

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

- Traffic impact studies are normally carried out before SH projects are approved 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 very 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 alternatively used e.g. for middle income housing, the traffic increase would be significantly larger than this.

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

- Residents have many opportunities to voice their objections and or comments on SH projects planned in their areas. Section 14 of the Municipal Finance Management Act 56 of 2003 requires the City to advertise the intended lease or sale of land for SH development and request for comments from the public. After the advertisement, a report is sent to full Council to approve or disapprove its sale or lease.
- In terms of the Land Use Planning Ordinance (LUPO) process, the City sends letters/notices of the intended development to all nearby residents who are then requested to comment and or object. Each objection received must be responded to by the applicant as required in terms of LUPO and will be considered by Spatial Planning, Environment, Land Use Management Committee (SPELUM) and full Council for final decision.
- Objectors also have an opportunity to object to the decision of SPELUM and Council by appealing to the MEC for Planning to review any decision.

Social housing stock is owned and run by various registered Social Housing Institutions under the regulation of the Social Housing Act and the Social Housing Regulatory Authority (SHRA)

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# SOCIAL HOUSING

Bothasig



Steenberg



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD



Bothasig

market prices for similar sized units. There are case studies and documentary proof to show that social housing actually improves the values of the local area. An example of this in Cape Town is the SH development in Bothasig which has resulted in the improvement of the surrounding residential area.

- Social housing can actually act as a catalyst for improving and addressing local area problems instead of the opposite. In Cape Town, the City has planned the process of using social housing in Brooklyn as a catalyst to regenerate the Brooklyn area, calling it the Brooklyn Regeneration Project.

## Do Social Housing projects increase the incidence of undesirable behaviour in communities?

- Low income is not an indicator of low moral values and social decadence.
- This fear is based on the incorrect assumption that social housing equates to low income and therefore poor quality housing estates with no management. People are naturally biased based on historically familiar examples of government housing and 'council flats.' However, SH is a new mechanism to overcome these limitations and has been successful in adding value in communities through increasing property values, reducing vagrancy and increasing local economic opportunities.

## What is Social Housing (SH)?

Social Housing is a state subsidised rental housing option targeted at low to medium income earning people. The purpose of social housing is to provide good quality rental housing in well located parts of the City at rentals affordable to people earning low to medium incomes. Through this process, social housing will contribute to the Economic, Social and Spatial Integration of the City of Cape Town.

## Who are the intended beneficiaries?

If you are a South African citizen or permanent resident whose monthly household income is below R7 500 and are on the housing data base, you qualify to be in the programme. However, you must apply for SH rental accommodation and be able and willing to pay rent.

## Who owns Social Housing Units?

Social housing stock is owned and run by various registered Social Housing Institutions under the regulation of the Social Housing Act and the Social Housing Regulatory Authority (SHRA). As such the management of these residential complexes remains the responsibility of these institutions

## Do Social Housing projects have any effect on property values in areas they are located in?

- Social housing developments are strictly governed by the SH Act and the SHRA. In most instances, these projects are of superior quality to that of private developments where profit is a high priority. The fact that they are highly subsidised by government ensures that they are built to a high quality standard and they receive a high level of ongoing management control.
- Usually the values of individual units in these complexes are absolutely in line with surrounding



Drommedaris