



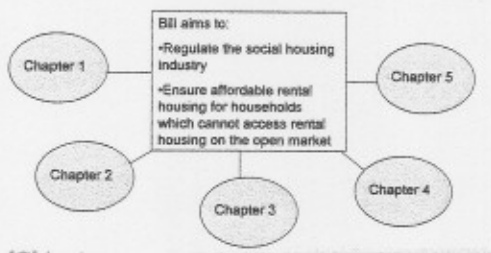
Social Housing Bill 29 of 2007

Odette Crofton
Acting Chief Director
Social / Rental housing & CDHI
August 2007


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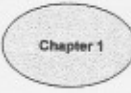
Social Housing Bill, 29 of 1997



Bill aims to:
 - Regulate the social housing industry
 - Ensure affordable rental housing for households which cannot access rental housing on the open market


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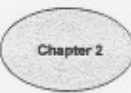


Chapter 1

- Terminology central to Bill
 - E.g. Social housing institution; low to medium income households; restructuring zones
- Setting out general principles applicable to social housing
 - Principles as set out in SH policy and contained in Housing Act 107 of 1997


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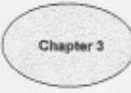


Chapter 2

- Roles & responsibilities of various spheres of government & NHFC
 - National = creating & upholding a sustainable SH environment
 - Provincial = administering the SH programme
 - Local = facilitating SH in its area
 - NHFC = improved access to loan funding


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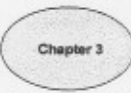


Chapter 3

- Establishes the Social Housing Regulatory Authority (SHRA)
 - Council, CEO, corporate services manager & other staff as necessary


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Chapter 3

- Powers & functions include:
 - Regulate the social housing sector
 - Accredite social housing institutions
 - Advise Minister on SH
 - Administer & disburse capital & institutional grants
 - Compliance monitoring
 - Power to intervene in management of social housing institutions

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Chapter 3

- **Intervention powers:**
 - Instructing an SHI to take such remedial action as proposed by SHRA
 - In cases of an SHI resisting:
 - Ordering forensic audit
 - Suspending members of the SHI board
 - Applying to High court to place SHI under administration of SHRA

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Chapter 4

- **Provides accreditation & functioning of SHIs**
 - Only accredited SHIs may participate in national SH programme and associated grants
 - Strict criteria within which SHI's must operate, which includes approval of corporate governance policy by SHRA

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Chapter 5

- **Provisions allowing Minister of Housing to:**
- **Fund national social housing programme**
- **Make regulations to the Act**

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