



MYTH BUSTING: SOCIAL HOUSING

Myth	Busted
Social housing will look like low income housing and bring down the neighbourhood.	Social housing is not 'RDP' or Council rental units. In many cases it looks superior to complexes developed by private developers.
Social housing will negatively affect the property prices of the neighbourhood.	No. Social housing adds value to vacant pieces of land and has the potential to improve property prices in an area, e.g. in Scottsdene, rental estate properties surrounding the social housing complex are increasing at a higher rate than other properties in Scottsdene.
Social housing contributes to crime and grime.	No. Low income is not an indicator of low moral values and anti-social behaviour such as crime. The properties are well managed which reduces the occurrence of crime and grime. Social housing has been successful in adding value to communities through increasing property values, reducing crime and grime, enhancing access to well-located accommodation in and near urban centres and through increasing local socio-economic opportunities.
The City manages social housing rental units.	No. The properties are managed by Social Housing Institutions (SHIs). The City has nothing to do with the day-to-day management of SHIs, the rental amount or evictions for not paying.
Social housing will bring too much traffic into the area.	Traffic impact studies are normally carried out as part of development planning processes before any projects are approved. Given the income group targeted, there is a low level of car ownership. Normally, a maximum of 20% of households on these projects own cars. If the land used for these projects were used for middle income housing, the traffic increase would be significantly larger than this.
It is government housing so I don't need to pay rent.	SHIs are solely dependent on rental income. They receive no operational grants. As with any rental contract, tenants enter into formal lease agreements. The landlord is the SHI. If tenants do not adhere to their lease agreements, the responsible SHI will follow the necessary legal process. Tenants must therefore pay to stay. Significant discounts on rent payable relative to market rentals - e.g. 70% discounts in Woodstock, Salt River apply, all the more incentive to pay.