

# INCREMENTAL HOUSING IN KHARTOUM: A PARIDGM SHIFT?

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*It keeps getting better!*

# Historical Overview

- **Government houses for colonial administrators, own housing for upper class, informal, self-built housing for low-income groups.**
- **Finished housing in the post-independence era (after 1956) for government employees, police force, etc. PLUS some popular housing units.**
- **Shift to site-and-services in the mid-1970s became imperative because of insufficient budgets: 85% of the housing units planned in the first Six-Year Plan, 1977 – 1984.**

## Example of Finished Government Employees' housing



## Site-and-Services Roles

- **With government owning 98% of unregistered land, it was easy to parcel and lease it out, at subsidized prices, to various classes of beneficiaries.**
- **Potable water and storm water drainage are to be provided immediately by the govt. at 80% subsidy.**
- **Electricity and roads mostly financed by beneficiaries (only 20% government subsidy).**
- **Social services are to be provided through communal self-help.**
- **Houses were to be owner-managed and financed.**

- **Limited budgets, vast horizontal expansion, high subsidies and low cost recovery precluded the government from playing its role in service provision fully.**
- **Therefore, 'site and services' became mostly 'site only' with services following after several decades.**
- **Slow development in site and services: only 1/3 of allocated parcels got developed, often over a couple of decades.**

# Site-and-Services Performance

Years	Distributed Plots	% of Total	% Developed	% Under construction	% Not Developed
1956 - 1960	11,807	3.8	98.7	1	0.3
1961 - 1970	27,957	9.0	90	5.2	4.8
1971 - 1976	9,405	3.0	65	9	26
1977 - 1982	57,477	18.4	43	9	48
1983 - 1990	7,771	2.5	59	10	31
<b>Sub-total 1956-1990</b>	<b>114,417</b>	<b>36.7</b>	<b>63</b>		
1991 – 2000	120,000	38.5	27	13	60
2001 - 2007	77,375	24.8	10	10	80
<b>Sub-total 1991-2007</b>	<b>197,375</b>	<b>63.3</b>	<b>20</b>		
<b>Grand Total</b>	<b>311,792</b>	<b>100</b>	<b>34.3</b>	<b>9.2</b>	<b>56.5</b>

## Results

- Site and Services managed to increase access to residential plots but didn't result in a parallel increase in housing stock.
- *Meanwhile* ..... informal settlements proliferated to meet the growing demand for housing:  
In 1990, Greater Khartoum included some 83 informal settlements housing more than 60% of its residents.

# Informal Settlements in Khartoum





## Paradigm Shift?

- **Realization that the housing deficit was widening while subsidies which also benefited high-income groups led to a marked policy shift;**
- **Since early 1990s core housing and cross-subsidy through building and selling 'improved' and luxury units at market prices became a major housing supply mechanism in Khartoum State.**

## Core Housing Features

- Relatively small plot sizes (250 – 300 m<sup>2</sup>)
- **Basic Core = 30 m<sup>2</sup> comprising one Bedroom, kitchen, pit latrine and boundary wall.**
- Experimentation with low-cost building materials and techniques, and **with low-cost sanitation systems (pit latrines, shared septic tank, small treatment plants).**
- 10% deposit, then annual installments over 20 years.

## Core Housing in Khartoum State

	<b>Actual Demand*</b>	<b>Units Built</b>	<b>%</b>
<b>Before 2001</b>	<b>?</b>	<b>3,757</b>	<b>?</b>
<b>2002-2007</b>	<b>42,300</b>	<b>14,500</b>	<b>34</b>

- Number of low-income households who signed-up for and qualified to receive core housing units
- ..... A drop in a bucket?

# Incremental Housing: Street view



*Before .....*



**After**



*Before .....*



**After**





## Replication at the National Scale

- Since 2008, The National Housing Fund (NHF) was established to supply affordable incremental housing nationwide.
- 5-Year Target: 150,000 units in 15 States.
- Total declared budget: about one billion dollars over 4 years.
- Funding through local banks, government contribution, loans from foreign countries and donors, plus revolving fund from sale of units.
- 1<sup>st</sup> phase due to be completed in 7 states by the end of 2010.
- Will it succeed in producing enough affordable units to satisfy the growing housing demand?

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