



SOCIAL HOUSING

Frequently Asked Questions

What is social housing?

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. Prospective tenants must be willing to pay monthly rental. Social housing provides good quality rental housing opportunities in well-located parts of the city at affordable rates.

Through forming these partnerships, social housing has significantly contributed to the economic, social and spatial integration of the City of Cape Town metro.

Who owns social housing units?

Social housing units are owned and run by various registered Social Housing Institutions under the regulation of the Social Housing Act and the Social Housing Regulatory Authority. As such, the management of these residential complexes remains the responsibility of these institutions.

What is the role of the City in delivering social housing?

The City of Cape Town is committed to actively redressing and revising the spatial legacy of apartheid planning and to helping to enable more affordable housing opportunities in urban centres across Cape Town.

Through this programme, the City envisages itself:

- Entering into partnership agreements with social housing partners
- Initiating and proposing restructuring zones, and specifically providing for them in the City's Integrated Development Plan
- Encouraging the development of new social housing units and the upgrading of existing units in approved restructuring zones together with our partners
- Supporting the establishment of more social housing partners
- Planning and delivering service provision for social housing projects
- Providing access to land and buildings for social housing development in approved restructuring zones
- Providing access for our partners to acquire authority over City rental stock to manage them efficiently on behalf of the City while the City retains ownership
- Providing access to municipal infrastructure and services for social housing projects in approved restructuring zones

What is the role of the City's social housing partners?

Social housing partners:

- Apply for and secure accreditation from the Social Housing Regulatory Authority and comply with the accreditation requirements of the Regulator
- Comply with partnership agreements with the City
- Consult with residents in social housing projects through meaningful participation
- Inform residents of issues relating to consumer protection
- Observe and operate within a best practice and value regime as supported by national policy
- Develop and/or manage viable social housing projects for low and lower income residents in restructuring zones jointly with the City
- Promote the creation of quality living environments for low income residents

- Reinvest operational surpluses, if any, in additional social housing projects in restructuring zones
- Build up operational reserves for the long-term maintenance and upgrading of housing units under management

Does social housing have any impact on property values?

Social housing developments are strictly governed by the Social Housing Act and the Social Housing Regulatory Authority. In most instances, these projects are of the same or superior quality to those of private developments.

This programme is highly subsidised by government, ensuring that the units meet quality standards and receive a high level of ongoing management.

- The value of individual units in these complexes are in line with surrounding property market prices for similar sized units.
- Social housing can improve the value of property in the local area. For example, the social housing development in Bothasig resulted in the appreciation of property values in the surrounding residential area.
- Social housing can act as a catalyst for improving and addressing local area problems. For instance, in Cape Town, the City has planned to use of social housing in Brooklyn as a catalyst to regenerate the greater Brooklyn area, calling it the Brooklyn Regeneration Project.

Do social housing projects increase the incidences of undesirable behaviour in communities?

Low income is not an indicator of low moral values and anti-social behaviour such as crime.

Social housing is a relatively new form of rental accommodation. It is well managed which reduces the occurrence of crime and grime. Unlike existing government housing models, such as City public housing, it 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.

What impact does social housing have on traffic volume in the area?

Traffic impact studies are normally carried out as part of development planning processes before any projects are approved. This is to mitigate any negative impact on pedestrian safety, access and broader traffic impact on the surrounding road network.

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. The idea of building social housing accommodation near major transport routes and urban centres is therefore an important characteristic of such developments.

Applications for social housing developments go through all due processes and must comply with the relevant legislation.

Where social housing projects are planned, what notification processes and procedures are put in place?

Residents have many opportunities to have their say on projects planned for their areas. Constructive input is always very welcome.

Section 14 of the Municipal Finance Management Act 56 of 2003 requires the City to advertise the intended lease or sale of land for social housing developments and to request comments from members of the public. After the advertisement has appeared and public inputs have

been collated and responded to, a report is sent to Council to approve or reject its proposed sale or lease.

Our partners

1. Communicare
2. Madulammoho
3. CTCHC
4. SOHCO Property Investments
5. Emalahleni Housing Company
6. Own Haven Housing Association
7. Liyema Nolitha Projects
8. Urban Status Rentals
9. Ikusasa Development
10. DCI Community Housing Services NPC
11. SOHCO Amalinda Housing
12. Daheko Care SHI
13. Agri Housing Settlements
14. Royal Stock Housing
15. Naldovision
16. Dezzo Social Housing Agency
17. Vascowiz Investments
18. Motheo Construction Group
19. Urban Scape Developments
20. Siyanakhela Imizi Institution

For more information on social housing, please visit our website www.capetown.gov.za or contact our call centre to find out about social housing opportunities available to you and your family.

The need for this type of accommodation is extensive. Prospective applicants are advised that it could take time for an opportunity to become available at existing developments.

Quick contact

Human Settlement Directorate Call Centre: 021 444 0333

WhatsApp: 063 299 9927

Email: Human.Settlements@capetown.gov.za