

# Affordable Housing in Obs

A Collaborative Community Survey with the Observatory  
Civic Association and students of Northeastern University



# Our Program

## The Right to the City: Exclusion and Justice in a Post-Apartheid City

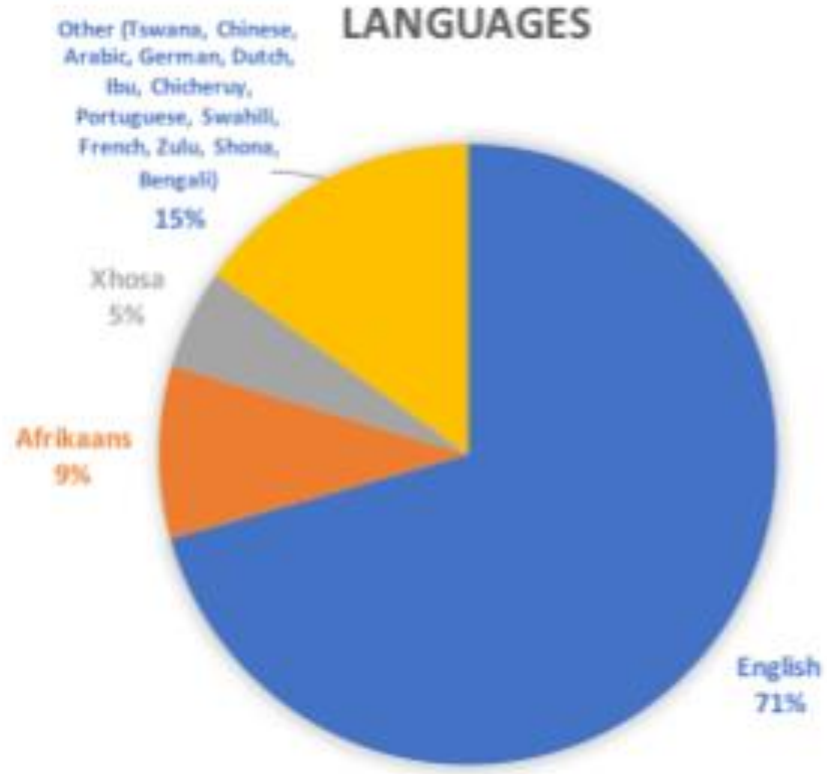


# Survey Execution

- Collected voluntary surveys in 12 different areas of Observatory
- Survey collection methodology:
  - Data collection
  - Data analysis
  - Data interpretation



# Demographics



# GENDER

Non Binary

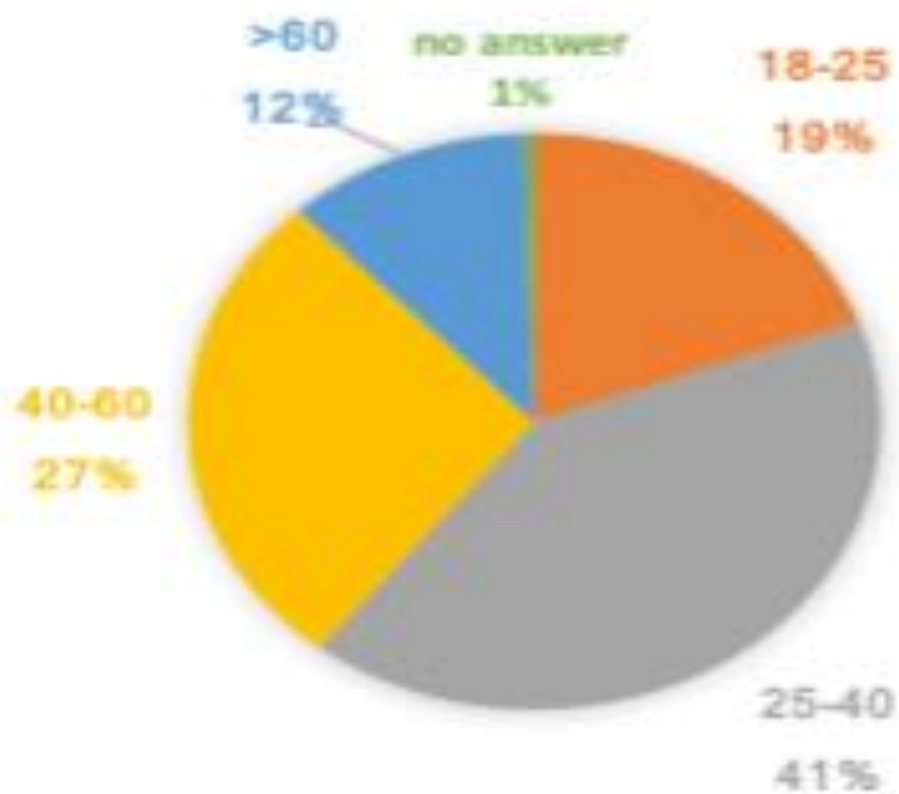
1%

**Female**  
**50%**

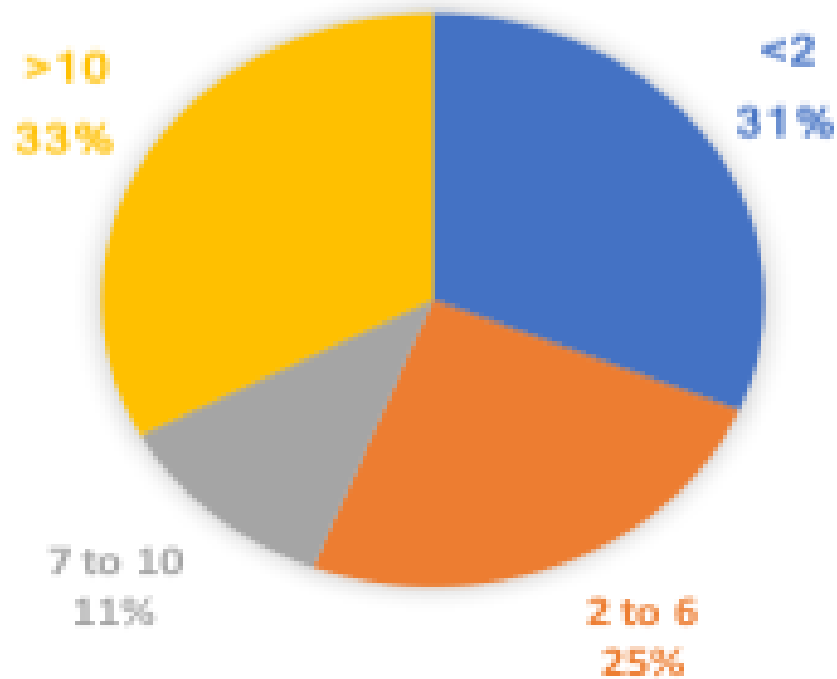
**Male**  
**49%**



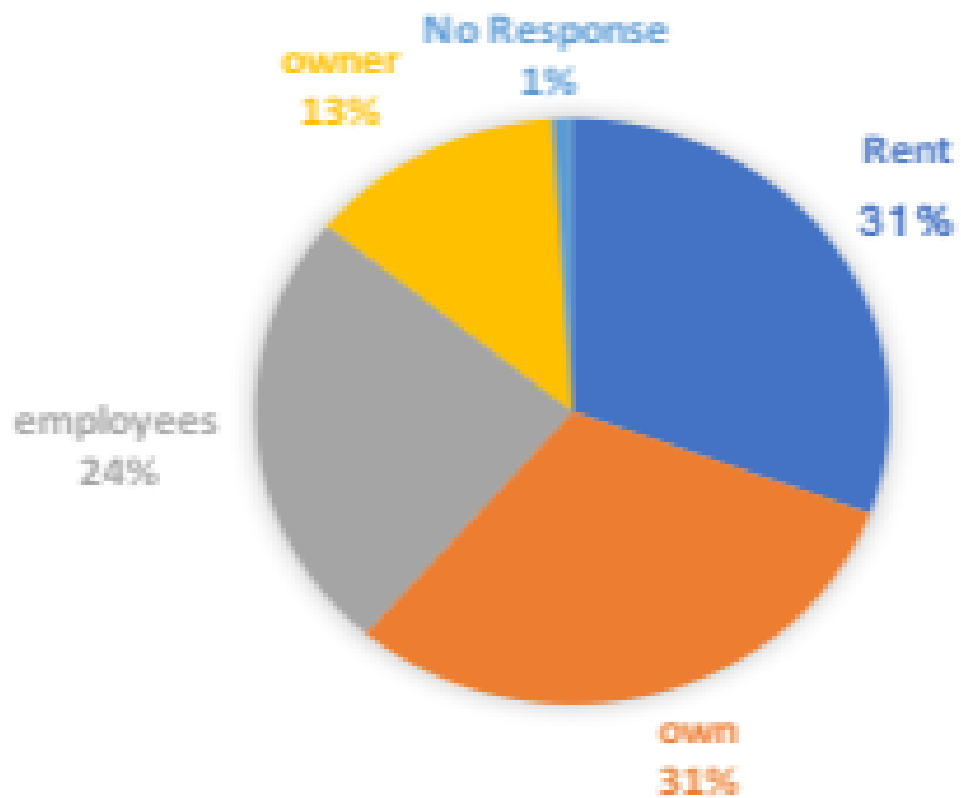
## AGE CLASS



## DURATION IN OBSERVATORY



## RESIDENTIAL BREAKDOWN





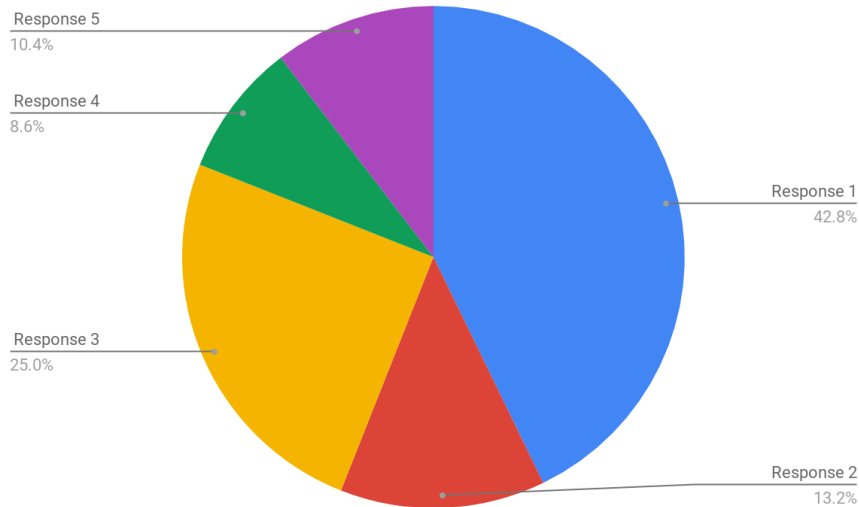
# Values



# Challenges



# Perceptions and Understandings of Affordable Housing



## Five general responses generated

1. Affordable housing is cheap housing for low income people (42.8%)
2. There is not enough affordable housing in Cape Town (13.2%)
3. Affordable housing is important and should be welcomed (25%)
4. Affordable housing does not belong in Observatory (8.6%)
5. I don't know what affordable housing is (10.4%)

# Opinions on Affordable Housing in Obs

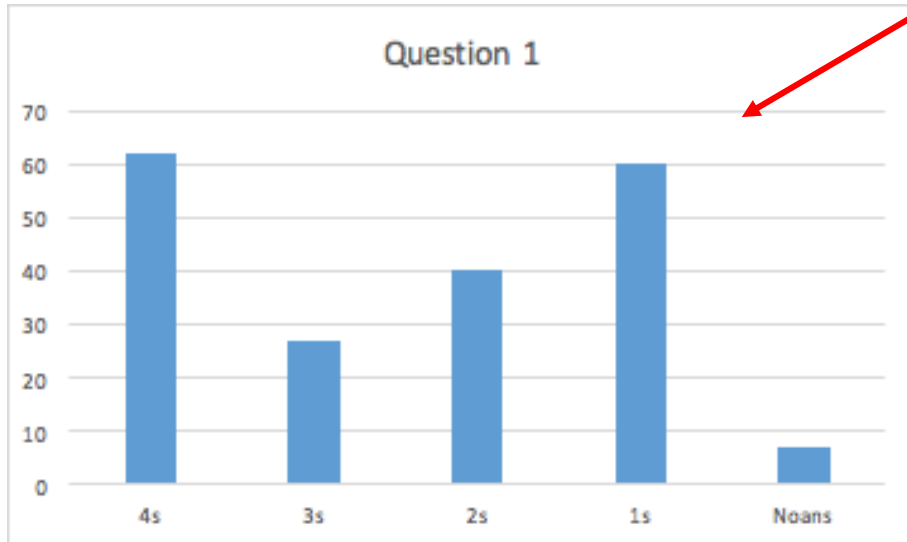
Most people (76.4%) agreed increasing affordable housing stock could be balanced with Observatory's character, but many said it depended on issues such as:

- Type of people brought in
- Budget restrictions
- Style of home built
- Where homes are built
- Who oversees the project (community member or outsider)
- Whether developers respect the community
- Density of housing
- Security
- How much the community is consulted
- Capabilities of existing infrastructure

# Opinion Statements

Statement 1: There is no need for more accomodation to be built in Observatory.

VERY SPLIT RESULTS



<b>Average</b>	<b>2.48148</b>
4s	62
3s	27
2s	40
1s	60
No Answer	7

# Opinion Statements

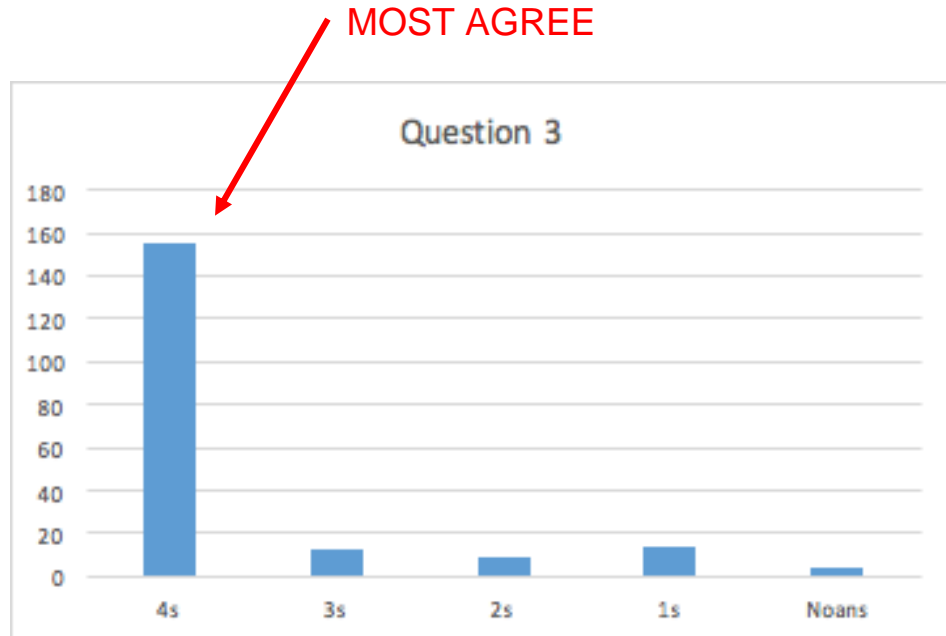
Statement 2: Cape Town faces a housing crisis to which everyone needs to contribute.



<b>Average</b>	3.45751634
4s	128
3s	31
2s	14
1s	18
No Answer	5

# Opinion Statements

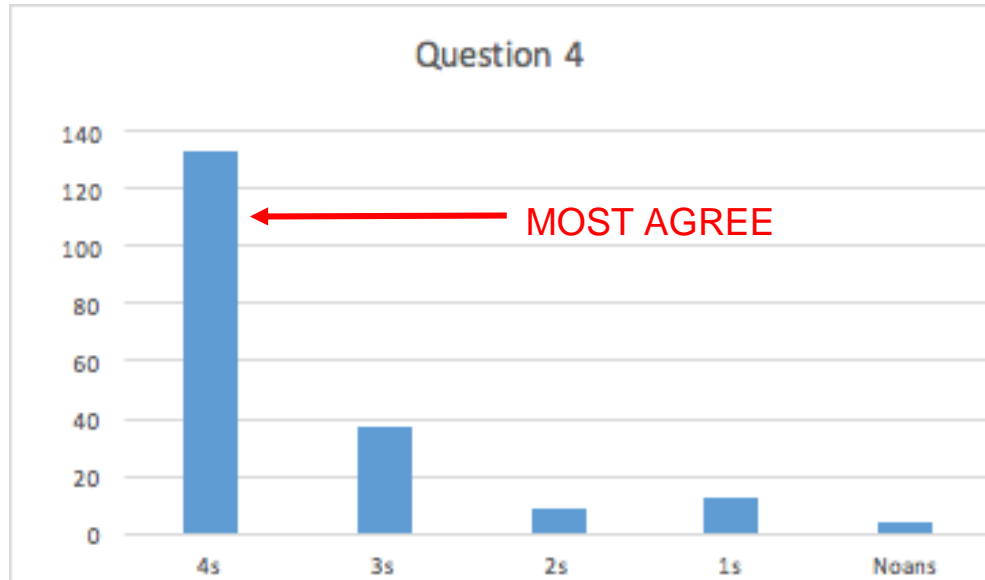
Statement 3: Affordable housing is a right for everyone.



<b>Average</b>	3.61111111
4s	155
3s	13
2s	9
1s	14
No Answer	4

# Opinion Statements

Statement 4: Observatory can accommodate for development if it is done in a way that retains Observatory's unique ambience and culture.

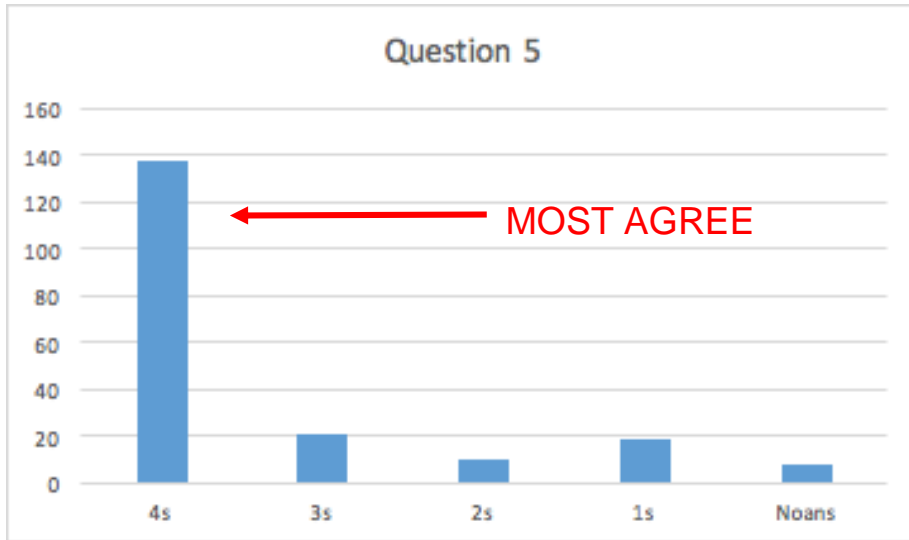


<b>Average</b>	3.56493506
4s	133
3s	37
2s	9
1s	13
No Answer	4



# Opinion Statements

Statement 5: Any new development that is approved in Observatory should include a component of affordable housing.

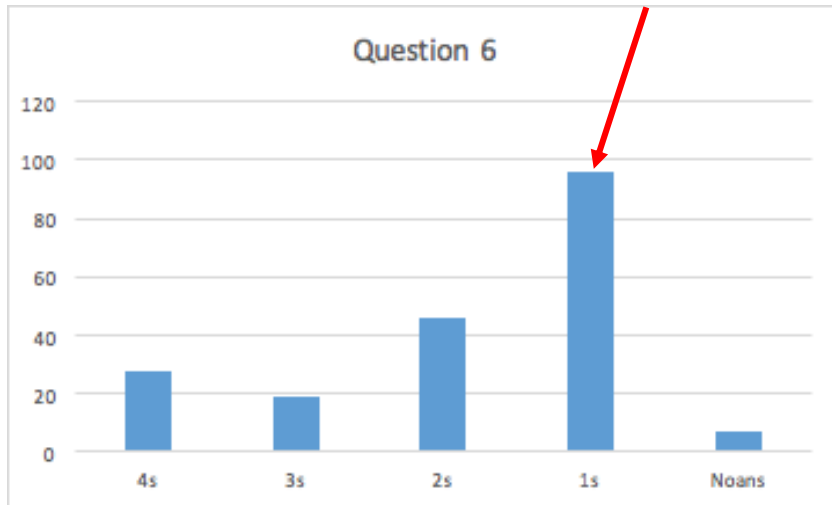


<b>Average</b>	3.50331126
4s	138
3s	21
2s	10
1s	19
No Answer	8

# Opinion Statements

Statement 6: Affordable housing is a recipe to increase crime in Observatory.

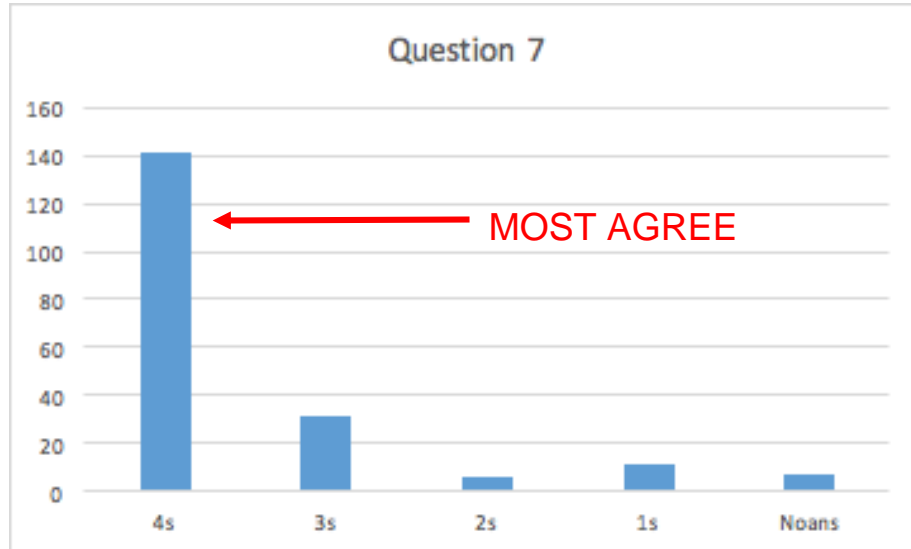
SPLIT RESULTS LEANING  
TOWARD DISAGREEMENT



<b>Average</b>	1.96688742
4s	28
3s	19
2s	46
1s	96
No Answer	7

# Opinion Statements

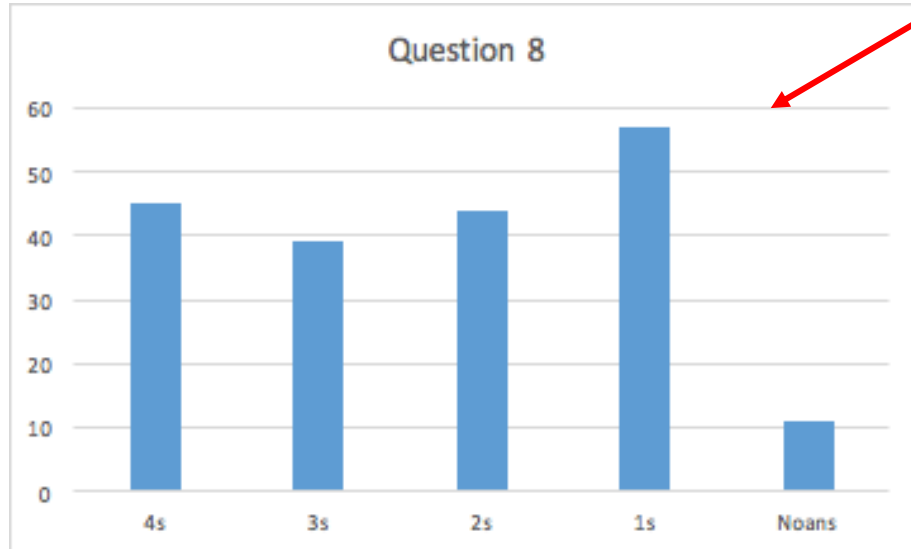
Statement 7: I would welcome a mix of housing that includes some component of affordable housing.



<b>Average</b>	3.60784314
4s	141
3s	31
2s	6
1s	11
No Answer	7

# Opinion Statements

Statement 8: The value of my property will decline if affordable housing is built nearby.

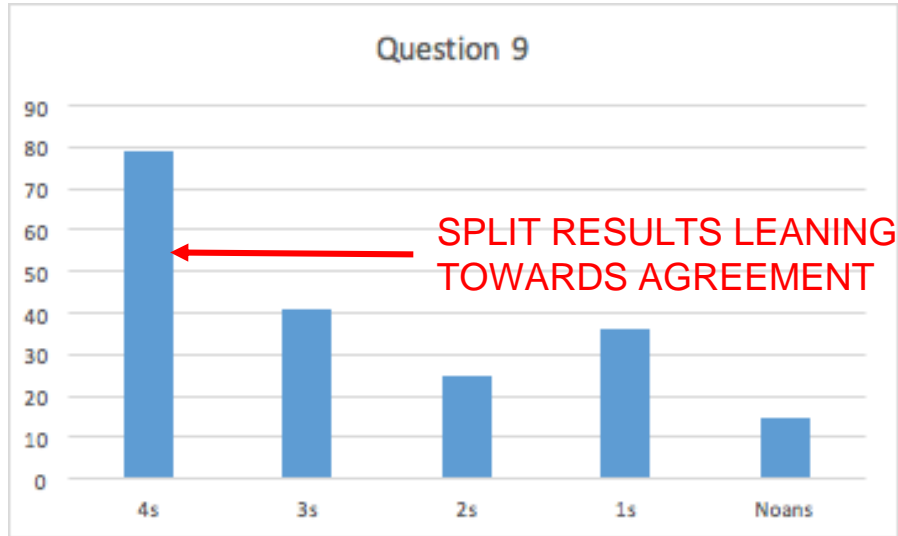


VERY SPLIT RESULTS

<b>Average</b>	2.43243243
4s	45
3s	39
2s	44
1s	57
No Answer	11

# Opinion Statements

Statement 9: People living in Observatory will do things for each other more than people living in other parts of Cape Town.



<b>Average</b>	2.82068966
4s	79
3s	41
2s	25
1s	36
No Answer	15

# **Perceptions of the OCA**

**21.69%**

of surveyed people have  
been to an OCA meeting

**How can the OCA help you?**



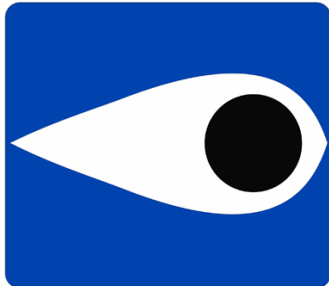
# Increased Security

- High crime rate in area, especially at night
  - Neighborhood watch
  - Provide escort services at night



“robbed at knifepoint a week ago”

**NEIGHBORHOOD  
WATCH**



**WE LOOK OUT FOR EACH OTHER**



# Addressing the Homeless

Two main schools of thought:

1. Implement developmental programs to help them
  - a. Provide soup kitchen or shelter
2. “Remove” homeless population



# Other Issues OCA Should Address

- Traffic, congestion and parking issues
- More regulation of developments/high rises
- Supporting local businesses
- More public open space
- Monthly newsletters to spread awareness of OCA
- Make OCA meetings earlier
- Increased recognition of mental health issues in Obs
- Continued implementation of water usage precautions to residents



# Addressing the Water Crisis

About half of the people said there was nothing that could be done.

About half suggested that it was not an OCA issue, and instead, more of a Western Cape provincial issue.

Some suggestions included:

- More water meters and reserve tanks
- Tap into natural water sources
- Raise awareness, the issue is not over

Most importantly, residents urge the OCA to continue to push for the awareness of proper and cautious water usage



# Overall Experience

Majority of people would take the survey - once they started, they would finish

Liked to know time requirement of survey prior to starting

Willing to talk, welcoming, friendly, interested

Range of excitement levels - tentative to passionate

Disparity of knowledge levels about the survey



# Challenges with Surveying

“What do you understand by the concept of affordable housing?”

“Observatory can accommodate for development if it is done in a way that retains the community’s unique ambience and culture.”

“Affordable housing is a recipe to increase crime in Observatory”

“Do you think it is possible to balance increasing affordable housing stock in Observatory with maintaining the character of our community? How so?” VS “Any new development that is approved in Observatory should include a component of affordable housing.”

“What, if anything, would you like the OCA to do about the water crisis?”



# Conclusion

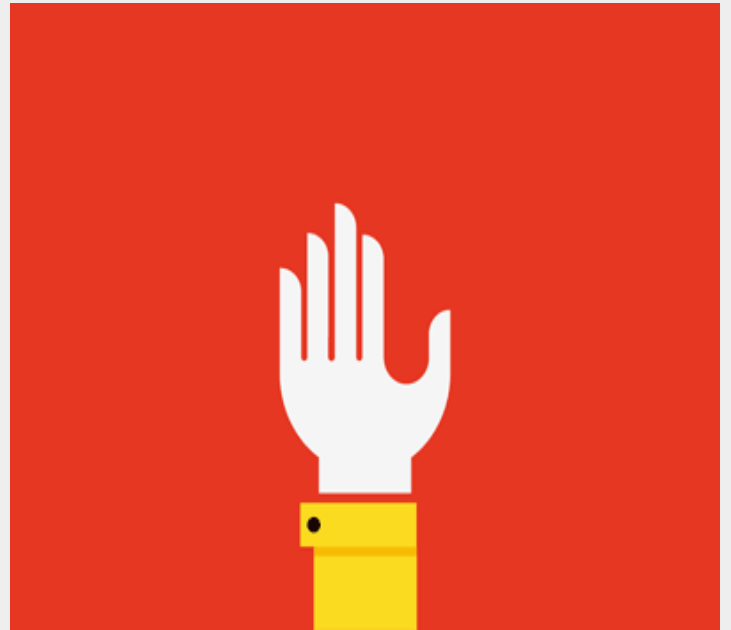
The survey gave a good idea about the community's opinions surrounding affordable housing.

The scope was limited due to time constraints, resident availability and willingness to speak, so just a small segment of the population was surveyed.

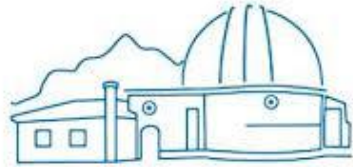
Further research should identify:

- where affordable housing could be built in Observatory
- issues of congestion related to positioning of infrastructure

Any Questions?







OBSERVATORY  
Civic Association

