



1. **ITEM NUMBER : C 30/03/15**

2. **SUBJECT:**

**DRAFT ALLOCATION POLICY: HOUSING OPPORTUNITIES**

**KONSEP-TOEKENNINGSBELEID: BEHUISINGSGELEENTHEDE**

**UMGAQO-NKQUBO OLUYILO ONGOLWABELO: AMATHUBA ANGEZEZINDLU**

**[E5908]**

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The Chairperson allowed Mr. T Mitchell to elaborate on the comments received on the Allocation Policy: Housing Opportunities following the public participation process. After an in-depth discussion the comments of the public was noted and the comments of the officials were incorporated within the draft policy.

3. **RECOMMENDATION FROM THE HUMAN SETTLEMENTS PORTFOLIO COMMITTEE: 13 JANUARY 2015 (SPHUMSET 04/01/15)**

It is recommended that:

- a) The Committee, after an in-depth discussion, note the summary of comments received on the Draft Allocation Policy: Housing Opportunities following the public participation process;
- b) The Committee recommends the Draft Allocation Policy: Housing Opportunities, attached as annexure A to the report on the agenda, to the Executive Mayor for onward recommendation to Council for approval, subject to the following amendment to the third bullet point under paragraph 8.16.17 of the draft policy:

Rightsizing: 8.16.17

- 'Have no record of anti-social behaviour' amended to 'Good standing tenant in terms of the lease agreement'

**AANBEVELING VAN DIE PORTEFEULJEKOMITEE OOR MENSLIKE NEDERSETTINGS: 13 JANUARIE 2015 (SPHUMSET 04/01/15)**

Daar word aanbeveel dat:

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- a) Die komitee na grondige bespreking kennis neem van die opsomming van die kommentaar wat ontvang is oor die konseptoeenkenningsbeleid: behuisingsgeleenthede na afloop van die openbaredeelnamesproses;
- b) Die komitee die konseptoeenkenningsbeleid: behuisingsgeleenthede, aangeheg as bylae A van die verslag op die agenda, by die uitvoerende burgemeester aanbeveel vir verdere aanbeveling by die Raad vir goedkeuring, onderworpe aan die wysiging van die derde kolpunt by paragraaf 8.16.17 van die konsepbeleid:

Rightsizing: 8.16.17

- "Have no record of anti-social behaviour" word gewysig na "Good standing tenant in terms of the lease agreement"

**ISINDULULO ESIVELA KWIKOMITI EJONGENE NEMICIMBI YOKUHLALISWA KWABANTU: 13 JANYUWARI 2015 (SPHUMSET 04/01/15)**

Kundululwe ukuba:

- a) IKomiti, emva kwengxoxo enobunzulu, mayiqwalasele isishwankathelo sezimvo ezifunyenweyo malunga noMgaqo-nkqubo oluYilo ongoLwabelo: Amathuba ezezeZindlu kulandela inkqubo yentatho-nxaxheba yoluntu;
- b) IKomiti mayindulule uMgaqo-nkqubo oluYilo ongoLwabelo: Amathuba ezezeZindlu, oqhotyoshelwe njengesihlomelo A kwingxelo ekwi-ajenda, kuSodolophu weSigqeba ukwenzela ukudluliselwa kwesindululo kwiBhunga ukuze siphunyezwe, ngokuxhomekeke kolu lungiso lulandelayo lwesalathisi sesithathu phantsi komhlathi 8.16.17 womgaqo-nkqubo oluyilo:

Rightsizing: 8.16.17

- "Have no record of anti-social behaviour" amended to "Good standing tenant in terms of the lease agreement"



**EXECUTIVE DIRECTOR: COMPLIANCE AND  
AUXILIARY SERVICES (ED: CAS)**

Making progress possible. Together.

C56

SUPPORTED FOR ONWARD SUBMISSION TO MAYOR  / MAYCO  / COUNCIL

NOT SUPPORTED

REFERRED BACK

COMMENT:

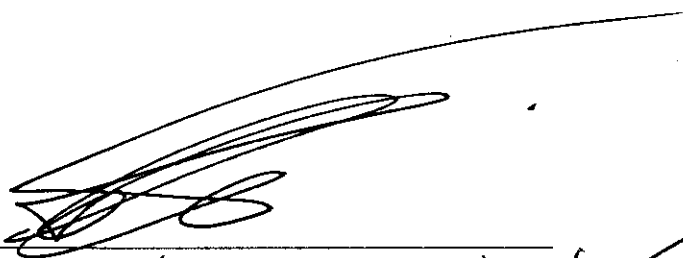
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DATE

19/1/2015

[If the report is submitted to a Portfolio Committee (PC) for onward submission to the Mayor/MayCo or Council, the signature of the ED: CAS is only required after the PC has made a recommendation. This will be sourced by the Executive Committee Officer. Where the report relates to a policy or by-law, the ED: CAS will sign off after the Dir: SPU.]

[Delete this note before printing]



CRAIG KESSON (STRATEGIC POLICY UNIT)

SUPPORTED FOR ONWARD SUBMISSION TO MAYCO  / COUNCIL

PC RECOMMENDATION

RECOMMENDATION AS CONTAINED IN ORIGINAL REPORT

ALTERNATIVE RECOMMENDATION (TO BE REFLECTED IN COMMENTS SECTION BELOW)

NOT SUPPORTED

COMMENT:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE

26 Feb. 2015

[This signature is to remain if the report relates to policies and by-laws and will be sourced by the Executive Support office **after** the report has been considered by the Portfolio Committee and before onward submission to MayCo]

[If your report does not pertain to a policy/by-law, you must remove this signature provision] [Please delete this note before printing]

P. de Lisle.

057

EXECUTIVE MAYOR

- SUPPORTED FOR ONWARD SUBMISSION TO MAYCO ~~PC~~ COUNCIL
- PC RECOMMENDATION
- RECOMMENDATION AS CONTAINED IN ORIGINAL REPORT
- ALTERNATIVE RECOMMENDATION TO BE REFLECTED BELOW
- APPROVED I.T.O. DELEGATED AUTHORITY
- NOTED
- REFUSED
- REFERRED BACK

DATE 19.02.2015

*[This signature is only to be used when the report requires the Executive Mayor's signature in terms of her delegated authority or in terms of the Executive Mayor recommending to Mayco and/or Council. This will be sourced by the Executive Support office.]*

*[Please delete this signature provision if not applicable and delete this note before printing].*

COMMENT:

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**REPORT TO HUMAN SETTLEMENTS PORTFOLIO COMMITTEE DATE [TO BE INSERTED BY  
COMMITTEE SERVICES]**

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**1. ITEM NUMBER : SPHUMSET 04/01/15**

**2. SUBJECT**

**DRAFT ALLOCATION POLICY: HOUSING OPPORTUNITIES**

**ONDERWERP**

**KONSEP-TOEKENNINGSBELEID: BEHUISINGSGELEENTHEDE**

**ISIHLOKO**

**UMGAQO-NKQUBO OLUYILO ONGOLWABELO: AMATHUBA ANGEZEZINDLU**

**[E5908]**

**3. STRATEGIC INTENT**

- Opportunity City

- Safe City

- Caring City  
Objective 3.2: Ensuring increased access to innovative human settlements for those who need it.

- Inclusive City

- Well-run City

**4. PURPOSE**

The purpose of this report is to inform the Committee of the outcome of the public participation process regarding the Allocation Policy: Housing Opportunities.

**5. FOR NOTING BY / FOR DECISION BY**

This report is for noting by:

- The Portfolio Committee

**6. EXECUTIVE SUMMARY**

In May 2013 the Allocation Policy: Housing Opportunities was approved by Council. Subsequent to the approval, various gaps within the Policy were identified and the Policy was therefore reviewed. The identified gaps included:

- Applicants to register their housing need on the City's Housing Database;
- Selecting beneficiaries for new green-field housing opportunities inclusive of new CRU and the below R3 500 income category in Social Rental Housing;
- Selecting tenants when vacancies occur in existing rental stock;
- The conditions under which applicants will be deemed non-responsive and will have their status on the City's Housing Demand Database re-classified as 'inactive';
- Prioritizing an exceptional housing need which deviates from date of application order principles set out in this policy; and
- The circumstance where the Executive Mayor and Council may approve deviations from this policy

As part of the review process the draft policy was submitted for public participation and this report highlights the comments received from the public and how it has been incorporated it into the policy.

**7. RECOMMENDATION**

Not delegated: for decision by Council:

It is recommended that:

- a) The Committee note the summary of comments received on the Allocation Policy: Housing Opportunities following the public participation process.
- b) The Committee recommends the draft policy (annexure A) to the Executive Mayor for onward recommendation to Council for approval.

**AANBEVELING**

Nie gedelegeer nie: vir besluitneming deur die Raad:

Daar word aanbeveel dat:



- a) Die komitee kennis neem van die opsomming van die kommentaar wat na afloop van die openbaredeelnameproses ontvang is oor die toewysingsbeleid: behuisingsgeleenthede.
- b) Die komitee die konsepbeleid (bylae A) by die uitvoerende burgemeester aanbeveel vir daaropvolgende aanbeveling by die Raad vir goedkeuring.

## ISINDULULO

Azigunyaziswanga: isigqibo seseBhunga:

Kundululwe ukuba:

- a) IKomiti mayiqwalasele isishwankathelo sezimvo ezifunyenwe kuMgaqo-nkqubo ongoLwabelo: AmaThuba angezeZindlu ezilandela inkqubo yentatho-nxaxheba yoluntu.
- b) IKomiti mayindulule umgaqo-nkqubo oluyilo (isihlomelo A) kuSodolophu weSigqeba ukwenzela ukudluliselwa kwesindululo kwiBhunga ukuze siphunyezwe.

## 8. DISCUSSION/CONTENTS

### 8.1 Background

In May 2013 the Allocation Policy: Housing Opportunities was approved by Council. Subsequent to the approval, various gaps within the Policy were identified and the Policy was therefore reviewed. As part of the review process the draft policy was submitted for public participation and this report highlights the comments received from the public and how we have incorporated it into the policy.

### 8.2 Public Participation Process

The City of Cape Town's Public Participation Unit facilitated the public participation process which ran from 1 November 2014 until 30 November 2014 and it was advertised in all community and weekend newspapers. It was also advertised on the City's website.

The public has access to an executive summary of the draft policy in all three official languages of the Western Cape as well as the full draft policy in English. These documents were available at all local libraries within the City of Cape Town as well as on the City's official website.

Furthermore, a report, the executive summary – in all three official languages of the Western Cape – and the full draft policy in English as submitted to all the Sub-councils for their perusal and input.



### 8.3 Public Participation Outcome

Workshops were held with the relevant Human Settlements officials within the City of Cape Town and relevant inputs received were noted and included in the policy. These comments are summarised as follows:

#### a) Comments received from Human Settlements Officials within the City

- i. As part of the National Qualifying Criteria '*single persons with dependants and single aged and disabled persons without dependants*' must form part of the category 'legally competent to contract'.
- ii. The following additional criteria regarding the allocation split for CRU rental opportunities must be added: '*Good-standing tenants from existing rental stock within the targeted area of a new project who have applied for a transfer may also be considered for allocation*'
- iii. In terms of CRU Hostels upgrades when the de-densification or displaced persons list is exhausted the standard allocation process for rental opportunities, as pre-scribed in this policy, will apply.
- iv. The local housing offices will be responsible for the allocation of displaced persons to the CRU Hostel upgrade projects.
- v. In terms of Transfer of Tenancy under the category 'divorce' it must be added that 'in the case of no minor children the divorce decree must stipulate which party will take ownership of the tenancy.
- vi. Rightsizing from small rental unit to a large rental unit can only be considered if tenants meet the following criteria:
  - Have no arrears
  - Have no record of anti-social behaviour
  - Household size must be relative to the accommodation required;
  - Households who are in a financial position to afford the larger unit.
- vii. Allocation for Housing for the aged must include '*aged applicants on the database and existing aged tenants*'.
- viii. Non-responsive applicants will be labeled on the database as '*Dormant*' and not '*Inactive*' as this as another meaning on the database.





b) Comments received from the public and Sub-Councils

The comments raised by the public and Sub-Councils 1, 2, 9,15, 16, 21 are currently being addressed in the Allocation Policy of in other Human Settlements guidelines and therefore no amendments were made to the policy as a result on the public's and the Sub-Councils's comments. The public utilized this process as a platform to raise their person housing related issues and to seek advice. Below is a summary of these comments:

- i. It seems as if young people from the Eastern Cape are receiving houses and those who have been on the waiting list of many years are not being housed.
- ii. Persons in backyards are being considered for housing, but what about persons living in overcrowded conditions within the formal rental unit.
- iii. Aged, disabled person in need of housing assistance.
- iv. Request from the children for the transfer of the deceased parent's original application date on the database.
- v. Seeking advice on the allocation qualifying criteria for CRU rental unit.
- vi. Since registration on the City's Housing Database I was never contacted.
- vii. Only one housing waiting list should be made available irrespective where the person lives.
- viii. Many persons are on the Housing waiting list for more than 20 years and their financial status had since improved, thus earning more than R3500. How will they be accommodated, since their income exceeds R3500?

**8.4 Constitutional and Policy Implications**

- 8.4.1 National Outcome 8: Sustainable Human Settlements and improved quality of household life.

**8.5 Sustainability Implications**

|   |  |                              |
|---|--|------------------------------|
| Does the activity in this report have any sustainability implications for the City? | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> |
|---|--|------------------------------|

**8.6 Legal Implications**

A policy that directly impacts on the public is legally prescribed to be published for public participation.

**8.7 Staff Implications**

Does your report impact on staff resources, budget, grading, remuneration, allowances, designation, job description, location or your organisational structure?

No



Yes

**8.8 Risk Implications**

None

**8.9 Other Services Consulted**

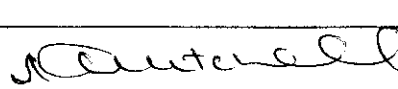
**Legal Services**  
Mr Timothy Zeeman

**Strategic Policy Unit**  
Ms Taru Jaroszynski

**ANNEXURES**

Draft Allocation Policy: Housing Opportunities

**FOR FURTHER DETAILS CONTACT:**

|  |   |
|--|---|
| <b>NAME</b>  | Trevor Mitchell   |
| <b>CONTACT NUMBERS</b>                                   | 021 400 4409  |
| <b>E-MAIL ADDRESS</b>                                    | Trevordennis.mitchell@capetown.gov.za   |
| <b>DIRECTORATE</b>                                       | Human Settlements   |
| <b>FILE REF NO</b>                                       |   |
| <b>SIGNATURE : DIRECTOR</b><br>(Delete if not necessary) |  |



Comment:

**EXECUTIVE DIRECTOR**  
[Compulsory to Insert name]  
(Author to obtain signature before  
submission to Executive Support)

NAME Seth Mage Indle

DATE 18 December 2014

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\_\_\_\_\_  
\_\_\_\_\_



REPORT COMPLIANT WITH THE PROVISIONS OF COUNCIL'S DELEGATIONS, POLICIES, BY-LAWS AND ALL LEGISLATION RELATING TO THE MATTER UNDER CONSIDERATION.

NON-COMPLIANT

A. S. Diansay  
**LEGAL COMPLIANCE**  
[Compulsory to Insert name]  
NAME A.S. Diansay  
TEL (02.) 4004536  
DATE 18-12-14

Comment:

Certified as legally compliant:  
Based on the contents of the report. *A*

COMMENT:

**MAYORAL COMMITTEE MEMBER**  
(Author to obtain signature before  
submission to Executive Support)

NAME Siyarullah MAMICELI

DATE 12/12/2014

*[ALL reports are to be signed by the relevant Mayoral Committee Member/s, including reports for noting and information purposes. The signature/s of the Mayoral Committee Member/s are to be sourced prior to submission to Executive Support] [Please delete this note before printing]*

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**EXECUTIVE MAYOR**

- SUPPORTED FOR ONWARD SUBMISSION TO MAYCO  / COUNCIL
- PC RECOMMENDATION
- RECOMMENDATION AS CONTAINED IN ORIGINAL REPORT
- ALTERNATIVE RECOMMENDATION TO BE REFLECTED BELOW
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- NOTED
- REFUSED
- REFERRED BACK

DATE \_\_\_\_\_

*[This signature is only to be used when the report requires the Executive Mayor's signature in terms of her delegated authority and **should not be included in reports to Committees or the Mayoral Committee]***

COMMENT:

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[Author to obtain all signatures (**excluding** the Executive Mayor's signature) before submission to Executive Support]