



Claudia
Hitzeroth

PERSONAL DETAILS

Date of Birth:	14 January 1995
Languages:	English; (Excellent), German (Excellent), Afrikaans (Proficient), Spanish (Basic)
Prof. membership:	none
Years' Experience:	7 years
Countries worked in:	South Africa, Namibia, Zambia

CONTACT INFO

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ACADEMIC BACKGROUND

- MSc Environment & Sustainable Development, Development Planning Unit, University College London (UCL), 2019 – 2020
- BSc Environmental and Geographical Science; Applied Biology, University of Cape Town, 2014 – 2017

PROFESSIONAL DEVELOPMENT

- DGMT Innovation Fellowship, Nominated fellow to develop innovative change-maker practices for young leaders from the South African civil society sector, March 2023 – Feb 2024
- Housing Finance Short Course for Sub-Saharan Africa, University of Cape Town; Wharton School, University of Pennsylvania; Centre for Affordable Housing Finance, 2021

FIELD OF SPECIALISATION

Urban development practitioner with seven years' experience across Southern Africa, specialising in affordable housing, public land development, municipal finance and urban resilience. Claudia is researcher, policy analyst and facilitator who has extensive experience in providing technical support to local governments on the topics of housing finance, affordable housing delivery mechanisms, land-based financing, land value capture and public land management. Areas of expertise in human settlements include affordable housing finance, municipal land release, small-scale rental housing, inclusionary housing, social housing and land-based financing. Additional areas of expertise include sustainable development for cities, infrastructure financing and urban innovation.

WORK EXPERIENCE

July 2025 – present

PDG, Cape Town, South Africa

Senior Consultant

October 2024 – July 2025

World Bank

Short-term Technical Consultant

March 2024 – July 2025

Self-employed, Seychelles

Independent Urban Development Consultant

June 2020 – March 2024

Development Action Group (DAG), Cape Town,

South Africa

Project Coordinator

2019

Natural Justice

Intern

KEY PROJECTS

2025 | Opportunities and risks of the affordable housing and capital markets in Namibia | Consultant.

Co-authored comprehensive market study for the Trust for Urban Housing Finance (TUHF) on the opportunities, challenges and risks of affordable housing and capital markets in Namibia. The project provided an in-depth analysis of demographic and socio-economic trends, macroeconomic indicators, country and political risk and the regulatory and financial environment. Lead investigation into semi-formal and informal rental market.

2025 | Stellenbosch's Inclusionary Zoning Policy: Lessons and Insights on Policy Design | Lead author.

Worked in partnership with Stellenbosch Municipality to document the municipality's process of adopting an Inclusionary Zoning Policy. The report analyses the policy design process, institutional arrangements and political dynamics that enabled its development, while assessing implications for project feasibility by applying a residual land value calculator. It serves as both a practical reference for other municipalities and a contribution to national debates on financing inclusive urban development through land-based instruments.

2025 | Implementation framework for NGOs supporting the small-scale rental housing sector | Lead consultant.

Authored implementation framework to guide NGOs on engaging and strengthening the small-scale rental housing sector. It provides a structured pathway, from project inception to implementation, that helps organisations define their strategic role, align programmes with institutional capacity, and implement effective, context-responsive interventions. It draws on lessons from DAG's Contractor and Developer Academy (CDA) and Planact's contractor support work to show what organisational elements are critical to success, including staffing, systems, partnerships and strategic alignment.

2024 | Housing Finance in Africa Yearbook | Project Manager and Profile Editor.

Oversaw the production of the English version of the 2024 Housing Finance in Africa Yearbook, which involved managing a team of 35 in-country authors across Africa. Editorial responsibilities included overseeing editing process of 55 country profiles ensuring data coherence, readability and content quality, as well as managing production of visual information and infographics.

2024 | Municipal Land Release for Affordable Housing: Documenting the experiences of Cape Town, Johannesburg, eThekweni and Tshwane | Research Manager.

Managed research process of 216-page research report for the Development Action Group. The report outlines land development processes in South Africa, specifically the intricate process involved in releasing municipal property for social and affordable rental housing in well-located areas. The report focuses on case studies of four metropolitan municipalities, documenting their experiences of disposing land for affordable rental housing.

2020 – 2024 | Land Value Capture Programme | Project Coordinator.

Implemented technical support to eight local governments to enable effective institutionalisation of land value capture tools and fiscal sustainability in South African metropolitan governments. Provided technical support to municipalities developing Inclusionary Housing Policies, including facilitation of a quarterly peer to peer learning group attended by officials leading on policy development in five municipalities across South Africa. Managed and facilitating a Community of Practice comprising of government officials, international and local experts, private sector, researchers and partner organizations to promote peer learning.

2021 – 2024 | Contractor & Developer Academy | Researcher.

Undertook research and advocacy to unlock finance for emerging small-scale property developers and upgrading of infrastructure. Researcher contributing to technical reports, case-studies, outputs, identifying research gaps and consultant management.

2019 | Governance of Land and Natural Resources | Intern.

Project support to programmes on land rights and intellectual property rights for indigenous and marginalised communities of Southern Africa. Contributor to Namibian Presidential Commission submission on Ancestral Land Rights. Contributor to Biocultural Community Protocols.

PUBLICATIONS, RESEARCH, PRESENTATIONS

- [Stellenbosch's Inclusionary Zoning Policy: Lessons and Insight on Policy Development](#), Claudia Hitzeroth & Chantel Hauptfleisch, Development Action Group (DAG), July 2025
- [Size limited Inclusionary Housing in Johannesburg](#), Development Action Group, January 2025
- Guest Lecture: Finance: How is Affordable Housing and Settlement Upgrading Financed? Claudia Hitzeroth, January 2025, UCL Urban Development Planning, Course: Housing Policies: Practical Dimensions and Alternative Options
- [2024 Yearbook on Housing Finance in Africa](#), Centre for Affordable Housing in Africa (CAHF), October 2024
- [Municipal Land Release for Affordable Housing: Documenting the experiences of Cape Town, eThekweni, Johannesburg and Tshwane](#), Development Action Group (DAG), Human Sciences Research Council and National Association of Social Housing Organisations, March 2024
- [Inclusionary Housing is not a tax on developers](#), Dr Jonty Cogger & Claudia Hitzeroth, April 2024, PropertyWheel
- [Enabling grassroots solutions to the urban housing problem](#), Prof. Ivan Turok, Dr. Andreas Scheba, Zama Mgwaty, Claudia Hitzeroth, Chuma Giyose, 2023, Mail & Guardian
- Guest Lecture: Financing Affordable Housing, Claudia Hitzeroth and Willard Matiashe, August 2023, University of Cape Town, MSc Course in Town & Regional Planning
- [Conference Presentation: 'The role of Land Value Capture in financing inclusive cities: Civil society experiences of institutionalizing Land Value Capture in South Africa'](#), Claudia Hitzeroth, 2023, City Debates Conference, Beirut Urban Land, American University of Beirut
- [Podcast: Capacitating the Small-Scale Rental Market](#), Pete Ahmed, Chuma Giyose, Kamogelo Shika, Claudia Hitzeroth, 2023, Talking Transformation Podcast
- [Small-scale rental housing: Moving from the low to the high road](#), Prof. Ivan Turok, Dr. Andreas Scheba, Claire du Truvou, Helen Rourke, Zama Mgwaty, Claudia Hitzeroth, Chuma Giyose, 2022, DAG Publication
- [Rethinking housing as an infrastructure of care in violent realities](#), Claudia Hitzeroth, Prof Camillo Boano 2021, engagee Journal