Affordable housing crisis in Cape Town

Housing code and legislative frameworks

Ownership housing

Breaking New Ground (and PHP)
Earning less R3,500
Typical plot size 120 sqm: Low density

Serviced sites and Finance Linked Individual Subsidy (FLISP)
Typical plot size 120 sqm: Low density

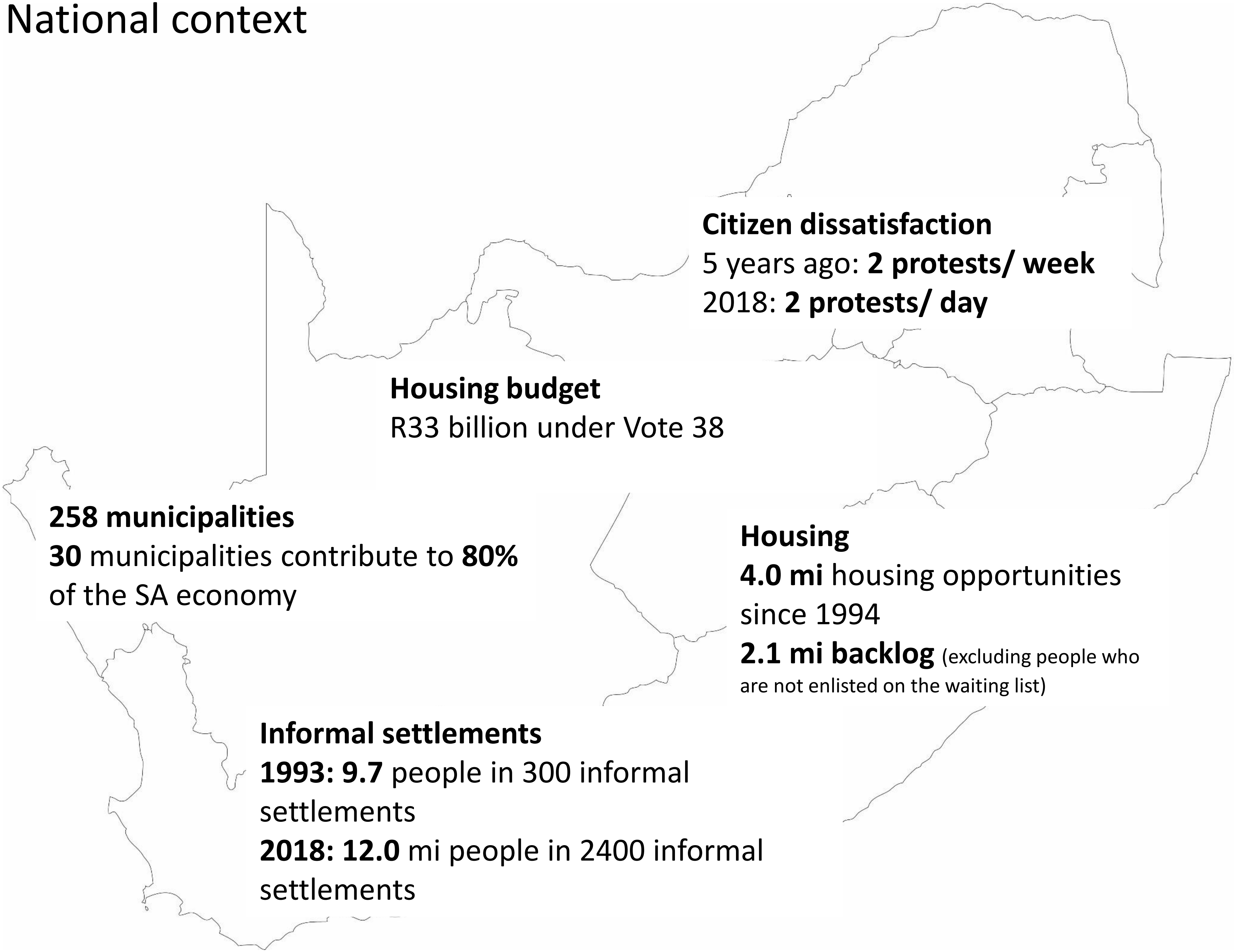
Rental Housing

Social Housing
Earning between R1,500- R15,000
Medium density units

Community Residential Units (CRU)
Earning between 0-R3,500

Emergency Housing programme
Upgrading of Informal Settlements Programme

National context



Citizen dissatisfaction
5 years ago: **2 protests/ week**
2018: **2 protests/ day**

Housing budget
R33 billion under Vote 38

258 municipalities
30 municipalities contribute to **80%** of the SA economy

Housing
4.0 mi housing opportunities since 1994
2.1 mi backlog (excluding people who are not enlisted on the waiting list)

Informal settlements
1993: 9.7 people in 300 informal settlements
2018: 12.0 mi people in 2400 informal settlements

The current reality in Cape Town

Current backlog: of estimated 400 000 (320 000) households on waiting list with as many in backyards. Current delivery rate in Cape Town is estimated to be 10,000 housing opportunities each year. Backyarders fastest growing rental housing in South Africa.

Land markets continue to be exclusionary and don’t allow for working class people to live in the city.

Despite strong policy focus on informal settlement upgrading, it takes local government 15 years to upgrade an informal settlement

Imperatives for integrating the city, we continue to build on the periphery of the city on greenfields site, with little or no economic, social or cultural amenities. The formulation of temporary camps such as Blikkiesdorp, Wolverivier and potentially penhill continue to push poor people to the periphery

Why despite various financial public grants supporting a variety of housing typologies, the predominant output is one plot, one house, one title deed?

Where are the opportunities?

Land value capture and inclusionary housing

Development rights as an ‘incentive’ rather than a ‘subsidy’

Regeneration, Inner city social housing and access to transitional housing

Private affordable rental housing

Vacant land/ buildings and optimum utilization of existing assets