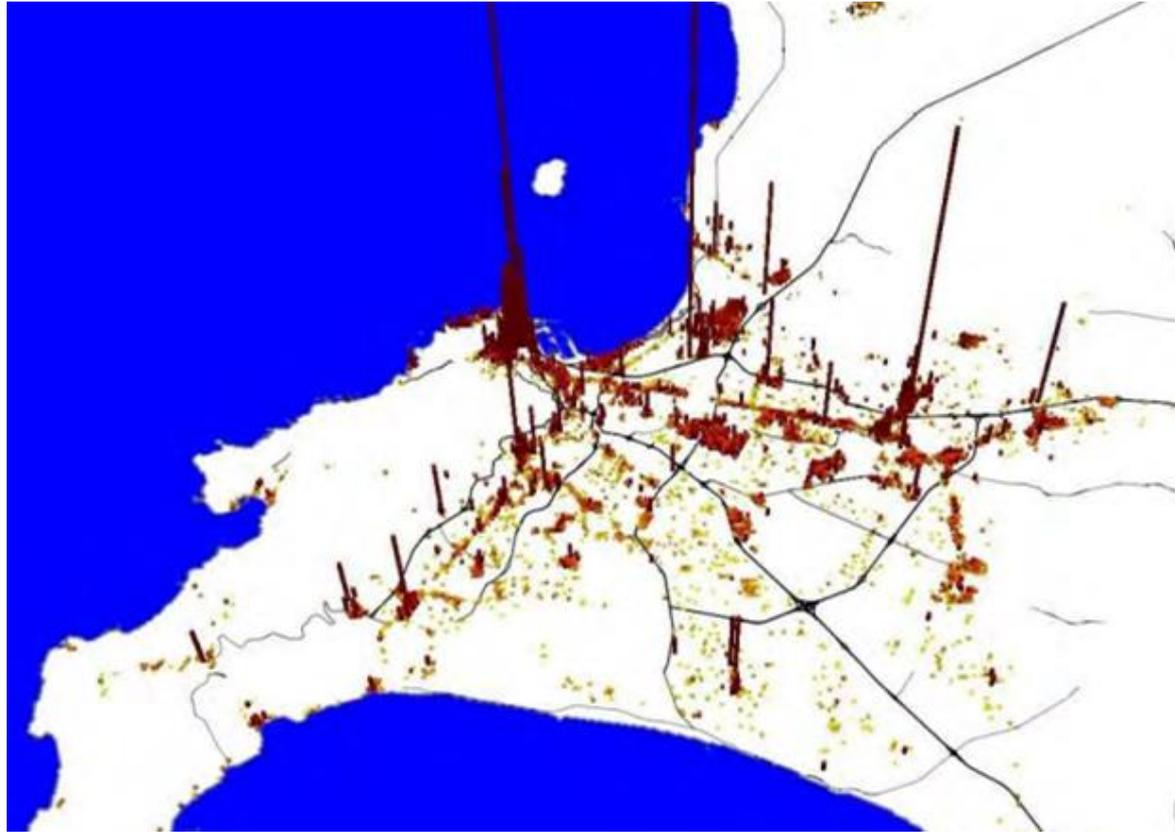


Spatial Dislocation

Naude (2008) provides evidence of spatial mismatch in SA's metros as a whole.

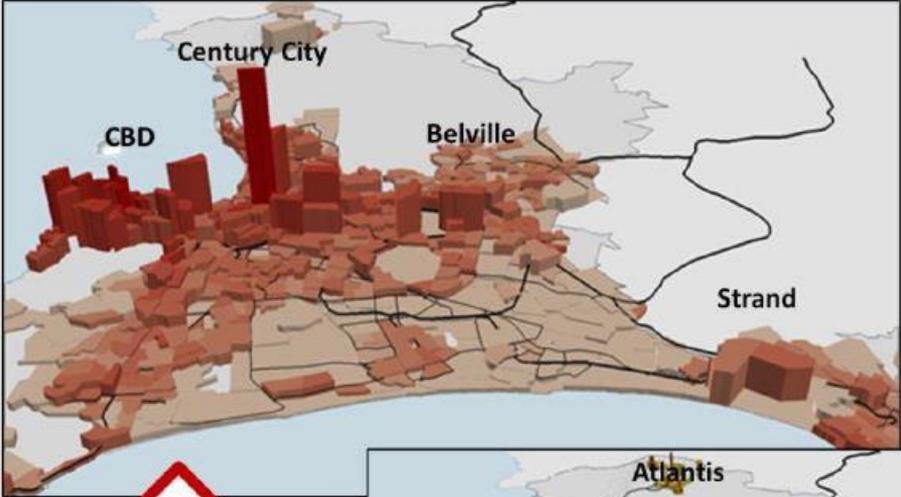
Rospade and Selod (2006) provide evidence for spatial mismatch in CT

Budlender (2016) spatial mismatch in South Africa's main urban centres



*Distribution of economic activity. K Sinclair-Smith (2009) unpublished

Spatial Dislocation



Spatial distribution of dwelling units by Census Small Areas
Source: Census 2012, Informal Settlement Counts & General Valuation Roll 2012

Spatial distribution of employment opportunities by Transport Zone
Source: HIS Global, 2012



2. Pathologies of this inequality?

Unemployment

“... the average commuting distance of workers surveyed in the ‘migration study’ and living in the EA [Enumerator Area in the Census] **plays a positive and significant role in the unemployment probability**. This means that, controlling for all other variables, **individuals who reside in EAs where employed workers occupy jobs far away are more likely to be unemployed.**” Naude (2008)

Transport cost

Costs imposed by dependence on public transport currently account on **average for 45% of household’s income** (the international standard is between 5%-10%). About 90% of public transport users in the City of Cape Town fall into this income category. CoCT (2015)

Social impacts

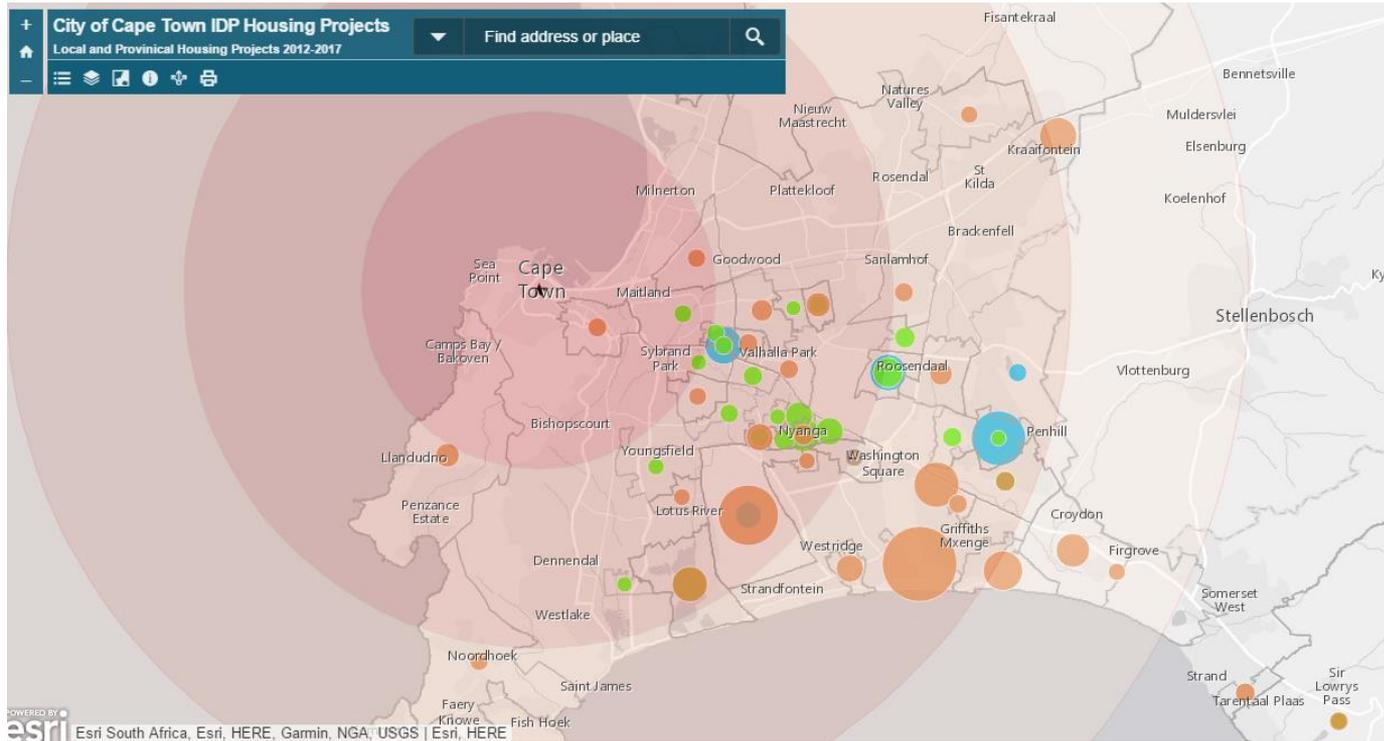
Multifaceted on one hand you have the family time issue, on other hand people are kept out of areas which enjoy better social amenities associated with historic public investment in white neighbourhoods. Same applies for current expenditure.

Environmental impacts

The African Green City Index of 15 African cities average density of 4,600 people/km² CT least dense at 1,500 people/km². South Asian cities, average of 8,200 people/km². **More than half of the energy used in Cape Town on transport.** Siemans (2011)

3. Impact of Policy on this inequality?

Public investments in human settlements is concentrated on urban periphery.



3. Impact of Policy on this inequality?

Government Immovable Asset Management Act definition – no operational policy to mediate ‘conflicting’ values.

“best value for money” means the optimisation of the return on investment in respect of an immovable asset in relation to **functional, financial, economic and social return**, wherever possible.

Chetty (NBER: 2015) Long term benefits of moving children out of high poverty areas into lower poverty areas. It concluded that children who move are less likely to become single parents and have an annual **income that is \$3,477 (31%) higher** on average relative to a mean of \$11,270 in the control group in their mid-twenties. This adds up to a life-time gain in earnings of \$302 000 per child.



3. Impact of Policy on this inequality?

Social Housing Programme grants and income band. Not indexed.

VAT on grants?!



Urban Development Zone and Bulk grants dished out here and there. Tax as shaping society.



3. Trends?

Internationally huge increasing financializing of land.

Trends associated with this are familiar in European and north American cities but fundamental.

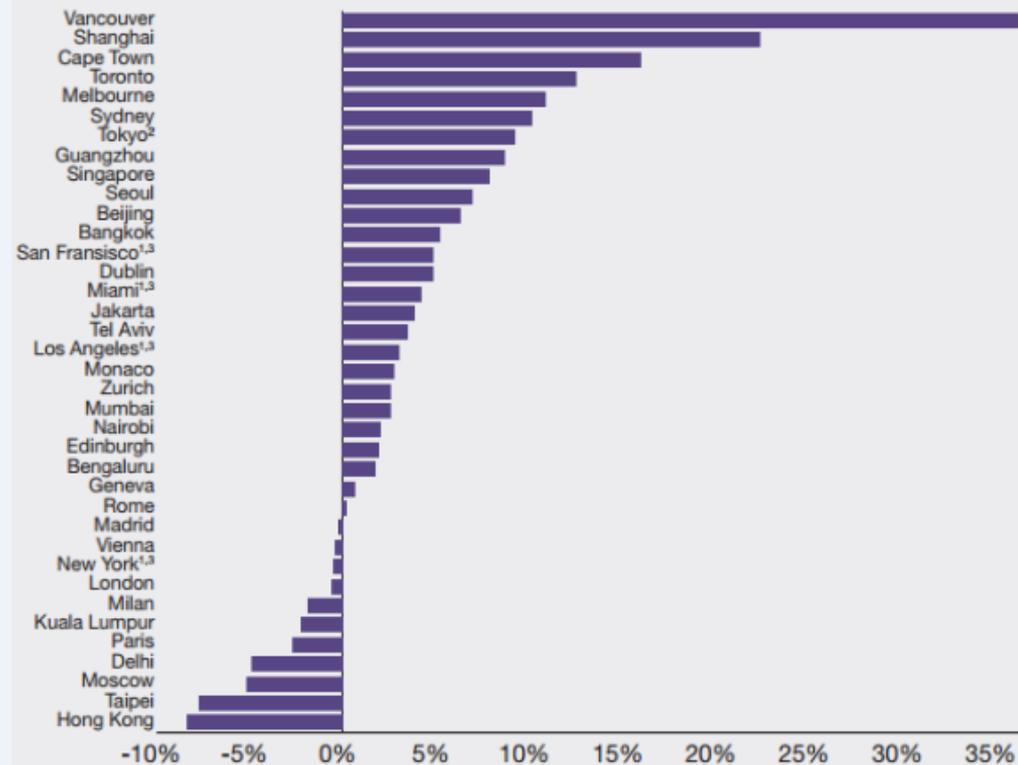
What's happening is that before rectifying impacts of the past we are adding new layers on.

At national level land reform still seen primarily as rural issue why? When urbanization up, when future lies in cities and the opportunities it provides.

Spatial integration of race, class etc. has been in policy since 94' but there has been little change. No institutionalised measures for monitoring and evaluation.

Prime price performance by city

Annual % change to Q2 2016



Source: Knight Frank Research, S&P Case Shiller, Ken Corporation

4. Reflections - CSO relationship to state and society?

Reliance on CSOs - context of a constitutionally enshrined socio-political rights but strained service delivery. Retreat of the state?

In relation to the state - continuum with adversarial role on one hand and partnering role on the other.

In relation to society - continuum with focus solely on delivery versus capacity building.

