

Council of Federations elects new Board Members

On January 13th and 14th 2009, Slum Dwellers International held its first Council of Federations and Board meetings for the year. The venue - Dar es Salaam, Tanzania – was selected because Tanzania became the twelfth fully-fledged Federation in the SDI network.

The ascension of Tanzania's Federation of the Urban Poor to the Council, was one of several important decisions taken at the meeting that was officially opened by the Tanzanian Minister of Housing.

The Council also elected two new Board members. They are Ms. Mpatsho Njunga from the Malawi Homeless People's Federation and Benson Osumba from Kenya's Muungano wa Wanavijiji.

The need for the election of the two new Board members was the result of the appointment of two former Board members to the position of SDI coordinators. Davious Mabhindi from Zimbabwe Homeless People's Federation and Sonia Fadrigo from Philippines Homeless People's Federation joined Jockin (India) and Rose Molokoane (South Africa) as coordinators, and will work with them on International advocacy, Federation strengthening and support for the regional hubs.

The Council also ratified the systems and procedures designed by the Secretariat for the management of SDI's International Urban Poor Fund. This opened the way for the Board to make financial allocations to all the affiliates.

These allocations continue to be held in reserve by UPF International to be drawn down for projects that demonstrate capacity and intention to achieve SDI's four critical objectives.

1. maximum resource leverage from national and local governments and bi-lateral and multi-lateral agencies;
2. the ability to go to citywide scale and to
3. have local and international impact in terms of policy, regulations, institutional arrangements governing access for the urban poor to the rights of the cities in which they live
4. financial sustainability that is based on spreading the risk amongst all stakeholders, not merely placing it on the backs of the poor.

The Board recommended the following allocations to be used as benchmarks for capital projects and technical assistance.

Country	Seed Capital allocation	Technical assistance
Brazil ¹	0	100,000
Ghana ²	100,000	200,000
India	600,000	100,000
Indonesia ³	New Initiatives	New Initiatives
Kenya	600,000	200,000
Malawi	300,000	100,000
Namibia ⁴	100,000	200,000
Nepal ⁵	Reserves	Reserves
Philippines	400,000	200,000
Sri Lanka	200,000	100,000
South Africa	600,000	200,000
Swaziland	New Initiatives	New Initiatives
Uganda	100,000	100,000
Zambia	200,000	100,000
Zimbabwe ⁶	300,000	200,000
Sub – Total	3,500,000	1,800,000
New Initiatives⁷	500,000	500,000
Total	4,000,000	2,300,000
Reserves	1,800,000	400,000

Federations will be encouraged to limit cost per family for land, infrastructure and housing to \$1000.00 in order to maximize impact and to ensure affordability for the poorest of the poor. Capital allocations will remain at the national level once drawn down for projects, but recovered costs will revolve into new projects in those countries.

¹ Brazil's lead project in Osasco has been earmarked for subsidies by the Federal Government. If there is a need for bridge finance it will be drawn from UPF reserves.

² Younger Federations receive larger allocations for technical assistance in proportion to their capital allocations.

³ Indonesia and Swaziland are ready to start projects but they are new initiatives that have not received direct assistance from SDI before.

⁴ Namibia has a good working relationship with their Government and secures subsidized loan finance for projects. Normally these are transferred in reasonable time but there are increasing delays. Capital will be used for bridge finance.

⁵ Nepal still has to present indications of possible projects and sources of other funds.

⁶ Zimbabwe's capacity matches the larger Federations but the countries economic implosion means reduced capacity to secure deals and materials and therefore a smaller capital allocation.

⁷ New Initiatives include countries where SDI has already established savings schemes but they have yet to Federate and to begin to work at citywide level. These are: Angola, Bolivia, DRC, Honduras, Madagascar, Mozambique, Nigeria, Sierra Leone, Venezuela. There are several other countries where SDI has links with other social movements, not mobilized through savings. These include Argentina, Lesotho and Egypt. In several countries SDI works closely with Asian Coalition for Housing Rights, who provide the primary support. They are Pakistan, Mongolia, Thailand, Cambodia, East Timor.

In order to assist the Coordinators in their support and reporting on these new projects the Council of Federations nominated Federation members from their countries to serve in these capacities at the regional hubs. For the purpose of this exercise, and in order to maximize learning, the six regional hubs were combined as follows: 1) Southern Africa and Latin America 2) East and West Africa 3) South Asia and South East Asia.

Finally the council of Federations proposed cities (later ratified by the Board) where SDI will assist with citywide settlement profiles, household enumerations and mapping exercises. In the immediate future this assistance will target cities where SDI support has already been provided. These are: Morotuwa (Sri Lanka), Madaue (Philippines), Lusaka (Zambia), Harare (Zimbabwe), Johannesburg (South Africa), Nairobi (Kenya), Dar es Salaam (Tanzania), Accra (Ghana).

All countries present provided country reports to the Council. These reports focused, in large part on the projects that are to be or already have been seeded by the Urban Poor Fund International. They also focused on the cities proposed for citywide enumerations and listed the names of Federation members to work with the SDI Secretariat in the regional hubs.

Summaries of the reports appear below. They are listed in the order that they were presented to the Council.

1. Kenya

Project:

- to secure purchase of land for Makhuru in Nairobi. The land is 23 acres in extent and the asking price is \$1,400,000.
- Pamoja has been collaborating with Equity Bank. The intention is to approach the bank for a loan.
- To that end \$70,000 has already been saved by the Federation.
- The aim is to enable 2000 members to secure tenure on this land and to build houses incrementally.

Requested from SDI:

- assistance in negotiations with the Bank.
- Exchanges programmes with the bank to other SDI projects where guarantees have been used to raise loan finance.
- Technical assistance – especially in regard to engineering and surveying

City wide enumeration:

- Nairobi

Settlement Profile:

- Mombasa

Teams to work with SDI at Regional Hub Level:

Enumeration and Mapping: Benson Osumba

Learning and Reports: Erickson Sunday

UPF: Joseph Ruko

Incremental housing: Susan Wanjira

Land Tenure: Sellar Waithera

2. South Africa

Project:

- MoU with National Govt and Subsidy Pledge from Ministers and Provincial Ministers.
- SA needs pre-finance for the subsidies. Funds will be used in Guateng, Eastern Cape, Limpopo, Mpumalanga.
- Guarantee given of full recovery.
- Attempt to influence policy so all provinces provide upfront subsidies.
- *SA has already received an allocation for this project and constructed 39 houses in Mpumalanga and started 50 in Limpopo in Dec 2008.*

Requested from SDI:

- technical support.
- Training of Federation and provision of architectural and engineering support.
- Assistance needed around affordability and self-reliance
- Also need assistance with documentation of projects

Citywide Enumeration:

- Ethekwini or Cape Town

Teams:

Learning and monitoring: Patrick Hunsley, Emily Mohohlo, Alinah Mofokeng

UPF: Anna Estevao, Nondumiso Khumalo, Mokhobo Tladinyane

Land Tenure and affordable upgrading: Evelyne Benekane, Alfred Gabuza, Kenny Makobe, Rosy Mashimbye.

3. Ghana

Project:

- Federation has purchased land for 20 units (36 families) in Ashaiman – with their own savings.
- Government and SUF have committed to provide infrastructure.
- Federation ready to start the development process.

Requested from SDI

- Assistance in negotiations with financial institutions and giving guarantee to Banks for loan finance.
- technical assistance and
- help with incremental affordable housing.

Citywide Enumeration

Accra. (Ghana Federation will also assist Sierra Leone to profile Kroo Bay and Dvorak.)

Settlement Profile

- Kumasi

Teams

Learning and Reporting: Philip Kumah

UPF: Janet Adu

Enumeration: Abu Haruna

4. Zimbabwe

Project:

- development of parcels of land, already given to Federation by the Minister of Local Government.
- 5000 plots assured. 1500 already secured
- In order to enable displaced Federation members to move back onto the land basic services need to be provided
- SDI intervention will first target the city of Bulawayo.

- *Zim Federation has already secured funds for this project from SDI but have not yet been drawn down.*

Requested From SDI

- capital to purchase materials and skilled labour to install basic services on these sites.
- technical support in terms of engineering design and technical support around borehole digging and installation of temporary toilets.
- This is also required in Chinoyi, Harare, Kariba, Gweru.

Citywide Enumerations

Harare. (But there are major political constraints. In the current climate a citywide enumeration is not feasible).

Teams:

Learning and Reporting: Sheila Magara, Julia Ndlovu, George Masimba.

UPF: Sazini Ndlovu, Patience Mudimbu

Enumerations and Land Tenure: William Hwata, Evans Banana, Catherine Chiremba and Chipo Mutumbu

5. Namibia

Project:

- Namibia aims to complete 500 houses in 2009. SDFN will provide details of the specific projects and forms of support as the needs arise.
- These houses are funded through soft loans from the Government's Build Together Programme – but there are increasing delays and need for pre-finance.

Requested from SDI

- Possible need for bridge finance.
- Need for technical assistance and
- capacity building.

Citywide Enumeration.

- Oshakati (the whole town is being relocated because of flooding. GTZ is handling the relocation plan. SDI can help open space for Namibia Federation with GTZ)

Teams:

Learning and Reporting/UPF: Elizabeth Amakali, Martha Kaulwa; Penny Shikongo

Enumeration and Land Tenure: Domi Paulus, Edith Mbanga; Lucia Ndimulunde

6. Tanzania

Project:

- Federation has saved enough money to purchase land for families being forcefully removed from Kurasini
- Land needs to be serviced (30 acres in Chamazi, Dar es Salaam)
- Houses need to be built incrementally

Requested from SDI

- technical assistance and capacity building in: (a) loan repayment systems, (b) housing technologies, (c) procurement.
- Also need seed funding for house construction

Citywide enumeration.

- Dar es Salaam – with an additional focus on community safety and policing. (In this regard the Federation will conduct safety audits as part of the enumeration process, leading to the setting up of women safety committees)

Settlement Profile:

- Arusha,
- Dodoma

Teams to Work with SDI at Regional Hub Level.

Learning and reporting: Mahija Rajabu, Mariam Selemami.

UPF: Khadija Kime, Julieta Ngunwa

Citywide enumerations etc. T Mahina, Juliana John

6. Malawi

Project:

- Land has been given by Govt for 100 houses in Kasungu and 50 houses in Lilongwe.
- Federation envisages a need of \$150,000 for the housing (\$1000 per unit including services) plus \$45,000 for technical assistance.

Request from SDI:

- Technical support, building capacity of people and groups who are going to get loans.
- Support on incremental housing – with special request for help from Namibia and Zimbabwe.
- Also need architectural and planning support.

Citywide enumeration

- Lilongwe

Teams:

Reporting and Learning: Mphatse Njunga, Lackson Phiri

UPF Projects: Modester Kaphala, Sarah Jameson, Sungani Chalemba

Citywide enumeration: Victoria Kassam, Vera Kamtukule

Incremental housing: Anacazio Soko and Skue Nkhoma

7. Philippines

Project:

- *Lower Tipolo Homeowners' Association* in Mandaue City occupies (and now owns 1.6ha of formerly Government owned land in a prime commercial area.
- Land has been donated to the 255 families
- Funds for infrastructure have been secured from Homeless International
- Community has invested \$71,000 and free labour for the filling and grading of the site
- The next phase is to provide very basic services and infrastructure so the families (displaced by a fire in 2007) can move back on the site.
- The project is creating the conditions for a strategy for citywide upgrading and trans-sectoral alliances in the city of Mandaue
- *SDI has already provided some seed capital and technical assistance for this project*

Requested from SDI:

- Additional seed capital.
- Technical assistance in terms of knowledge management, technical assistance, policy intervention and scaling up within the city.

Citywide Enumeration:

- Mandaue, Quezon City, Davao (enumerations have already been conducted – but high risk settlements only). SDI Support required for the development of a database system.

Teams:

Learning and Reporting: Bernadette Joelsing, Celia Tualon

UPF/Enum: Ruby Haddad, Joseline Centuria, Roly Vullanueva, Sonia Fadrigio

8. Zambia

Project:

- Kitwe – 150 residential plots: prime land secured from Govt at reduced price of \$250 per plot. 148 additional plots have been secured in Kalulushi.
- Federation wants to service plots and build affordable, incremental housing.

Request from SDI

- seed capital.
- Technical assistance.
- Help in developing a sustainable and viable housing strategy

Citywide enumeration

- Kitwe

Settlement Profile

- Lusaka

Teams

UPF: Joyce Lungi

Learning and reporting: Fumbelo Chinyama

Land tenure: Moses Kabaso

9. India

The India Federation did not present any projects or propose any citywide enumeration focus. The Board challenged this, indicating that it was time for the India Federation to participate fully in the SDI processes as an equal affiliate and not only as founder and mentor.

Teams to help SDI at the Regional Hub Level:

Shekar, Vandana, Savitha, Banoo

10. Sri Lanka

Projects

- WBDF is completing its projects in Morotuwa (Usavivatha, Dandeniawatta). All project preparation is complete and construction is well under way. Eight 3 storey units have been completed and another sixteen need to be built. Government subsidies do not cover the entire cost of construction.
- A second project is in the north east of the country, amongst poor people who have been displaced by the war with the Tamil Tigers. Federation will build houses for 250 families.

Requested from SDI

- Loan to cover the shortfall on Govt subsidies. Number of units to be determined.
- funds for technical assistance.
- Funds are also needed for a bank guarantee from Sanasa Bank.

Citywide enumeration:

- Morutuwa City

Teams:

names to be forwarded

11. Brasil

Project:

No support for a project required at this point.

However Brasil needs support for the expansion of the Federation and the strengthening of the NGO to provide technical support to the Federation.

Citywide enumeration:

- Osasco. (NB as a result of SDI work enumerations are scheduled to be part of settlement upgrading policy – with Osasco used as a pilot)
- Recife

Teams:

Eli Santana, Alesandro, Gilson, Anaclaudia Rossbach

Requests for project assistance are also expected from Indonesia, Uganda and Swaziland. SDI will confer with ACHR if requests are presented by Nepal or Cambodia.