



SOCIAL HOUSING JOHANNESBURG INNER CITY

28th June 2018

The Jhb Inner City



Alive and well.. A home for many thousands of households

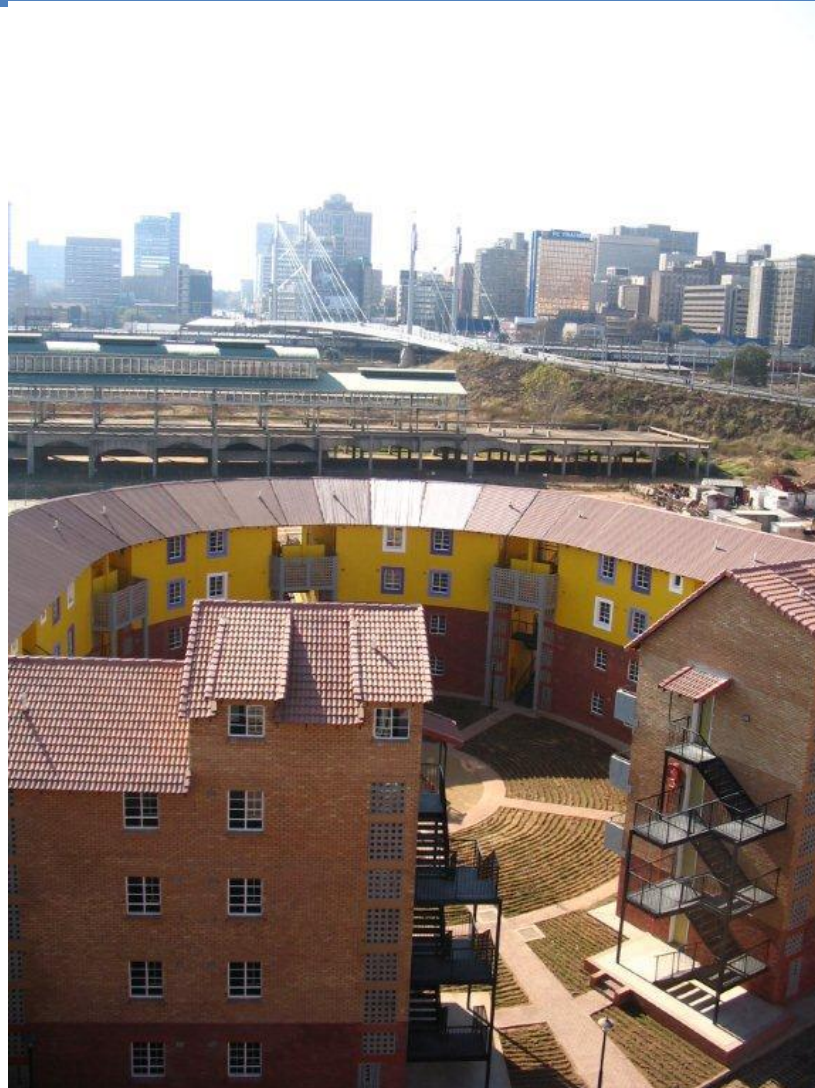


With much to still do





Transforming Newtown



WHO'S HERE?



- **NASHO:** a federation of SHIs that provides SH capacity support for municipalities and SHIs.
- **Equal Spaces:** a Canadian technical support programme working on SH and Urban Regeneration in inner city Johannesburg.

PURPOSE AND STRUCTURE SH PROGRAMME



- **National programme: SH** – Affordable rental housing in cities with own legislation regulations and regulatory authority
- **Purpose:** Economic integration of our cities
- **Targeted:** Household incomes R1500 – R15 000
- **Financing:** In walk-ups 65% national grant and 35% loan and/or equity
- **SHRA Accredited SHIs:** Facilitate development undertake long term management

SH AND URBAN REGENERATION INNER CITY



- **Leverages extra national government investments** into urban regeneration and affordable housing
- **Makes and protects space in the longer term for low and moderate income households** as 'gentrification' happens
- **Helps to stabilise and develop economically integrated neighbourhood areas** through linked Community and neighbourhood development areas.

SH PRESENCE IN JHB INNER CITY



- 4 SHIs with investments in 4 719 units (estimated replacement value R1.8bn) in inner Johannesburg
- Good quality well managed units rental range for income range R2 500 – R10 000 (rentals R750 – R3 600)
- Neighbourhood development and social support programmes e.g. eKhaya,
- Further 10 SHRA accredited SHIs in the City potentially could increase supply

WHAT CAN SHISs OFFER



- Potentially delivery of 3000 – 4000 units in next 5 years
- Efficient and effective management of these units over the long term
- Protection of these units and spaces for lower income households even if property prices increase
- Substantially strengthened neighbourhood support networks.
- Experience in the management of linked transitional housing opportunities.

WHAT IS NEEDED TO MAKE IT HAPPEN?



- Access to a City **pipeline of buildings** and land specifically for social housing
- Strong **'Smart Partner' contractual arrangement** between NP SHIs and Municipality –SHI as long term delivery agent
- **Other City 'incentives'** to support long term deep down market reach – household incomes <R5 500
- **Technical support on mixed market developments** that use commercial and market residential to cross subsidise SH in high rise developments

WHAT IS NEEDED TO MAKE IT HAPPEN?



- **Precinct based land identification and allocation** to support greater neighbourhood integration.
- **Capacity development for new entrants (BBBEE transformation)** through JICP- NASHO capacity support programme – more delivery agents
- Support in structuring **sustainable and viable transitional housing projects** on precinct basis to complement range of housing options.



Thank you

