

AUHF TRAINING SESSION 2010

KEY ISSUES EMERGING FROM THE TRAINING

The AUHF is proud of its existence in 15 African states since inception.

The objective of the Union is among others building capacity of its members, engaging Governments, positioning itself as a point of reference for housing finance matters, securing resources to sustain business plan and building or forging partnerships with housing and housing finance institutions.

KEY LEARNINGS FROM THE TRAINING

1. While the world recently experienced economic recession, it was not the case with the African economies.
 - The Sub Saharan African economies experienced positive growth.
2. The challenge is whether the African Housing Finance model has strengths to be capitalised upon to optimally exploit the available opportunities.

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3. On the backdrop of the economic recession, there is now a focus on the local African market. Economies are challenged to adopt housing finance instruments which would facilitate provision of housing to low income earning bracket.
 4. The statistics presented showed that although there was a decrease in the growth rate of slums, there was an increase in the population growth rate. There is therefore a need to develop effective interventions in terms of housing provision to curb the formation of slums.

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5. The housing provision was said to be shifting from Government supply to market supply.
 6. The challenge for housing is “affordability” as people have the need which does not necessarily translate into effective demand for housing.
 7. Governments among other players, need to consider making deliberate decisions to intervene and facilitate the provision of affordable housing, e.g. through subsidies.
 8. The cost of input resources were said to be the main drivers of the prices of the products offered to the target market.

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9. Collaboration of the different stakeholders is essential in the process of providing affordable housing.
 10. There was a challenge identified between the development of rural settlements and urban centers. Urban migration was influencing slums formation.
 11. Some economies (SA) were vigorously venturing on **employment creation** to facilitate for families to earn income and service their loan obligations.

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12. Housing is a basic need and it remains the Governments' responsibility to ensure its provision. However, prioritisation differs from country to country. Despite the above, institutional mechanisms should be put in place to advance effective housing finance targeted for the low income earners.

 13. The mechanisms put in place should attract and convince all potential players of the investment opportunities and strategies intended to address identified risks associated with the investment.

14. There is need to consider housing as an incremental product rather to wholesale product.

15. Some approaches adopted include –

- Working with associations
- Working with cooperatives
- Adopting strategies that involve the different players for mutual benefit