



## **SOCIAL HOUSING** *Information Sheet*

Social housing is a government-subsidised rental housing option for households earning between R1 501 and R15 000 per month. It is owned and managed by accredited Social Housing Institutions (SHIs).

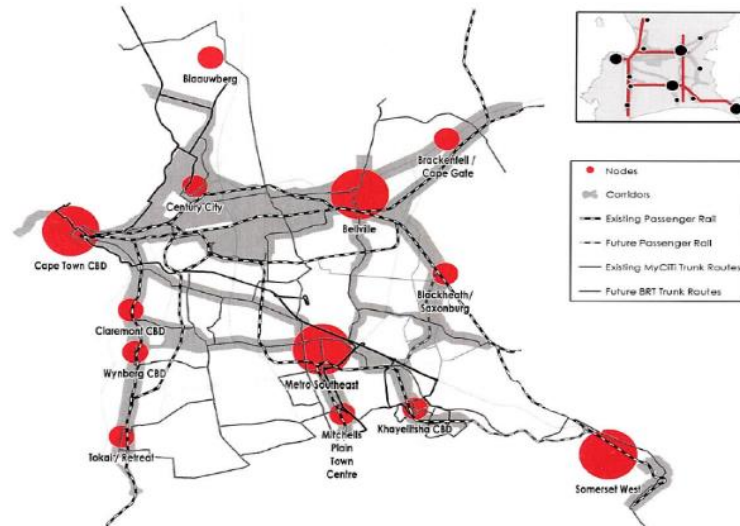
### **Did you know?**

- Social housing is rental or co-operative housing for low and lower income households earning between R1 501 and R15 000 per month
- It is managed by accredited social housing institutions (SHIs)
- SHIs are solely dependent on rental income. They receive no operational grants. They are able to service their debt finance through rental income
- 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
- The City has nothing to do with the day-to-day management of SHIs, the rental amount or evictions for not paying
- Before potential beneficiaries can apply for social housing, they are required to [register on the City's Housing Database](#)
- Projects are developed on well-located, accessible land in and near urban centres
- It is not low-income subsidised government housing, such as Breaking New Ground (or the commonly called RDP housing). It is not City Council Rental Units
- It is managed with 24-hour security and access control
- The City may release City-owned land at a discounted rate for social housing developments to make projects economically viable
- Social housing offers improved access to social facilities and other amenities
- A single grant subsidy can benefit on average five households over the life of the building versus one household for Council Rental Units / BNG housing
- Social housing adds value to vacant pieces of land
- Social housing has the potential to improve property prices in an area, e.g. Scottsdene Rental Estate where surrounding properties are increasing at a higher rate than other properties in Scottsdene
- It offers significant discount on rent payable relative to market rentals - e.g. 70% discounts in Woodstock, Salt River

### **Social housing versus your property value**

Social housing developments are strictly governed by the Social Housing Act and the Social Housing Regulatory Authority (SHRA). In many instances, these projects are of superior quality to those of private developments. This programme is highly subsidised by government, ensuring that the units meet high quality standards and receive a high level of ongoing management.

## Social housing projects in the metro



- Steenvilla 700 units
- Bothasig 120 units
- Dromedaris 219 units
- Scottsdene 500 units
- Belhar 629 units

- Regent Villas 104 units
- Glenhaven 416 units
- Bothasig Phase2 314 units
- Goodwood 1 080 units

## How do I qualify for social housing?

General criteria for social housing projects are:

- You must be a South African citizen or permanent resident
- You must have a monthly income below R15 000
- You must be willing and able to pay rent
- You must be registered on the City's Housing Demand Database

Preference is given to specific groups according to the specific project (special needs, locals, etc.)

For more information on social housing, for a list of partners managing social housing sites and for opportunities available to you and your family, please visit our website [www.capetown.gov.za](http://www.capetown.gov.za).

## Contact

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